

City of Lancaster

FY 2021 – FY 2025 Consolidated Plan

(July 1, 2021 through June 30, 2026)

and

FY 2021 – FY 2022 Action Plan

(July 1, 2021 through June 30, 2022)

May 2021

**City of Lancaster
44933 N. Fern Avenue
Lancaster, CA 93534**

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Executive Summary

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

1. Introduction

The City of Lancaster is situated within the Antelope Valley region of the western Mojave Desert, approximately 70 miles north of downtown Los Angeles, near the Kern County line. The Antelope Valley is bordered by the Tehachapi Mountains to the northwest and the foothills of the San Gabriel Mountains to the southwest. Lancaster incorporated as a City in 1977 with a population of approximately 33,000. The City's population expanded rapidly to nearly 160,000 residents by 2015. Much of Lancaster's historic population growth was directly related to the growth of the aerospace industry given the City's proximity to Edwards Air Force Base and Air Force Plant 42.

This Fiscal Year (FY) 2021-2025 Consolidated Plan for the City of Lancaster serves as the City's official application to HUD for Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds. The Plan identifies the housing and community development needs in the City and sets forth a strategic plan for addressing the identified needs. It also satisfies the minimum statutory requirements of the CDBG and HOME programs. The Plan covers from July 1, 2021 through June 30, 2026.

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

This FY 2021-2025 Consolidated Plan for the City of Lancaster sets forth the following priorities:

- Provide Decent Affordable Housing
- Support Special Needs Programs and Services
- Construct or Upgrade Public Facilities and Infrastructure
- Planning and Administration

3. Evaluation of past performance

In implementing the City's FY 2015-2019 Consolidated Plan, the City made progress towards some of its five-year goals or objectives but did not accomplish or make progress towards all objectives:

- **Provide Decent Affordable Housing:** The City supported efforts to provide decent affordable housing by providing funds to cover the cost associated with the preparation of subdivision tract maps necessary to develop land as affordable housing for low and moderate income households. During the new Consolidated Plan period, the City will concentrate its efforts on implementing the affordable housing projects.
- **Maintain and Promote Neighborhood Preservation:** The City also used CDBG funds to maintain and promote neighborhood preservation through its Code Enforcement Officers project, which helped promote social and physical revitalization as well as enhanced the quality of life for its residents through rehabilitation efforts. Specifically, the

City investigated code violations and provided foreclosed property care during the planning period, which assisted 18,905 households or housing units during the planning period. The City assisted another 107 homeowners with home rehabilitation assistance from FY 2015 through FY 2019.

- **Support Special Needs Programs and Services:** The City worked in conjunction with local nonprofit agencies, advocacy groups and other County, State, and Federal organizations during planning period to foster a more effective institutional structure and enhance coordination among agencies serving low- and moderate-income residents. Specifically, the City's efforts assisted 481 households and 6,618 homeless persons between FY 2015 and FY 2019.
- **Construct or Upgrade Public Facilities and Infrastructure:** CDBG funds were used for repayment of 108 loans used for public facilities and infrastructure projects, including Fox Field Infrastructure/Corridor, Mental Health Association Relocation, Antelope Valley Children's Center, Economic Development/Housing Site. The City also assisted 20,000 persons during the planning period through other public facility and infrastructure improvements.
- **Economic Development:** The City did not expend any program funds on this priority during the planning period.
- **Fair Housing:** The City contracted with a fair housing service provider throughout the planning period to inform landlords and tenants of available programs/services and provide in-depth coverage of the fair housing laws and landlord liability issues, including illegal practices and disability-related accommodations and modifications.

4. Summary of citizen participation process and consultation process

Citizen participation is one of the most important components of the Consolidated Plan process.

- **Public Hearing:** The City Council has a Public Hearing on May 11, 2021 to review the draft Consolidated Plan and Action Plan prior to adoption. Public notices for the hearing were published on the City of Lancaster website www.cityoflancasterca.org and in the Antelope Valley Press.
- **Public Review of Draft Documents:** A 30-day public review will be held from April 12, 2021 through May 11, 2021. Copies of the draft Consolidated Plan and Action Plan will be made available for the public at the following locations:
 - City website
 - City Hall (44933 N. Fern Avenue) – by appointment only

The final Consolidated Plan, amendments to the Plan, and annual performance reports will be available for five years at City Hall. Residents affected by the Plan's implementation have access to the City's Plan and annual performance reports. Lancaster is committed to minimizing displacement and assisting those displaced, if any, as a result of the Plan's activities.

5. Summary of public comments

A summary of the public comments received will be provided in Appendix A.

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

All comments that are received will be accepted.

7. Summary

The City of Lancaster has undertaken diligent and good faith efforts in outreaching to all segments of the community that may benefit from the CDBG and HOME programs.

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The Process

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

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

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

Agency Role	Name	Department/Agency
Lead Agency	Lancaster	Finance & Information Technology
CDBG Administrator	Lancaster	Finance & Information Technology
HOME Administrator	Lancaster	Finance & Information Technology

Table 1 – Responsible Agencies

Narrative

The City of Lancaster's Finance & Information Technology department 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) as well as CDBG and HOME program administration.

Consolidated Plan Public Contact Information

For matters concerning the City of Lancaster's CDBG and HOME programs, please contact: Nike Noack, Senior Finance Manager, City of Lancaster, Finance & Information Technology, 44933 N. Fern Avenue, Lancaster, CA 93534, (661) 723-6135.

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

1. Introduction

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

During the Consolidated Plan development, the City had designed an outreach program to consult and coordinate nonprofit agencies, affordable housing providers, and government agencies regarding the needs of the low and moderate income community. A Community workshop has been scheduled and noticed for April 20, 2021 with special invitations sent to agencies and organizations serving special needs and low and moderate income populations. Due to the COVID 19 Crisis, this meeting will be held virtually and participants will be requested to submit any requests in writing no later than May 10, 2021.

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(l)).

To outreach to various agencies and organizations, the City compiled an outreach list consisting of close to 51 agencies, including:

- Nonprofit service providers that cater to the needs of low and moderate income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works);
- Economic development and employment organizations; and
- Community and neighborhood groups.

The complete outreach list is included in Appendix A. These agencies were mailed notices of a flyer, inviting their participation in the Community Workshop. Specific agencies were also contacted to obtain data in preparation of this Consolidated Plan. For example, the State Developmental Services Department and State Social Services Department were contacted to obtain data and housing resources for persons with disabilities. The Los Angeles County Development Authority (LACDA) was also contacted to obtain information on public housing and Housing Choice Vouchers available to City residents.

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

The outreach list includes homeless service agencies in the Los Angeles Continuum of Care Council (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. The Continuum of Care Strategy was consulted to provide information on homelessness and resources available.

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

The City's HUD entitlement allocation does not include ESG funds. 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 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.

