



# City of Lancaster

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DRAFT CONSOLIDATED PLAN ANNUAL ACTION PLAN

2018 PROGRAM YEAR

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# Executive Summary

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

### 1. Introduction

The 2018-2019 Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Lancaster. It is the fourth Action Plan of five annual plans implementing the 2015-2020 Consolidated Plan - Strategic Plan goals for the annual investment of Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The Action Plan identifies available resources, annual goals and projects for the period beginning July 1, 2018 and ending June 30, 2019.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, allocates funds for projects designed to achieve the goals and outcomes included in the 2015-2020 Consolidated Plan - Strategic Plan. The CDBG and HOME programs provide for a wide range of eligible community development and housing projects that benefit low- and moderate-income Lancaster residents.

The Housing and Community Development Act of 1974 created the CDBG Program with three primary objectives against which HUD evaluates the Consolidated Plan and the City's performance under the Plan. Those primary objectives are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster)

For the 2018-2019 program year, The City will receive \$1,443,473 of CDBG funds and will reprogram \$333,368 from unused CDBG funds from prior years' funding for a total of \$1,776,841 for projects in this Action Plan. The City of Lancaster receives an allocation of HOME funds but chooses to opt out of the HOME funds at the Federal level and will apply through the competitive process through the California Department of Housing and Community Development for HOME funds. The City also plans to meet its community development and housing needs using a variety of other funding sources including the Neighborhood Stabilization Program (NSP) and Neighborhood Stabilization Program 3 (NSP3).

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The City of Lancaster will address the following objectives during the 2018-2019 program year. These objectives are:

- Provide Decent Affordable Housing
- Address Special Needs Groups
- Maintain and Promote Neighborhood Preservation
- Economic Development

The City's outcomes for this planning period are primarily directed at neighborhood revitalization, affordability and accessibility of housing for target-income residents. The City will continue to offer very low- to moderate-income home buyers the opportunity to acquire rehabilitated homes as part of the neighborhood revitalization efforts. The City will utilize program income revenues received from the sale of Neighborhood Stabilization Program 1 and 3 (NSP1 and NSP3) homes that were acquired to sustain the City's stock of affordable housing while addressing the blighting conditions caused by vacant and foreclosed homes.

The City will continue to support and fund fair housing services, which are expected to benefit approximately 600 residents:

The Housing Rights Center will provide fair housing services including training, counseling, testing, mediation, informational printed materials (English, Spanish, and Asian languages), community outreach and education, on-site clinics, monitoring, and telephone/message accessibility.

## **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City is implementing the projects and activities included in the 2018-2019 Action Plan and prior plans. City staff continually evaluates the CDBG Program and makes adjustments and/or process improvements where and when necessary. Currently, all projects and activities are on schedule for

completion as planned. Overall, the City of Lancaster has been successful in selecting projects and activities which meet the City's 2015-2020 Consolidated Priorities and Annual Goals.

#### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

A public comment/review period notice outlining the proposed use of funds for the Consolidated Plan's Annual Action Plan for 2018-2019 program year was published April 06, 2018 allowing a 30-day review/comment period ending May 06, 2018. This notice was made in compliance with HUD guidelines and the City of Lancaster's approved Citizen Participation Plan of the 2015-2020 Consolidated Plan.

A notice of public hearing on the proposed annual Action Plan for the 2018-2019 program year was published in compliance with HUD guidelines and the City of Lancaster's approved Citizen Participation Plan of the 2015-2020 Consolidated Plan.

A public hearing was held May 08, 2018 to receive public comment on the proposed 2018-2019 Consolidated Plan's One-Year Action Plan and receive City Council action.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received during the public comment/review period. No comments were received during the public hearing held on May 08, 2018.

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

No comments were received that were not accepted.

## 7. Summary

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

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

Agency Role	Name	Department/Agency
CDBG Administrator	LANCASTER	Housing & Neighborhood Revitalization

Table 1 – Responsible Agencies

**Narrative (optional)**

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

**Consolidated Plan Public Contact Information**

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City of Lancaster

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

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

In the preparation of the Annual Action Plan, the City has consulted with public and private departments and agencies and social service and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services. The City of Lancaster solicited feedback through the following methods:

- Public Hearings
- Receipt of written comments

Additionally, cities and governments within the region were contacted and consulted as well. The input received helped establish and inform the objectives and goals described in the Strategic Plan.