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

Table 2 – Agencies, groups, organizations who participated

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

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, Los Angeles Homeless Service Authority (LAHSA)	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 includes providing support to nonprofits that meet the social services needs of the City's residents with an emphasis on the homeless.
Housing Element	City of Lancaster	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, The Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods through and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.
Homelessness Plan	City of Lancaster	The City prepared a Homelessness Plan in August 2018 to gain a better

		<p>understanding of homelessness in Lancaster, the issues that contribute to homelessness, the makeup of the homeless population in the City, and identify goals and strategies to address homelessness and the associated impacts. The Lancaster Community Homelessness Plan aims to decrease the number of persons experiencing homelessness in the City of Lancaster, reduce the impact of homelessness within the City of Lancaster, align City resources with County investments, through a regional approach, and improve quality of life for all residents. The objectives of the Plan are to align efforts with the County's Homeless Initiatives, consider a true balanced approach (for entire community), provide equal placement of attention on public safety and community vitality, seek a collaborative approach, and engage the community.</p>
<p>ADA Self-Evaluation and Transition Plan</p>	<p>City of Lancaster</p>	<p>The City's Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan (June 2015) was prepared to partially fulfill the requirements set forth in Title II of the Americans with Disabilities Act. The ADA states that a public entity must reasonably modify its policies, practices, or procedures to avoid discrimination against people with disabilities. The report assists the City of Lancaster to identify policy, program, and physical barriers to accessibility and to develop barrier removal solutions that will facilitate the opportunity of access to all individuals.</p>

Table 3 – Other local / regional / federal planning efforts

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

The City participates in regional planning efforts in the County of Los Angeles in the implementation of the Consolidated Plan as detailed above. The City also works with the State of California Department of Fair Employment and Housing to track reported fair housing data. The City of Lancaster departments were also invited to participate in the Consolidated Plan process. Adjacent units of government were also included on the outreach list and received notification of public meetings.

As a means of reducing the number of persons with incomes below the poverty line, the City also coordinated its efforts with those of other public and private organizations providing economic development and job training programs. A number of public, quasi-public, and nonprofit organizations provide economic development and job training services in Lancaster, including:

- Lancaster Chamber of Commerce
- Antelope Valley College
- Lancaster University Center
- CSU Bakersfield (Satellite Campus)
- Antelope Valley Regional Occupational Program (ROP)
- Greater Antelope Valley Economic Alliance (GAVEA)
- Los Angeles Economic Development Corporation (LAEDC)

Narrative (optional):

Refer to Appendix A for a complete outreach list, proof of publication, and summary of public comments received.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City has scheduled a Community Workshop on April 20, 2021 and has sent special invitations to approximately 51 agencies and organizations serving special needs and low and moderate income populations to participate, in addition to publishing a public hearing notice in a local newspaper with general circulation.

Public Hearings: On May 11, 2021 the Draft Consolidated Plan and Action Plan will be brought before the City Council for review and adoption.

Public Review of Draft Documents: A 30-day public review will be held from April 12, 2021 through May 11, 2021. The final Consolidated , Plan, amendments to the Plan, and annual performance reports will be available for five years at City Hall.

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
1	Public Hearing	Non-targeted/ broad community	The public hearing will be held on May 11, 2021 for the adoption of the Consolidated Plan and Action Plan.	See Appendix A for comments received.	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

As defined by HUD in the Comprehensive Housing Affordability Strategy (CHAS) data, housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden (including utilities) exceeding 30 percent of gross income; and
- Severe housing cost burden (including utilities) exceeding 50 percent of gross income.

As shown in Table 5, population is growing at a slower rate than the number of households, indicating a decreasing average household size that typically signifies a decrease in families with children. However, it may also be a result of an improved economy regionally combined with stable or declining home values and rents in Lancaster. As calculated from the data in Table 6, approximately 63 percent of the City's households are comprised of families.

There is a need for affordable housing in Lancaster. Housing problems in the City impact renter-households more significantly, with 37 percent of renter-households with incomes up to 100 percent of AMI experiencing at least one housing problem (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent), compared to 25 percent of owner-households with incomes up to 100 percent of AMI.

The extent of overcrowding in the City varies by tenure, income level and household type. Approximately ten percent of overcrowded households were comprised of multiple, unrelated families living together in the same home (Table 11). This may indicate that some households include more than one family living under the same roof to pool their resources.

The quality of the City's housing stock, which includes age and the condition of the structure, could also present potential housing issues for low and moderate income households. Approximately 31 percent of housing in the City, regardless of tenure, is over 30 years old (built before 1980) and potentially in need of rehabilitation. Many low and moderate income households in Lancaster, particularly seniors and the disabled, may be unable to afford the needed repairs for their homes.

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

Summary of Housing Needs

To further dissect the housing problems, the following tables provide additional details:

- Table 5 presents the population and household growth between 2005 and 2015.
- Table 6 presents the number of households by special characteristics.
- Table 7 presents the number of households with one or more housing problem

(inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent) by income and tenure.

- Table 8 summarizes the number of households with more than one or more severe housing problem by income and tenure. Severe housing problems are: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden of 50 percent.
- Table 9 isolates those households with housing cost burden of over 30 percent (inclusive of those with cost burden of over 50 percent) by income and tenure.
- Table 10 further isolates those households with cost burden of over 50 percent.
- Table 11 presents overcrowding by household type.
- Table 12 is intended to show overcrowding for households with children. However, the American Community Survey (ACS) provides no data for the City.

Demographics	Base: 2005-2009	Most Recent: 2011-2015	% Change
Population	156,633	159,775	2%
Households	42,030	47,430	13%
Median Income	\$49,567.00	\$47,225.00	-5%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base), 2011-2015 ACS (Most Recent)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	11,915	7,700	9,610	5,390	12,820
Small Family Households	4,645	3,395	4,504	2,710	6,795
Large Family Households	1,845	1,960	1,605	840	1,780
Household contains at least one person 62-74 years of age	2,390	1,360	2,114	875	2,605
Household contains at least one person age 75 or older	1,300	670	730	305	600
Households with one or more children 6 years old or younger	2,969	2,625	2,350	1,130	1,944

Table 6 - Total Households Table

Data Source: 2011-2015 CHAS

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	155	110	70	25	360	55	0	10	4	69
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	95	85	45	30	255	50	65	35	45	195
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	310	170	135	25	640	170	160	125	120	575
Housing cost burden greater than 50% of income (and none of the above problems)	4,240	975	140	0	5,355	1,595	1,075	500	45	3,215
Housing cost burden greater than 30% of income (and none of the above problems)	870	1,915	1,615	310	4,710	405	1,120	2,125	1,000	4,650
Zero/negative Income (and none of the above problems)	2,245	0	0	0	2,245	665	0	0	0	665

Table 7 – Housing Problems Table

Data Source: 2011-2015 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,800	1,340	390	75	6,605	1,865	1,300	665	210	4,040
Having none of four housing problems	1,330	2,770	3,625	1,525	9,250	1,005	2,290	4,925	3,580	11,800
Household has negative income, but none of the other housing problems	2,245	0	0	0	2,245	665	0	0	0	665

Table 8 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,165	1,480	885	4,530	735	875	1,370	2,980
Large Related	960	590	160	1,710	395	795	475	1,665
Elderly	1,220	435	210	1,865	750	515	495	1,760
Other	1,225	620	540	2,385	280	60	335	675
Total need by income	5,570	3,125	1,795	10,490	2,160	2,245	2,675	7,080

Table 9 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,920	480	35	2,435	680	485	195	1,360
Large Related	825	250	0	1,075	325	260	110	695
Elderly	855	115	20	990	485	330	95	910
Other	1,015	185	90	1,290	215	25	100	340
Total need by income	4,615	1,030	145	5,790	1,705	1,100	500	3,305

Table 10 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	395	235	95	30	755	185	170	125	74	554
Multiple, unrelated family households	10	30	80	25	145	30	50	30	65	175
Other, non-family households	0	20	4	0	24	0	0	4	20	24
Total need by income	405	285	179	55	924	215	220	159	159	753

Table 11 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

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

Table 12 – Crowding Information – 2/2

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

According to the 2013-2017 American Community Survey (ACS), approximately 23 percent of the City’s households were single person households. Although renters made up a slightly larger proportion of single person households (54 percent) than homeowners (46 percent), the proportion of single person senior households who rented their homes (44 percent) was slightly lower than the share of the single person senior households who owned their homes (56 percent).

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

Persons with Disabilities: According to the 2013-2017 ACS, approximately 10 percent of the population in the City has one or more disabilities. Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in-home social, educational, and medical support to address developmental and mental impairments. Per the 2017 ACS single-year estimate, among persons living with disabilities in Lancaster, independent living disabilities and cognitive disabilities were most prevalent (both at 22 percent) followed by ambulatory disabilities (20 percent).

The North Los Angeles County Regional Center serves residents with development disabilities in the North County area. The Center served about 3,381 persons from the ZIP Codes that generally comprised the City of Lancaster in September 2019. Approximately 50 percent of these clients were under the age of 18.

Victims of Domestic Violence: According to the 2020 Greater Los Angeles Homeless Count, five percent of the homeless persons were victims of domestic violence, translating to about 46 homeless persons in Lancaster being victims of domestic violence.

What are the most common housing problems?

The most common housing problem in Lancaster among households earning up to 100 percent AMI is housing cost burden. Among the City's renter-households earning up to 100 percent AMI, about 72.4 percent of all housing problems were related to housing cost burden. Furthermore, approximately 84.0 percent of housing problems documented among Lancaster's owner-households earning up to 100 percent AMI were related to cost burden.

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

Households earning 30 percent AMI or lower account for 40.0 percent of all households earning up to 100 percent AMI affected by housing cost burden. Small households in Lancaster were also more likely than other household types to experience a housing cost burden. Of total households overpaying for housing, 42.4 percent were small households.

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

Household incomes in Lancaster are lower than the incomes for Los Angeles County households overall. Specifically, the 2013-2017 ACS estimated that the City's median household income was \$49,314, compared to \$61,015 for the County. According to the 2011-2015 CHAS, about 25.1 percent of Lancaster households earning up to 100 percent AMI earned extremely low incomes.

Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. As of the 2013-2017 ACS, an estimated 23 percent of Lancaster households were headed by single parents; the majority of which were headed by females (51 percent). Data from the 2013-2017 ACS indicates that approximately 43 percent of the City's female-headed households with children had incomes below the poverty level.

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

Households at risk of becoming homeless include those extremely low income households with a severe housing cost burden (spending 50 percent or more of their income on housing). According to CHAS data, Renter-households earning 30 percent AMI or lower are particularly affected by severe housing cost burden as these households account for 51 percent of all households earning up to 100 percent AMI who spend 50 percent or more of their income on housing.

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

Extremely low income households with a severe housing cost burden are more likely to lose their homes in the event of loss of employment or other unexpected expenses. A rapid rise in housing costs is also a reason that many households lose their housing as is sudden loss.

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

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

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing problems by income and race.

0%-30% of Area Median Income

	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	8,050	1,110	1,790
White	2,700	725	445
Black / African American	2,485	120	855
Asian	265	30	75
American Indian, Alaska Native	75	0	0
Pacific Islander	15	0	0
Hispanic	2,410	245	415

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,060	1,535	0
White	1,395	770	0
Black / African American	1,010	170	0
Asian	170	20	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	2,355	530	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,220	3,939	0
White	1,779	2,065	0
Black / African American	975	385	0
Asian	310	135	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	40	0
Hispanic	2,065	1,239	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,165	3,045	0
White	795	1,690	0
Black / African American	375	255	0
Asian	240	200	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	720	895	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four housing problems are:

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

Discussion

Among households with incomes up to 100 percent AMI, Hispanic and White households were the most likely to experience a housing problem. Specifically, 36.8 percent of households with incomes up to 100 percent AMI were Hispanic, 33 percent were White, 24 percent were Black / African American, five percent were Asian, and less than one percent were American Indian, Alaska Native, or Pacific Islander. Among extremely low income households (0-30 percent AMI), Black / African American households accounted for the plurality of households in this income category with one or more housing problem (34 percent).

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

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

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing problems by income and race.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,940	2,220	1,790
White	2,040	1,375	445
Black / African American	2,220	380	855
Asian	265	30	75
American Indian, Alaska Native	75	0	0
Pacific Islander	15	0	0
Hispanic	2,215	435	415

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,415	4,170	0
White	635	1,530	0
Black / African American	555	625	0
Asian	49	135	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	1,110	1,775	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,745	7,425	0
White	450	3,394	0
Black / African American	395	960	0
Asian	180	260	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	40	0
Hispanic	715	2,595	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	620	4,590	0
White	120	2,370	0
Black / African American	190	440	0
Asian	60	380	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	260	1,355	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

*The four severe housing problems are:

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

Discussion

Among households earning up to 100 percent of AMI who experience at least one severe housing problem, Hispanic households were most prevalent (37 percent), followed by Black / African American households (29 percent), White households (28 percent), and Asian households (five percent). Among extremely low income households (zero to 30 percent AMI), Black / African American, Hispanic, and White households accounted for a roughly equal proportion of households in this income category impacted by severe housing problems (29 to 32 percent).

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

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

Introduction:

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing cost burden by race.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	23,689	10,920	10,360	1,880
White	13,510	4,265	3,170	445
Black / African American	2,664	1,940	3,030	930
Asian	1,460	495	465	75
American Indian, Alaska Native	44	30	70	0
Pacific Islander	55	0	15	0
Hispanic	5,685	3,975	3,425	430

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

Discussion:

Overall, approximately 47.3 percent of Lancaster households computed in the 2011-2015 CHAS had a housing cost burden (spent more than 30 percent of gross household income on housing). About 23.0 percent of households experienced a severe housing cost burden (spent more than 50 percent of gross household income on housing). American Indian and Alaskan Native, Black / African American, and Hispanic households were most likely to experience a housing cost burden (69.4 percent, 65.1 percent, and 56.6 percent respectively), compared to 47.3 percent citywide. Severe housing cost burden also affected more American Indian and Alaskan Native, Black / African American, and Hispanic households proportionally, although the discrepancies among different groups are more prominent (48.6 percent, 39.7 percent, and 26.2 percent, respectively). Citywide, severe cost burden impacted 23.0 percent of the households.