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

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

Other key health, mental health and service agencies that the City works closely with during the Annual Action plan process are listed below:

- Homeless Access Solutions Center/Valley Oasis

- Mental Health America
- Antelope Valley Partners for Health
- CA Department of Developmental Services

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

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

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

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

- Permanent and Permanent Supportive Housing – Permanent housing for most is affordable, market-rate housing. Permanent supportive housing enables persons with disabilities to live as independently as possible. Moving previously homeless persons into permanent housing is the primary objective of the Continuum.
- Supportive Services – Activities that help persons address the underlying causes of homelessness and move toward self-sufficiency and independent living. Services include substance abuse treatment, employment education and job readiness, budgeting workshops, parenting classes, and childcare. Services may be part of a housing program or independently.

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

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

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

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

The City of Lancaster also will continue to work alongside social service providers that provide assistance to homeless persons. We will support the efforts that will be undertaken by Los Angeles County, through the implementation of Measure H to provide services and programs that are designed prevent and combat homelessness throughout the county as a whole from a bottom up approach.

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

**Table 2 – Agencies, groups, organizations who participated**

1	Agency/Group/Organization	Housing Rights Center
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

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

Not applicable.

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

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

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

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

The City encourages citizens to participate in the development of the five-year Consolidated Plan, as well as the Annual Action Plan and the proposed use of CDBG funds. City staff developed a detailed participation process for the 2015-2020 ConPlan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

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

In an effort to fully involve the public in the Action Plan process, a public comment/review period notice outlining the proposed use of funds for the Consolidated Plan's Annual Action Plan for the 2018-2019 program year was published April 06, 2018 allowing a 30-day review/comment period ending May 08, 2018. This notice was made in compliance with HUD guidelines and the City of Lancaster's approved Citizen Participation Plan. No comments were received during the public comment/review period. In addition, a public hearing was held May 08, 2018 to receive public comment on the proposed 2018-2019 Consolidated Plan's One-Year Action Plan and receive City Council action. No comments were received during the public hearing held on May 08, 2018.

**Citizen Participation Outreach**



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
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1	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Notice of the 30-day public review and comment period for the draft 2018-2019 published April 06, 2018 in the Antelope Valley Press (English) and La Prensa Publications (Spanish). The public notice solicited residents and stakeholders to review the draft Action Plan to provide written comments by May 08, 2018. The draft documents were available on the City of Lancaster website; at the City of Lancaster, Housing and Neighborhood</p>	No public comments received.	No public comments received.	N/A
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
2	Internet Outreach	Non-targeted/broad community	Revitalization Department, Los Angeles County Public Library and the Lancaster Senior Center. Posting on the City of Lancaster website the draft 2018-2019 Action Plan for public review.	No public comments received.	No public comments received.	<a href="http://www.cityoflancafterca.org/about-us/departments-services/housing-and-neighborhood-revitalization/cdbg-community-development-block-grant">http://www.cityoflancafterca.org/about-us/departments-services/housing-and-neighborhood-revitalization/cdbg-community-development-block-grant</a>

3	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Notice of the 30-day public review and comment period for the draft 2018-2019 published April 06, 2018 in the Antelope Valley Press (English) and La Prensa Publications (Spanish). The public notice solicited residents and stakeholders to review the draft Action Plan to provide written comments by May 08, 2018. The draft documents were available on the City of Lancaster website; at the City of Lancaster, Housing and Neighborhood</p>	No public comments received.	No public comments received.	N/A
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
4	Public Hearing	Non-targeted/broad community	<p>Revitalization Department, Los Angeles County Public Library and the Lancaster Senior Center.</p> <p>A public hearing was on May 08, 2018 to receive public comment on the proposed 2018-2019 Action Plan and receive City Council action on the funding recommendation.</p>	No public comments received.	No public comments received.	N/A

Table 4 – Citizen Participation Outreach

## Expected Resources

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

#### Introduction

For the 2018-2019 program year, the City will receive \$1,443,473 of CDBG funds and \$333,368 of reprogrammed unused CDBG funds from prior years from HUD. Together \$1,776,841 is available for projects in this Action Plan.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1			Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,443,473	0	333,368	1,776,841	The City received an annual allocation of \$1,443,473 and \$333,368 of CDBG funds from prior years are being reprogrammed in the 2018/19 Annual Action Plan.

Table 5 - Expected Resources – Priority Table

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

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City has \$333,368 of CDBG funds which is being reprogrammed in the 2018/19 Annual Action Plan. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG funding.

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

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

Not applicable

**Discussion**

See discussions above.



## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent Affordable Housing	2015	2019	Affordable Housing	City Wide Eligible Census Tracts	Provide Decent Affordable Housing	CDBG: \$642,325	Rental units constructed: 512 Household Housing Unit Homeowner Housing Added: 1572 Household Housing Unit
2	Maintain and Promote Neighborhood Preservation	2015	2019	Affordable Housing	City Wide Eligible Census Tracts	Maintain and Promote Neighborhood Preservation	CDBG: \$219,152	Housing Code Enforcement/Foreclosed Property Care: 2000 Household Housing Unit
3	Support Special Needs Program and Services	2015	2019	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City Wide	Support Special Needs Programs and Services	CDBG: \$194,834	Public service activities for Low/Moderate Income Housing Benefit: 200 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Construct/Upgrade Public Facilities/Infrastructure	2015	2019	Non-Homeless Special Needs Non-Housing Community Development	City Wide Eligible Census Tracts	Construct/Upgrade Public Facilities/Infrastructure Economic Development	CDBG: \$485,530	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 500 Persons Assisted Other: 500 Other
5	CDBG Grant Administration	2015	2019	Non-Housing Community Development	City Wide	Provide Decent Affordable Housing Maintain and Promote Neighborhood Preservation Support Special Needs Programs and Services Construct/Upgrade Public Facilities/Infrastructure Economic Development Fair Housing	CDBG: \$235,000	Public service activities other than Low/Moderate Income Housing Benefit: 600 Persons Assisted Other: 3000 Other

Table 6 – Goals Summary

**Goal Descriptions**

1	Goal Name	Provide Decent Affordable Housing
	Goal Description	

<b>2</b>	<b>Goal Name</b>	Maintain and Promote Neighborhood Preservation
	<b>Goal Description</b>	Promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts.
<b>3</b>	<b>Goal Name</b>	Support Special Needs Program and Services
	<b>Goal Description</b>	Fulfill the HUD regulatory mandate to affirmatively further fair housing education, counseling, ant-discrimination and landlord-tenant mediation services.
<b>4</b>	<b>Goal Name</b>	Construct/Upgrade Public Facilities/Infrastructure
	<b>Goal Description</b>	Improve City of Lancaster public facilities and infrastructure to benefit low- and moderate-income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults as well as residents of low- and moderate-income housing. This includes Section 108 Debt Service repayment.
<b>5</b>	<b>Goal Name</b>	CDBG Grant Administration
	<b>Goal Description</b>	Oversee and ensure that all CDBG-funded projects comply with applicable federal regulations, perform community outreach, collaborate with partner agencies, and file all necessary reports with HUD.

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

This Action Plan outlines the action steps that the City of Lancaster will use to address housing, community and economic development needs Lancaster residents, particularly those residents residing in the low- and moderate-income areas. The plan includes a listing of activities that the City will undertake during FY 2018-2019 (July 1, 2018 through June 30, 2019) using CDBG funds. The City has \$1,776,841 in total funds available to use in FY 2018-2019. This includes a CDBG allocation of \$1,443,473 and \$333,368 of reprogrammed CDBG funds from prior years.

#### Projects

#	Project Name
1	CDBG Administration
2	Fair Housing Services
3	108 Loan Repayment: Fox Field Infrastructure/Corridor
4	108 Loan Repayment: Mental Health Association Relocation
5	108 Loan Repayment: Antelope Valley Children's Center
6	108 Loan Repayment: Economic Development / Housing Site
7	Code Enforcement Officers
8	CDBG-Lancaster MPCD Ave I Tentative & Final Map
9	CDBG-Lancaster MPCD Ave I/Division St Tentative & Final Maps
10	CDBG-Lancaster MPCD Ave J/15th St West Tentative & Final Maps
11	CDBG-Lancaster MPCD Sierra Highway Tentative & Final Maps
12	CDBG-Lancaster MPCD 10th St W N/O Ave I Tentative & Final Maps
13	CDBG-Lancaster MPCD Beech Ave & Newgrove St Tentative & Final Maps
14	CDBG-Lancaster MPCD Beech Ave S/O Ave J Tentative & Final Maps
15	CDBG-Lancaster MPCD E Ave H-13 & 3rd St E Tentative & Final Maps
16	Youth Programs

**Table 7 - Project Information**

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

For FY 2018-2019, the City has a total CDBG budget of \$1,776,841 inclusive of reprogrammed unused funds from prior years. The City of Lancaster estimates allocating just over 37 percent of its allocation to

debt service projects that provided public infrastructure improvements within the target low-and moderate-income areas. Twenty percent of the City's allocation is reserved for administration costs and a maximum of fifteen percent may be set aside for public services.