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

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

Please see discussions provided under specific needs by income group presented earlier.

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

Housing needs of low and moderate income minority households have been previously identified.

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

There are no specific areas of racial or ethnic groups concentrated in specific neighborhoods in the community that contrast the entire population.

DRAFT

NA-35 Public Housing – 91.205(b)

Introduction

The City does not own public housing, manage a housing voucher program, nor is there public housing within the City’s limits. The series of tables presented below represent public housing data for the entire inventory operated by Los Angeles County Development Authority (LACDA), not specific to the City of Lancaster.

As of March 3, 2020, 3,771 households in Lancaster were receiving Housing Choice Vouchers (HCV) according to data provided by the LACDA. Some characteristics of these households included: 82 percent were female-headed households; 75 percent were Black/African American households; 49 percent included members with disabilities; 20 percent were elderly headed households; six were veterans; and 14 percent were Hispanic households. Another 1,080 households were on the waiting list for HCV as of March 3, 2020. The demographic characteristics of households on the waiting list roughly approximated the characteristics of recipients.

Totals in Use

Program Type									
	Certificate	Mod- Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use		0253	2,883	21,087	47	20,550	268	163	59

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

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

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

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

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

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

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

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

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

There are no public housing units in Lancaster and therefore no applicants on a waiting list for accessible units.

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

As of March 3, 2020, 3,771 households in Lancaster were receiving Housing Choice Voucher assistance through the LACDA. Approximately 20 percent of the voucher users in the City have householders who are elderly and 49 percent include persons with disabilities. The majority of Lancaster voucher users were Black / African American (75 percent) and Non-Hispanic (86 percent).

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

The HCV waiting list provides a good proxy for comparing the needs of existing HCV recipients to the population at large. As of March 3, 2020, 1,080 households were on the waiting list for vouchers. The demographic characteristics of households on the waiting list roughly approximated the characteristics of recipients. Therefore, the needs of the population at large are roughly comparable on a race/ethnicity basis to the needs of existing HCV recipients.

Discussion

See discussions above.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Factors contributing to the rise in homelessness include a lack of housing affordable to low and moderate income persons, increases in the number of persons whose income falls below the poverty level, reductions in subsidies to the poor, drug/alcohol abuse, and the de-institutionalization of the mentally ill.

According to the Los Angeles Homeless Services Authority (LAHSA) 2020 Greater Los Angeles Homeless Count, the City has a homeless population of 2,053 persons, with 2,021 persons being unsheltered and 31 persons being sheltered.

No specific estimates are available for the number of persons entering and existing homelessness; a general 25 percent estimate is used for entering homeless and 29 percent estimate is used for exiting homelessness.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Only Children	N/A	N/A	0	0	0	N/A
Persons in Households with Only Adults	N/A	N/A	0	0	0	N/A
Chronically Homeless Individuals	16	412	532	63	100	300+
Chronically Homeless Families	57	45	109	20	32	300+
Veterans	8	63	75	14	22	300+
Unaccompanied Child	14	39	66	12	19	300+
Persons with HIV	1	0	1	0	0	300+

Table 26 - Homeless Needs Assessment

Data Source: 2020 Greater Los Angeles Homeless Count, LAHSA

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

No detailed information on the characteristics of the homeless population in Lancaster is available. The following table summarizes the homeless population based on proportions for the countywide homeless population.

The 2020 Greater Los Angeles Homeless Count does not detail demographic information on homeless persons by jurisdiction. However, the following characteristics describe the homeless population in SPA 1 (Antelope Valley), of which Lancaster is a part:

- 64 percent were single adults;
- 36 percent were family members;
- None were unaccompanied youth (less than 18 years of age);
- 19 percent were chronically homeless individuals;
- 3 percent were chronically homeless family members;
- 5 percent had substance abuse disorder;
- 18 percent had serious mental health issues;
- 27 percent were veterans;
- 3 percent had a brain injury;
- 2 percent had HIV/AIDS;

- 25 percent were survivors of domestic violence; and
- 12 percent had a physical disability.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White		
Black or African American		
Asian		
American Indian or Alaska Native		
Pacific Islander		
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic		
Not Hispanic		

Data Source: 2020 Greater Los Angeles Homeless Count, LAHSA

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

Specific information by jurisdiction is not available. The 2020 Greater Los Angeles Homeless Count identified approximately 990 homeless persons in homeless families in SPA 1 (Antelope Valley). The homeless population in Lancaster represents 43 percent of the SPA 1 homeless population.

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

As documented by the 2020 Greater Los Angeles Homeless Count the majority of homeless persons in SPA 1 were Black/African American (56 percent), followed by White (41 percent). Asian/Pacific Islander, Native American/Alaska Native, and Multi-Racial/Other racial categories each accounted for one percent or less of homeless persons in SPA 1. Homeless persons who identified as Hispanic/Latino represented approximately 37 percent of the homeless population in

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

SPA 1.

The 2020 Greater Los Angeles Homeless Count estimated 2,021 unsheltered homeless and 31 sheltered homeless in Lancaster, potentially translating to approximately 3,000 persons experiencing homelessness over the course of one year.

Discussion:

The anticipated needs to address homeless in Lancaster and the Antelope Valley region include a range of physical improvements and operational actions. Housing, mental health, substance abuse and post-incarceration services, and funding were among the top priorities identified in the City’s 2018 Homelessness Plan.

The prevalence of substance abuse among the homeless population suggests there is a need for additional rehabilitation services, and the correlation between substance abuse and mental health

problems suggests there is a significant need for services that address both needs simultaneously.

Another gap identified is the need for family counseling services. Family upheaval results in negative impacts that can spread throughout the household structure, resulting in lost employment, lost housing, health problems, and increased incidence of substance abuse.

Homelessness prevention is another area where there is room for additional assistance. The rising costs of housing statewide and the overall shortage in the supply of housing are impacting cities across the state, including Lancaster. Services to help protect tenants and to improve landlord-tenant relationships, such as housing counseling or tenant landlord mediation, can help to prevent homelessness especially among the most vulnerable populations. There is also a need for services that provide one-time or temporary assistance to tenants who are struggling with dramatic rent increases, health expenses, or who have lost employment and need to cover costs between jobs. These services could also be helpful for households who need assistance to afford rental or utility account deposits.

The City of Lancaster is located adjacent to the California State Prison in Los Angeles County and the Mira Loma Detention Center. While there is, a lack of verified data sufficiently detailed to identify whether Lancaster has a higher ratio of previously incarcerated homeless persons than the rest of Los Angeles County, the population itself has been identified as a group that needs additional support and assistance to re-enter the community. This assistance ranges from life skills development, employment training, housing placement and stabilization to mental health services, family counseling, and substance abuse prevention. The lack of these services for previously incarcerated individuals has been correlated with increased recidivism and associated public costs, particularly in areas where higher populations of previously incarcerated persons reside.

Additional housing, especially affordable housing (either subsidized or lower cost by design), is necessary to make lasting headway against the homelessness problem. Affordable housing needs to be strategically located to take advantage of as much of the existing transportation infrastructure as possible. New housing placement should also take into consideration the availability of community assets—like grocery stores, schools, parks, and public facilities—to help integrate housing into the community in ways that maximizes utilization and lower ancillary housing costs, like long commutes, food deserts, and a lack of school choice.