One of the greatest challenges in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. The City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including the homeless, those at risk of homelessness, seniors, female-headed households, victims of domestic violence, and disabled youth and adults. The City also proactively seeks additional resources to better meet the underserved needs.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	CDBG Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide Decent Affordable Housing Maintain and Promote Neighborhood Preservation Support Special Needs Program and Services Construct/Upgrade Public Facilities/Infrastructure CDBG Grant Administration
	<b>Needs Addressed</b>	Provide Decent Affordable Housing Maintain and Promote Neighborhood Preservation Support Special Needs Programs and Services Construct/Upgrade Public Facilities/Infrastructure Economic Development
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Funds will be used to oversee and ensure that all CDBG-funded projects comply with applicable federal regulations, perform community outreach, collaborate with partner agencies, and file all necessary reports with U.S. HUD.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	CDBG Planning and Administration
<b>2</b>	<b>Project Name</b>	Fair Housing Services
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Support Special Needs Program and Services CDBG Grant Administration
	<b>Needs Addressed</b>	Fair Housing
	<b>Funding</b>	CDBG: \$35,000
	<b>Description</b>	Description: Funds will be used to provide all Lancaster residents with fair housing services, including training, counseling, testing, mediation, informational printed materials, community outreach, and on-site clinics.

	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 600 people will benefit from the proposed activity.
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Fair Housing services provided will include training, counseling, testing, mediation, informational printed materials (English, Spanish, and Asian languages), community outreach and education, on-site clinics, monitoring, and telephone/message accessibility. Providing fair housing services is a requirement of the Community Development Block Grant program under the U.S. Dept of HUD Title 24 Regulations.
<b>3</b>	<b>Project Name</b>	108 Loan Repayment: Fox Field Infrastructure/Corridor
	<b>Target Area</b>	Eligible Census Tracts
	<b>Goals Supported</b>	Construct/Upgrade Public Facilities/Infrastructure
	<b>Needs Addressed</b>	Maintain and Promote Neighborhood Preservation Construct/Upgrade Public Facilities/Infrastructure
	<b>Funding</b>	CDBG: \$26,380
	<b>Description</b>	Funds will be used to repay a \$320,000 loan that was used for public improvements to the Fox Field Industrial area. The improvements have been completed and will aid in attracting new industrial and manufacturing businesses to the area expanding economic and job creation opportunities.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity is estimated to benefit 1,000 low-moderate income persons/families.
	<b>Location Description</b>	Fox Field Industrial Area
	<b>Planned Activities</b>	Repayment of Section 108 loan used for the installation of public improvements which have been completed.
<b>4</b>	<b>Project Name</b>	108 Loan Repayment: Mental Health Association Relocation
	<b>Target Area</b>	Eligible Census Tracts



	<b>Goals Supported</b>	Construct/Upgrade Public Facilities/Infrastructure
	<b>Needs Addressed</b>	Construct/Upgrade Public Facilities/Infrastructure
	<b>Funding</b>	CDBG: \$96,535
	<b>Description</b>	Funds will be used to repay a \$1.45 million loan that was used to acquire property for the new site of the Antelope Valley Mental Health Association within the North Downtown Neighborhood Revitalization/Transit Village project area.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity is estimated to benefit 1,000 low-moderate income persons/families.
	<b>Location Description</b>	North Downtown Revitalization Area: SW Corner of Jackman Street and Sierra Highway
	<b>Planned Activities</b>	Repayment of Section 108 Loan used for the acquisition of property for the construction of the new Antelope Valley Mental Health Association which has been completed.
5	<b>Project Name</b>	108 Loan Repayment: Antelope Valley Children's Center
	<b>Target Area</b>	Eligible Census Tracts
	<b>Goals Supported</b>	Support Special Needs Program and Services
	<b>Needs Addressed</b>	Support Special Needs Programs and Services
	<b>Funding</b>	CDBG: \$98,559
	<b>Description</b>	Funds will be used to repay a \$1.5 million loan that was used to construct a 14,445 square foot Antelope Valley Child Abuse Center within the City's North Downtown Neighborhood Revitalization/Transit Village project area.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity is estimated to benefit 1,000 low-moderate income persons/families.
	<b>Location Description</b>	North Downtown Revitalization Area: NW Corner of Jackman Street and Fern Avenue