As well, rapid development of new housing will require shovel-ready sites, with zoning and infrastructure in place and streamlined entitlement processes. It is necessary to plan long term for housing development and placement, including planning for different housing types, in order to address the range of housing needs in the community. This strategy of development will need to include affordable housing for seniors, families and vulnerable populations, such as persons with a disability or persons at exceptionally high risk of homelessness.

Programmatic needs are more difficult to assess because the lack of long-term coordination and communication among service providers makes it hard to identify specific programmatic gaps. All things considered, our assessment identified gaps in mental health services, substance abuse services, and post-incarceration re-entry services. Collective goals and metrics are needed in order to know the extent of these gaps and to identify, which services are working to: reduce homelessness recidivism; get homeless persons placed in housing; and contribute to long-term community stability. In order to effectively make these evaluations, improved coordination and reporting among the different service providers, aligned solution-oriented goals, and appropriate metrics are required.

It is unlikely that the service providers currently on the ground in Lancaster and the Antelope Valley have the resources or capacity to lead this coordinated visioning and planning. They will

need significant assistance to be able to improve communication and collaboration. This assistance may include additional staff capacity, a third-party director or coordinator tasked with networking with different agencies, community support with visioning and goal setting, and support with identifying resources and additional funding.

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

Introduction:

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to their special needs. Special needs groups include the elderly, persons with disabilities, persons with HIV/AIDS, female-headed households, large households, and homeless persons and persons at-risk of homelessness.

Describe the characteristics of special needs populations in your community:

Seniors: The share of Lancaster's population age 65 years and up increased from 8.1 percent in 2010 (Census) to 9.7 percent in 2013-2017 (ACS). According to the 2013-2017 ACS, an estimated 30.7 percent of households in the City had at least one individual who was 65 years of age or older and 9.7 percent of all residents in the City were seniors. Furthermore, 2011-2015 CHAS data found that approximately 66.1 percent of elderly households (62 years old and up) in the City earned low and moderate incomes, which is only slightly larger than the proportion of low and moderate income households citywide (61.6 percent). Approximately 28 percent of all elderly households in Lancaster experienced housing cost burden.

Persons with Disabilities: According to the 2013-2017 ACS, approximately 10.0 percent of the population in the City has one or more disabilities. Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in-home social, educational, and medical support to address developmental and mental impairments. Among persons living with disabilities in Lancaster, cognitive disabilities, ambulatory disabilities, and independent living disabilities were most prevalent (20 to 22 percent each).

Large Households: Large households are those with five or more members. The 2013-2017 ACS found 8,493 large households in Lancaster, representing approximately 18 percent of all households. Among the City's large households, 57 percent owned their own homes, while 43 percent were renter-households. According to the 2011-2015 CHAS data, of the City large family-households, 67.4 percent earned low and moderate incomes, which is only modestly larger than the share of low and moderate income households citywide (61.6 percent). Approximately 42 percent of large households in Lancaster experienced cost burden.

Single-Parent Households: As of the 2013-2017 ACS, an estimated 23.0 percent of Lancaster households were headed by single parents; the majority of which were headed by females (51.4 percent). Data from the 2013-2017 ACS indicates that approximately 42.8 percent of the City's female-headed households with children had incomes below the poverty level.

Victims of Domestic Violence: According to the 2020 Greater Los Angeles Homeless Count, 25 percent of the homeless persons were victims of domestic violence, translating to about 223 homeless persons in Lancaster. Approximately 32 percent of homeless families in LA County fled domestic violence situations prior to becoming homeless.

Farmworkers: Data on employment by industry and occupation from the 2013-2017 ACS indicates less than one percent of Lancaster’s population over age 16 were employed in farming, fishing, and forestry occupations.

Persons with Drug/Alcohol Addictions: The U.S. Department of Health and Human Services conducts annual National Surveys on Drug Use and Health. In 2018, the survey estimated that 60 percent of the population aged 12 or older used a substance including alcohol in the past month. No City specific data is available.

Veterans: The 2020 Homeless Count by LAHSA indicates that homeless veterans need assistance in SPA 1 of which Lancaster is a part.

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

Seniors: Seniors are gradually becoming a more substantial segment of a community’s population. Elderly households are vulnerable to housing problems and housing discrimination due to limited income, prevalence of physical or mental disabilities, limited mobility, and high health care costs. The elderly, and particularly those with disabilities, may face increased difficulty in finding housing accommodations, and may become victims of housing discrimination or fraud.

Persons with Disabilities: Persons with disabilities typically have lower incomes and limited housing choices due to mobility issues and lack of accessible housing. Housing discrimination also tends to impact persons with disabilities disproportionately.

Large Households: The limited availability of affordable adequately sized units is a problem faced by lower income large households. Housing cost burdens and overcrowding typically impact large households disproportionately.

Single Parent Households: Single-parent households have needs for affordable and quality childcare. Despite the existence of resources, it is difficult for some families to qualify for subsidized services. Many single-parent households also need support services for parenting. Often, inadequate transportation service and high transportation costs are also concerns.

Victims of Domestic Violence: There is a need for affordable housing options, ranging from emergency housing arrangements to transitional and permanent housing options. Victims of domestic violence also need access to job training and jobs, counseling, and legal assistance.

Farmworkers: Agriculture in Lancaster has declined during the past decades and will continue to do so as the City continues to urbanize. 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.

Persons with Drug/Alcohol Addictions: The Los Angeles County Department of Public Health has identified the following needs: raise awareness about prescription drug abuse; make usage of CURES/PDMP, which can be used to identify clinicians with patterns of inappropriate prescribing and dispensing controlled substances, mandatory; and assistance with the safe disposal.

Veterans: Affordable housing, job opportunities, and health care (especially mental health care) are some of the top needs for veterans.

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

See discussions above.

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

Describe the jurisdiction's need for Public Facilities:

The City of Lancaster has a range of public facility needs. These needs will be identified throughout the planning period and addressed with new programs and future funding.

Other public facility projects within the City's jurisdiction may be pursued pending funding availability and/or the urgency of needs.

How were these needs determined?

These needs were determined through a combination of public input primarily through comments received during staff assessments, and during preparation of the 2015 ADA Transition Study.

Describe the jurisdiction's need for Public Improvements:

The City of Lancaster has a range of public improvement needs, which could be funded with CDBG. The Capital Programs Division is responsible to identify projects and secure funding to construct the needed improvements. Three specific public facility needs affecting lower and moderate income households and areas were identified during the FY 2021-2025 Consolidated Plan process: (1) disabled access; (2) parks and recreation facilities; and, (3) safe routes to schools.

The City updated the Americans with Disabilities Act (ADA) Transition Study in 2015 that helped identify accessibility needs throughout the City to be addressed over a 15 year period (2015-2030). Expanded access parks and recreation facilities for persons with disabilities, youth, seniors, and other special needs groups can also be achieved through parks and recreation facility improvements.