	<b>Planned Activities</b>	Repayment of Section 108 Loan used to construct the Antelope Valley Child Abuse Center which has been completed.
<b>6</b>	<b>Project Name</b>	108 Loan Repayment: Economic Development / Housing Site
	<b>Target Area</b>	Eligible Census Tracts
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Economic Development
	<b>Funding</b>	CDBG: \$264,056
	<b>Description</b>	Funds will be used to repay a \$3.1 million loan that was used for multiple purposes, including economic development (\$500,000), acquisition of property for housing (\$1.3 million), and the elimination of blight through the construction of recreational facilities (\$1.3 million).
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity is estimated to benefit 1,000 other than low-moderate income persons/families
	<b>Location Description</b>	Various sites
	<b>Planned Activities</b>	Repayment of Section 108 Loan used for multiple purposes, including job creation through economic development activities, acquisition of property for the purpose of providing affordable housing and the elimination of blight through the construction of public facilities.
<b>7</b>	<b>Project Name</b>	Code Enforcement Officers
	<b>Target Area</b>	City Wide Eligible Census Tracts
	<b>Goals Supported</b>	Maintain and Promote Neighborhood Preservation
	<b>Needs Addressed</b>	Maintain and Promote Neighborhood Preservation
	<b>Funding</b>	CDBG: \$219,152

	<b>Description</b>	Funds will be allocated for the salary and overhead costs incurred by code enforcement staff within a targeted area of the City. This effort is being provided to help promote social and physical revitalization as well as enhance the quality of life for its residents through rehabilitation efforts. These code enforcement activities, together with public improvements, rehabilitation and services to be provided, are expected to help reverse the declining conditions and recent trends of deterioration within the neighborhoods.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity is estimated to benefit 2,000 low-moderate income persons/families.
	<b>Location Description</b>	Various locations
	<b>Planned Activities</b>	Provide assistance to homelessness services including costs associated with the operation and maintenance of the shelter facility to include labor, supplies, and materials in order to provide the City's homeless with services to find permanent supportive housing and end chronic homelessness.
8	<b>Project Name</b>	CDBG-Lancaster MPCD Ave I Tentative & Final Map
	<b>Target Area</b>	Eligible Census Tracts
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$120,000
	<b>Description</b>	To cover cost associated with the preparation of the tentative tract and final maps necessary to develop land as affordable housing for very low-, low-, median-, and moderate-income households.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity is estimated to benefit 500 very low-, low-, median- and moderate-income families/households.
	<b>Location Description</b>	Avenue I and Sierra Highway

	<b>Planned Activities</b>	To cover cost associated with the preparation of the tentative tract and final tract maps necessary to develop land as affordable housing for very low-, low-, median-, and moderate income households.
9	<b>Project Name</b>	CDBG-Lancaster MPCD Ave I/Division St Tentative & Final Maps
	<b>Target Area</b>	Eligible Census Tracts
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$142,000
	<b>Description</b>	To cover cost associated with the preparation of the tentative tract and final maps necessary to develop land as affordable housing for very low-, low-, median-, and moderate-income households.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity is estimated to benefit 500 very low-, low-, median- and moderate-income families/households.
	<b>Location Description</b>	Avenue I and Division Street
	<b>Planned Activities</b>	To cover cost associated with the preparation of the tentative tract and final tract maps necessary to develop land as affordable for very low-, low-, median-, and moderate income households.
10	<b>Project Name</b>	CDBG-Lancaster MPCD Ave J/15th St West Tentative & Final Maps
	<b>Target Area</b>	Eligible Census Tracts
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$90,118
	<b>Description</b>	To cover cost associated with the preparation of the tentative tract and final maps necessary to develop land as affordable housing for very low-, low-, median-, and moderate-income households.
	<b>Target Date</b>	6/30/2019

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity is estimated to benefit 500 very low-, low-, median- and moderate-income families/households.
	<b>Location Description</b>	Avenue J and 15th Street West
	<b>Planned Activities</b>	To cover cost associated with the preparation of the tentative tract and final tract maps necessary to develop land as affordable housing for very low-, low-, median-, and moderate income households.
<b>11</b>	<b>Project Name</b>	CDBG-Lancaster MPCD Sierra Highway Tentative & Final Maps
	<b>Target Area</b>	Eligible Census Tracts
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$67,000
	<b>Description</b>	To cover cost associated with the preparation of the tentative tract and final maps necessary to develop land as affordable housing for very low-, low-, median-, and moderate-income households.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity is estimated to benefit 500 very low-, low-, median-, and moderate-income families/households.
	<b>Location Description</b>	Sierra Highway bounded by West Avenue H to approximately West Avenue H-12 and Beech Avenue.
	<b>Planned Activities</b>	To cover cost associated with the preparation of the tentative tract and final tract maps necessary to develop land as affordable for very low-, low-, median-, and moderate income households.
<b>12</b>	<b>Project Name</b>	CDBG-Lancaster MPCD 10th St W N/O Ave I Tentative & Final Maps
	<b>Target Area</b>	Eligible Census Tracts
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$43,250

	<b>Description</b>	To cover cost associated with the preparation of the tentative tract and final tract maps necessary to develop land as affordable for very low-, low-, median-, and moderate income households.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity is estimated to benefit 22 very low-, low-, median-, and moderate-income families/households.
	<b>Location Description</b>	10th Street West bounded by Avenue H-8 to Avenue H-12 & alley
	<b>Planned Activities</b>	To cover cost associated with the preparation of the tentative tract and final tract maps necessary to develop land as affordable for very low-, low-, median-, and moderate income households.
<b>13</b>	<b>Project Name</b>	CDBG-Lancaster MPCD Beech Ave & Newgrove St Tentative & Final Maps
	<b>Target Area</b>	Eligible Census Tracts
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$49,000
	<b>Description</b>	To cover cost associated with the preparation of the tentative tract and final maps necessary to develop land as affordable housing for very low-, low-, median-, and moderate-income households.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity is estimated to benefit 12 very low-, low-, median-, and moderate-income families/households.
	<b>Location Description</b>	Southeast corner of Beech Avenue & Newgrove Street
	<b>Planned Activities</b>	To cover cost associated with the preparation of the tentative tract and final tract maps necessary to develop land as affordable for very low-, low-, median-, and moderate income households.
<b>14</b>	<b>Project Name</b>	CDBG-Lancaster MPCD Beech Ave S/O Ave J Tentative & Final Maps
	<b>Target Area</b>	Eligible Census Tracts

	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$72,356
	<b>Description</b>	To cover cost associated with the preparation of the tentative tract and final maps necessary to develop land as affordable housing for very low-, low-, median-, and moderate-income households.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity is estimated to benefit 31 very low-, low-, median-, and moderate-income families/households.
	<b>Location Description</b>	Beech Avenue between Avenue J & Avenue J-7
	<b>Planned Activities</b>	To cover cost associated with the preparation of the tentative tract and final tract maps necessary to develop land as affordable for very low-, low-, median-, and moderate income households.
15	<b>Project Name</b>	CDBG-Lancaster MPCD E Ave H-13 & 3rd St E Tentative & Final Maps
	<b>Target Area</b>	Eligible Census Tracts
	<b>Goals Supported</b>	Provide Decent Affordable Housing
	<b>Needs Addressed</b>	Provide Decent Affordable Housing
	<b>Funding</b>	CDBG: \$59,500
	<b>Description</b>	To cover cost associated with the preparation of the tentative tract and final maps necessary to develop land as affordable housing for very low-, low-, median-, and moderate-income households.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The proposed activity is estimated to benefit 19 very low-, low-, median-, and moderate-income families/households.
	<b>Location Description</b>	East Avenue H-13 between 3rd Street East & 4th Street East
	<b>Planned Activities</b>	To cover cost associated with the preparation of the tentative tract and final tract maps necessary to develop land as affordable for very low-, low-, median-, and moderate income households.

<b>16</b>	<b>Project Name</b>	Youth Programs
	<b>Target Area</b>	Eligible Census Tracts
	<b>Goals Supported</b>	Support Special Needs Program and Services
	<b>Needs Addressed</b>	Support Special Needs Programs and Services
	<b>Funding</b>	CDBG: \$194,834
	<b>Description</b>	Funding to support youth programs including prevention, intervention, and development programs across multiple domains, including academics, workforce preparation, leadership and civic engagement, and health and well-being.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	200, extremely low-, low-, moderate-income persons/families
	<b>Location Description</b>	44611 Yucca Avenue
<b>Planned Activities</b>	Funding to support youth programs including prevention, intervention, and development programs across multiple domains, including academics, workforce preparation, leadership and civic engagement, and health and well-being.	