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

The 2015 ADA Transition Study identified the following parks facilities in need of improved ADA accessibility:

Parks Transition Plan Schedule

Location	Years 1-3	Years 4-6	Years 7-10	Years 11-15
American Heroes Community Building	•		•	
American Heroes Park	•	•		
Deputy Pierre Bain Park	•		•	
Eastside Pool	•		•	
El Dorado Park	•	•		
Forrest E. Hull Park	•			
Jane Reynolds Park	•		•	
Lancaster City Park/Big 8 Softball Complex	•			•
Lancaster Municipal Stadium	•	•	•	•
Lancaster National Soccer Center	•			•
Mariposa Park	•		•	
Prime Desert Woodland Preserve	•			
Rawley Duntley Park	•			•
Skytower Park	•		•	
Tierra Bonita Park	•			•
Webber Pool	•	•		
Whit Carter Park	•			

The City also completed a Safe Routes to School Master Plan in 2017. The Master Plan identified impediments to safely walking to school based on walk audits conducted for each school serving the community.

Other public improvements within the City’s jurisdiction may be pursued pending on funding availability and/or the urgency of needs.

How were these needs determined?

These needs were determined through a combination of public input primarily through comments received at the Community Workshop, staff assessments, and the City's 2015 ADA Transition Study.

Describe the jurisdiction's need for Public Services:

Public service needs in the City include, but are not limited to, the following:

- **Homeless Services:** The City has a homeless population that requires a wide range of supportive services.
- **Services for the Disabled:** Persons with disabilities have a range of needs, including employment, recreation, and counseling, among others.
- **Youth Services:** There is substantial need for public services for Lancaster's homeless youth, transition age youth (TAY), and youth from lower and moderate income households, including employment, recreation, and counseling, among others.
- **Other Services:** Seniors and victims of domestic violence are examples of other special needs groups that have an outstanding need for public services.

Overall, the need for a range of public and supportive services in the City is substantial, especially for persons with special needs (such as homeless, youth, and persons with disabilities), as previously noted.

How were these needs determined?

These needs were determined through a combination of public input primarily through comments received at the Community Workshop, staff assessments, and the City's 2015 ADA Transition Strategy and 2018 Homelessness Plan.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Lancaster had about 53,330 housing units in 2013-2017 per the ACS, representing a 2.9-percent increase from the 2010 Census. Most housing units in the City are over 30 years old with two out of every three homes (66.7 percent) constructed prior to 1990. Given their age some of the pre-1990 units may require rehabilitation and improvements.

The cost of homeownership in Lancaster has decreased significantly since 2000. According to the 2011-2015 ACS, median home value in Lancaster was \$170,600, a 38-percent decrease compared to the 2000 Census. According to Zillow.com, median price for homes sold in 2019 was \$290,500 with a median list price of \$176 per square foot. Per Zillow, Lancaster home values increased 3.5 percent over the past year and are expected to rise another 3.5% within the next year.

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

Introduction

According to 2011-2015 ACS data, the majority of the City's housing stock is comprised of single-family homes (71 percent). Just over one-quarter (27 percent) of the City's housing units are multi-family homes. The vast majority (90 percent) of the City's ownership housing was comprised of larger units (i.e. with three or more bedrooms). By comparison, only 52 percent of the City's rental housing was comprised of these larger units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	37,165	71%
1-unit, attached structure	974	2%
2-4 units	2,820	5%
5-19 units	4,590	9%
20 or more units	3,035	6%
Mobile Home, boat, RV, van, etc	3,565	7%
Total	52,149	100%

Table 27 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	140	1%	375	2%
1 bedroom	310	1%	3,085	15%
2 bedrooms	2,205	8%	6,330	30%
3 or more bedrooms	23,995	90%	10,983	53%
	26,650	100%	20,773	100%

Table 28 – Unit Size by Tenure

Data Source: 2011-2015 ACS

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

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 Home 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 (pre-2023)		1,007	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	HOM / LIHTC / MRB	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	7/2/2064
Essex Apts	44916 10 th St West	105	105	LIHTC	2065

Arbor Lofts	661 Lancaster Blvd	21	20	LIHTC	6/18/2067
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-2025)		3,402	1,711		
Total Assisted Units		4,409	2,468		

Source: City of Lancaster Planning and Building and Safety Departments

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

There are currently 4,409 affordable units for lower-income family and senior households located in the City. Over time, affordability covenants and deed restrictions may expire, potentially resulting in the affordable units being converted to market-rate housing. Specifically, over the next five years, 757 assisted units within nine developments are considered at risk because they have become eligible to convert to market-rate housing:

- Sierra Villa East
- Mayflower Gardens
- College Park Apartments
- Antelope Valley Apartments
- Lancaster Home Apartments
- Fernwood Apartments
- Village Pointe
- Montecito Apartments
- Cedar Ridge

The at-risk units could also be protected through purchase by a nonprofit owner using a combination of bond funds and the four percent tax credit, or replaced through bond and tax-credit-financed new construction of either mixed-income projects or projects that are 100 percent affordable. City staff will work with the owners and the Los Angeles County Development Authority (LACDA) to determine if there are alternatives to maintain the affordability of units at-risk.

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

According to the CHAS data by HUD, mismatches in terms of supply and affordability exist in the City. Approximately 11,915 households earning less than 30 percent of AMI resided in the City at the time of the 2011-2015 CHAS; however, there are only 2,120 dwelling units affordable to those at this income level. During this same time period, there were approximately 5,220 housing units in the City that are affordable to households earning between 31 and 50 percent of AMI and 22,574 housing units affordable between 51 and 80 percent AMI. However, a housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than what is presented by the CHAS data.

In addition, according to the 2010 Census, approximately 17.7 percent of the households in Lancaster were large households (comprised of five or more persons). The limited availability of affordable adequately sized rental units is a problem faced by these households. The vast majority (90.1 percent) of the City's ownership housing was comprised of larger units (i.e. with three or more bedrooms), while only 55.5 percent of the City's rental housing was comprised of these larger units.

Describe the need for specific types of housing:

The City has the greatest need for housing affordable to households that earn less than 30 percent of AMI.

Discussion

See discussions above.

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

Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high rate of housing cost burden and overcrowding could result.

The cost of homeownership in Lancaster has decreased significantly since 2000. According to the 2011-2015 ACS, median home value in Lancaster was \$170,600, a 38-percent decrease compared to the 2000 Census. According to Zillow.com, median price for homes sold in 2019 was \$290,500 with a median list price of \$176 per square foot. Per Zillow, Lancaster home values increased 3.5 percent over the past year and are expected to rise another 3.5% within the next year.

Rental rates in the City vary by bedroom size, with market rents (average advertised rate) ranging from an average \$1,208 for a one-bedroom apartment unit to \$2,156 for a four-bedroom single family home (according to rental listings on Zillow.com). As of February 2020, the median market rent for all bedroom sizes was approximately \$1,875. These rent levels are lower than the Fair Market Rents (FMR) established by HUD for participation in federal housing programs and generally fall within the range for HOME Rents (Table 32).