## **AP-50 Geographic Distribution – 91.220(f)**

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

The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded (see rationale discussion below).

#### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	84
Eligible Census Tracts	16

**Table 8 - Geographic Distribution**

#### **Rationale for the priorities for allocating investments geographically**

Lancaster uses a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded (see SP-10 of the Consolidated Plan). It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

#### **Discussion**

See discussion above.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

For the 2018-2019 program year, CDBG funds have been allocated to cover cost associated with the preparation of the tentative tract and final tract maps necessary to develop land as affordable housing for very low-, low-, median-, and moderate income households. In addition, the City will continue to acquire and rehabilitate foreclosed homes for resell to low- to moderate-income households as part of the NSP 1 and NSP 3 program, expected to provide housing to approximately 5 households.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	5
Special-Needs	0
Total	5

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	5
Acquisition of Existing Units	0
Total	5

Table 10 - One Year Goals for Affordable Housing by Support Type

### Discussion

See discussion above.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The City of Lancaster does not own any public housing units. Los Angeles County administers the housing voucher program for residents in the City. The City does work in close collaboration with the Housing Authority of the County of Los Angeles, other nonprofits as well as independently to ensure access to affordable housing and programs within the City.

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

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

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

The City of Lancaster does not own any public housing units. The City will continue to work closely with the county housing authority and local nonprofits to encourage resident participation to provide assistance to low-income families.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be**

**provided or other assistance**

Not Applicable.

**Discussion**

See discussions above.

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

### **Introduction**

The City of Lancaster will invest CDBG funds during the 2018-2019 program year to address high priority needs identified in the 2015-2020 Consolidated Plan including preventing and eliminating homelessness.

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

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

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies along with a wide variety of community based organizations and faith-based groups. The City of Lancaster supports the efforts of The Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations that address homelessness throughout Los Angeles County.

On February 9, 2016 the Los Angeles County Board of Supervisors and the City of Los Angeles approved a new joint plan to address homelessness in the Los Angeles region. The Approved Strategies to Combat Homelessness include 47 individual strategies arranged by six policy goals including: Prevent Homelessness, Subsidize Housing, Increase Income, Provide Case Management and Services, Create a Coordinated System, and Increase Affordable/Homeless Housing. Together, these 47 regional strategies will guide the CoC member organizations to target the root causes of homelessness and lift families and individuals out of homelessness and into better lives. The Approved Strategies to Combat Homelessness may be viewed on the County of Los Angeles website at: <http://priorities.lacounty.gov/wp-content/uploads/2016/03/HI-Report-Approved2.pdf>

The City will continue to support programs and strategies which address the Priority Needs of Homeless Persons and Families. As part of the City's goals and strategies to end chronic homelessness, resources will be allocated to provide funding for eligible activities to address program objectives stated in the Strategic Plan. The City will financially support programs and services for the homeless through its CDBG Public Service funds. Funding will go to support the Lancaster Community Shelter which provides homeless services to persons located in Lancaster. The shelter is the only one of its kind in the entire Antelope Valley. There are currently 14 family transitional units that are utilized to provide temporary shelter to families in need as permanent housing is located. A \$194,834 CDBG allocation will assist the

shelter with maintenance, operations, labor, supplies and material that are needed to fully operate the transitional family units.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

SB 2 also requires jurisdictions to identify zones where emergency shelters will be allowed without requiring a conditional use permit. As required by State Law, the City has amended the zoning ordinance to allow, by administrative review, the construction of emergency shelters within a specific land use designation. The City selected the Light Industrial land use designation to allow this use “by right,” with approval of a Director’s Review application.

The Director’s Review application does not require a public hearing, and is an efficient method of review. The time period for this review varies, depending on whether there is an existing structure or not. For a request with an existing building, the Director’s Review process may require a few days up to a few weeks. The City would analyze the submitted request with a description of the operation, and determine if there are any impacts per CEQA, as the City would do for any other use in the same zone. The City would also consult other departments and agencies to determine if they have comments and conditions for the proposed use, such as building and safety requirements, as applicable to any other use in the same zone. Requests involving new construction would be subject to site plan review, which would take approximately two to six months to review, depending on the level of environmental review required. The City’s Director’s Review process is the simplest form of administrative review, with no discretionary action on the part of appointed or elected officials.