Cost of Housing

	Base Year: 2000	Most Recent Year: 2015	% Change
Median Home Value	\$274,500	\$170,600	(38%)
Median Contract Rent	\$929	\$940	1%

Table 29 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	2,980	14.4%
\$500-999	9,160	44.1%
\$1,000-1,499	6,465	31.1%
\$1,500-1,999	1,870	9.0%
\$2,000 or more	298	1.4%
Total	20,773	100.0%

Table 30 - Rent Paid

Data Source: 2011-2015 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	2,120	No Data
50% HAMFI	7,920	5,000
80% HAMFI	16,265	11,699
100% HAMFI	No Data	16,098
Total	26,305	32,797

Table 31 – Housing Affordability

Data Source: 2011-2015 ACS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,279	\$1,517	\$1,956	\$2,614	\$2,857
High HOME Rent	\$1,158	\$1,253	\$1,506	\$1,730	\$1,911
Low HOME Rent	\$913	\$979	\$1,175	\$1,357	\$1,515

Table 32 – Monthly Rent

Data Source: FY 2020 HUD FMR and 2019 HOME Rents
:

Is there sufficient housing for households at all income levels?

According to the CHAS data by HUD, mismatches in terms of supply and affordability exist in the City. Approximately 11,915 households earning less than 30 percent of AMI resided in the City at the time of the 2011-2015 CHAS; however, there are only 2,120 dwelling units affordable to those at this income level. During this same time period, there were approximately 5,220 housing units in the City that are affordable to households earning between 31 and 50 percent of AMI and 22,574 housing units affordable between 51 and 80 percent AMI. However, a housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than what is presented by the CHAS data. The City has the greatest need for housing affordable to households that earn less than 30 percent of AMI.

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

Given limited affordable housing funds available and anticipated continued demand for adequately sized and affordable housing, the City would face significant challenges in providing affordable housing for those earning less than 30 percent of AMI. Issues with cost burden would continue to impact the most vulnerable segments of the community.

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

Based on a survey of rental listings on www.zillow.com, market rents in the City area vary by size and are generally lower than HUD FMR and roughly half of the units listed for rent fall within the range of HOME rents listed Table 32 by unit size.

Discussion

See discussions above.

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

Introduction

Assessing housing conditions in Lancaster can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. The American Community Survey (ACS) defines a "selected condition" as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on this definition, 51 percent of renter-households but only 35 percent of owner-households had at least one selected condition.

Definitions

In Lancaster, substandard housing conditions may consist of the following: structural hazards, poor construction, inadequate maintenance, faulty wiring, plumbing, fire hazards, and inadequate sanitation. Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	9,360	35%	10,685	51%
With two selected Conditions	285	1%	695	3%
With three selected Conditions	0	0%	75	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	17,015	64%	9,313	45%
Total	26,660	100%	20,768	99%

Table 33 - Condition of Units

Data Source: 2011-2015 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,720	25%	2,433	12%
1980-1999	12,349	46%	11,285	54%
1950-1979	7,055	26%	6,570	32%
Before 1950	535	2%	480	2%
Total	26,659	99%	20,768	100%

Table 34 – Year Unit Built

Data Source: 2011-2015 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980.	7,590	28%	7,050	34%
Housing units built before 1980 with children present	8,175	31%	4,375	21%

Table 35 – Risk of Lead-Based Paint

Data Source: 2011-2015 CHAS

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	NA	NA	NA
Abandoned Vacant Units	NA	NA	NA
REO Properties	NA	NA	NA
Abandoned REO Properties	NA	NA	NA

Table 36 - Vacant Units

Note: Other vacant units in 2011-2015 ACS are assumed to be abandoned units. No information is available on number of REO properties or physical conditions of vacant units. All vacant units are assumed to be suitable for rehabilitation.

Need for Owner and Rental Rehabilitation

Given the young age of the housing stock in the City, the number of substandard housing units is limited, though isolated substandard conditions nonetheless exist. Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time.

According to CHAS data provided above, between 2011 and 2015, only 31 percent of Lancaster's housing stock was constructed prior to 1980. Approximately 28 percent of owner-occupied housing and 34 percent of renter-occupied housing in the City is over 30 years old (built before 1980).

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

Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the federal government prohibited the use of LBP on residential property. National studies estimate that 75 percent of all residential structures built prior to 1970 contain LBP. Housing built prior to 1940 is highly likely to contain LBP (estimated at 90 percent of housing units nationally), and in housing built between 1960 and 1979, 62 percent of units are estimated to contain LBP.

Assuming 75 percent of units built prior to 1980 in the City contain LBP, an estimated 15,640 units (75 percent of 7,590 owner-occupied units built before 1980 and 75 percent of 7,050 renter-occupied units built before 1980) may contain LBP (Table 35). Furthermore, approximately 31 percent of the owner-households and 21 percent of the renter-households built before 1980, have children. The number of units with potential LBP hazards and occupied by households with children is estimated at 3,834 units (2,353 owner-occupied units and 1,481 renter-occupied units).

Discussion

See discussions above.

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

Introduction

There are no public housing units in Lancaster. The table below summarizes data provided by LACDA for public housing and Housing Choice Vouchers for the entire service area covered by LACDA. Data specific to the City of Lancaster is not available.

Totals Number of Units

	Program Type								
	Certificate	Mod- Rehab	Public Housing	Total	Project - based	Tenant - based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	261	2,962	21,798	1	21,797	1,264	1,357	558
# of accessible units	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

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

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

There are no public housing units in Lancaster.

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

There are no public housing units in Lancaster.

Public Housing Condition

Public Housing Development	Average Inspection Score
NA	NA

Table 38 - Public Housing Condition

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

There are no public housing units in Lancaster.

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

There are no public housing units in Lancaster.

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

Introduction

According to the Los Angeles Homeless Services Authority (LAHSA) 2020 Greater Los Angeles Homeless Count, on any given day, there were 2,053 homeless persons in Lancaster, including 2,021 unsheltered and 31 sheltered. Among the unsheltered, most were living in RVs/Campers, in cars, and on the street.

The Kensington Campus is operated by the People Concern and provides essential services to men, women, and families. The program offers emergency shelter and 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 2019, the campus opened the first of their units for homeless individuals. These apartments provide temporary housing for families on their way to independence and self-reliance. The new transitional units have added beds to the previous shelter's capacity. The Kensington Campus is the only emergency shelter housing men and women between another such operation in the San Fernando Valley in Los Angeles and the next closest shelter in Bakersfield.

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

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

Transitional Housing Program for Homeless Young People:

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

Valley Oasis / Homeless Solutions Access Center:

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

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	589		65	312	
Households with Only Adults					
Chronically Homeless Households					
Veterans					
Unaccompanied Youth					

Table 39 - Facilities and Housing Targeted to Homeless Households

DRAFT

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

The City of Lancaster participates in the County of Los Angeles' Continuum of Care system that provides services and facilities for the homeless and is comprised of local government jurisdictions, federal agencies, non-profit service and housing providers, technical assistance organizations, and organizations from the faith community. The City's 2018 Homelessness Plan identified the following agencies and programs targeted to homeless persons and available to the City's homeless population.