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

The City will work with the Housing for Health (HFH) Division at the Department of Health Services (DHS) which focus is on creating housing opportunities for homeless patients and clients. Access to community-based housing options is an important element of the agencies evolving County health care

system, particularly in response to the unique opportunities presented by the Affordable Care Act.

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

- Improve the health and well-being of a vulnerable population that typically experiences long episodes of homelessness, high rates of disability, multiple un-treated health conditions, and early mortality.
- Reduce costs to the public health system incurred by a relatively small, but costly cohort of individuals, whom due to their lack of housing, remain hospitalized for greater lengths of time and/or have repeated and unnecessary contact with the public health system.

Demonstrate DHS' commitment to the important goals of the Home for Good Plan designed to significantly improve living conditions for homeless people within Los Angeles County.

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

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

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

**Lancaster Community Shelter:** The Lancaster Community Shelter 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.

## Discussion

See discussions above.



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

### **Introduction:**

The 2015-2020 Consolidated Plan identified a variety of barriers to the provision of affordable housing as follows:

#### Reduced Funding for the Section 8 Housing Choice Voucher Program

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

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

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

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

#### City's Loss of Funds to Address Community Housing Needs

The City was forced to dissolve its Redevelopment Agency as of February 1, 2012, and the redevelopment funds that the Agency would have received for affordable housing, among other

purposes, was redistributed to the State and other taxing entities. The City's Low and Moderate Housing Set-Aside Funds were lost. The City also has experienced significant reductions in funding from the Community Development Block Grant (CDBG) program from 2011 through 2016.

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

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

**Discussion:**

See discussions above.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

In the implementation of the 2018-2019 Annual Action Plan, the City will invest CDBG resources to address the following:

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

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

### **Actions planned to address obstacles to meeting underserved needs**

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

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

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

The California state budget crisis, which has worsened since the 2003 program year, has impacted the City of Lancaster. In addition, the dissolution of the Lancaster Redevelopment Agency has impacted

projects and programs that were once funded through tax increment revenues. Although building permits have started to minimally increase, other sources of revenue remain flat due to the housing and economic crisis.

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

To overcome current and projected financial obstacles in meeting underserved needs, the City will continue to aggressively pursue leveraging resources through public and private partnerships as well as searching for additional funding sources to augment CDBG funds in providing housing programs and services to the underserved segment of the community. As additional funding sources become available, those funds will be used to support ongoing programs as well as to finance additional programs.

### **Actions planned to foster and maintain affordable housing**

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

### **Actions planned to reduce lead-based paint hazards**

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

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

with the Los Angeles County Department of Public Health Lead Program by reporting to them all instances of structures containing lead-based paint.

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

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

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

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

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

### **Actions planned to reduce the number of poverty-level families**

The priorities and objectives outlined in the 2018-2019 Annual Action Plan and the various sections of the Strategic Plan component represent the City's program for addressing the housing and economic needs of the community, particularly lower-income families and individuals, including those who are homeless or threatened with homelessness as well as those with special needs. As a result, many of the City's priorities and objectives are aimed at reducing, to the extent possible, the number of poverty-level families and individuals taking into consideration the many factors over which the City has no control (e.g., reduction in funding resources, severe economic recessions, and company downsizing).

The cumulative effects of the City's and Lancaster Housing Authority's efforts result in the direct preservation and provision of housing. This is particularly true for those activities which preserve and produce housing units intended for lower-income families and individuals together with the coordinated

programs undertaken with other public agencies, service providers, and private industry. These efforts will incrementally assist in the reduction of the number of poverty-level families through the provisions of housing and services and, along with the concentrated efforts of the City and the Lancaster Housing Authority to improve economic and development expansion, the opportunity for gainful employment will be increased and opened to targeted income groups.

### **Actions planned to develop institutional structure**

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

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

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

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

The City of Lancaster also will continue to support the operation of the Lancaster Community Shelter. In addition, the City will provide financial and staff assistance for the maintenance of the facility.

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

residents.

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

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

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

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

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

### **Discussion:**

See discussions above.

## Program Specific Requirements

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

#### Introduction:

The implementation of programs and activities under the 2018-2019 Annual Action Plan, the City of Lancaster will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program.

#### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

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

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

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%



See discussion above.