- **Homeless Meal/Food Services:** Regular meals for homeless persons are provided in Lancaster by Grace Resources, the Salvation Army and other faith-based providers. Grace Resources also operates a groceries/food pantry multiple days per week. Informal faith-based and community groups offer single-instance meals or other donation events. However, these events often have negative externalities on the public facilities and neighborhoods where they are held and on public health and, as a result, are not generally sanctioned or supported by formal service providers and agencies.
- **Support Services:** Support service providers for the homeless seek to prevent and end homelessness through a range of offerings:
 - The Salvation Army and Grace Resources provide a place for its clients to receive mail and offers.
 - The Los Angeles County Homeless Services Authority (LAHSA), Valley Oasis, Mental Health America, Salvation Army, the Mental Health America Military Resource Center, and faith-based organizations provide homeless outreach services.
 - Valley Oasis provides case management as part of the welfare-to-work program for domestic violence survivors. The program is funded by the Los Angeles County Department of Public Social Services. Valley Oasis also offers a domestic violence survivor 21-week support group.
- **Medical and Mental Health Services:** Medical and/or mental health organizations that provide services to homeless and non-homeless adults are:
 - Mental Health America provides integrated services to homeless and non-homeless adults with mental illness. These services include housing assistance, job training and placement, substance abuse recovery, social and living skills training, and money management. These services are intended to break the cycle for mentally ill homeless people who end up in jail for minor offenses and who cycle between incarceration and homelessness. Mental Health America operates an opportunity center for those with mental illness including drop-in services such as laundry, clean clothes, meals, and showers.
 - The Tarzana Treatment Center provides substance abuse treatment services in Lancaster.
 - The Los Angeles County Department of Mental Health offers over 80 programs and services. The department has services focused on children, adults, and older adults. Countywide services include psychiatric mobile response teams, assisted outpatient treatment, a homeless outreach mobile team, and homeless outreach teams.
 - The Antelope Valley Community Clinic provides many different healthcare

services, including mental health diagnosis, care, and referrals. The clinic also offers drug, alcohol, and opioid detox services.

- The Catalyst Foundation provides meal delivery, financial assistance to access housing (emergency through permanent), transportation to reach services, referrals for mental health and substance abuse treatment services, support groups, and financial literacy classes.
- BARTZ-Altadonna Community Health Center provides primary care, HIV and Hepatitis C focused services. The center has a sliding scale fee system and doesn't turn anyone away due to inability to pay.
- Antelope Valley Partners for Health targets mental and physical health and wellness services to vulnerable populations, including families struggling with poverty, low-income children, seniors, and pregnant women. They also assist transitional foster youth in finding appropriate housing.
- **Other Services (Legal, Employment, VA, Faith-Based, Etc.):** This section outlines other services available to homeless individuals as well as those individuals at risk of homelessness. The services and providers listed below assist and support the homeless population but are not intended to be a full representation of all available resources:
 - Neighborhood Legal Services of Los Angeles County provides legal services related to affordable housing preservation and tenant rights. The agency works in neighborhoods with the lowest-income residents who are at risk of becoming homeless.
 - Valley Oasis offers free legal services to its domestic violence clients.
 - Desert Vineyard Church periodically holds free legal clinics in partnership with Christian Legal Aid.
 - The Salvation Army assists its clients with obtaining legal identification and other documentation necessary for employment.
 - Grace Resources provides parenting classes, ethics training, anger management classes, and "writing to succeed" classes.
 - The Salvation Army provides life skills tools and resources to residents of its shelter.
 - The Antelope Valley Community College (AVCC) Hearts and Hands Pantry provides supplemental nutritional food to homeless and/or hungry AVCC students, to benefit their academic success.
 - The Los Angeles County Office of Public Social Services' General Relief Opportunities for Work (GROW) program is intended to assist General Relief recipients in transitioning into the labor market. All employable General Relief recipients must participate in the GROW program. GROW includes education services, training services, youth services, employment development, and other support services.
 - America's Job Center of California has a GROW center in Lancaster. They provide training and counseling for clients of all faiths and circumstances.
 - Desert Haven offers training and employment for people with developmental disabilities. It is a social enterprise that serves some homeless and formerly homeless people.
 - Mental Health America operates the Military Resource Center, which provides

outreach and services to veterans and returning military personnel and their families— including those who are homeless. Resources include classes, counseling, and housing assistance.

- The William J. “Pete” Knight veterans’ home in Lancaster provides assisted living for 60 retired veterans. The home is operated by the California Department of Veterans Affairs.
 - Mental Health America has a program for transition-age youth (ages 17–25) with mental illness transitioning out of foster care and mental health care systems. It connects these individuals to adult mental health services and other resources to assist them with self-sufficiency.
 - The Los Angeles County Office of Education and local school districts have homeless liaisons and services for homeless students. Some of the services they provide are free or reduced-price meals, bus passes or cab fare, clothing allowances, and homework assistance. The Penny Lane Center provides services for children and families. The center serves foster youth and transition- age youth. Services include employment services, foster care and adoption services, mental health services including case management and medication management, and a transitional-age youth drop-in center.
 - The Lost Angels Children’s Project provides at-risk, foster, and low-income youth with an educational and safe after-school program that develops the skills of team building and critical thinking via vocational training in classic car restoration and art. The City of Lancaster and Lost Angels are currently exploring the development of a social enterprise for homeless youth to build and sell furniture.
 - The Antelope Valley Senior Center in Lancaster is operated by the Los Angeles County Department of Workforce Development, Aging & Community Services. The center provides social, recreational, and educational activities to adults aged 50 and older. It is a food bank distribution site for qualified seniors over the age of 60. Mental health services are also provided at the senior center. The center serves as a warming and cooling center during extreme weather and is home to the Antelope Valley Seniors Network, which helps match seniors with appropriate services.
 - Grace Resources collects clothing and other basic needs supplies from the community for those in need, once a month as part of their Abundance Sunday/Monday program. They also collect warm clothing annually before winter and have a program to provide school supplies to children.
 - Valley Oasis runs a thrift store that is free for its clients. It also provides job training opportunities for some of its clients.
 - Lancaster Church of the Brethren provides hygiene kits to the homeless.
 - Desert Vineyard Church provides meals at their church in Lancaster, at a park in Palmdale, and at campsites in the desert. The church also collects warm clothing, blankets, and sleeping bags annually to give to the homeless and needy.
 - Wayside Christian Church operates the Love On Purpose ministry. The ministry provides a food pantry at their church in Lancaster. They also operate mobile emergency showers and collect basic needs supplies and clothing to provide to those in need.
- **Antelope Valley Homeless Coalition (AVHC):** 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.

- **Mental Health America: AV Homeless Assistance Program / Transitional Age Youth:** The program is operated by Mental Health America in Los Angeles County (MHALA). MHALA offers the Antelope Valley's only service for homeless people with mental illness, including those who have substance abuse problems. Services at the drop-in center meet immediate needs for showers, laundry, clothes, and links to food and shelter, and the long-term assistance helps in finding housing, learning living skills, and receiving health and mental health treatment. Mental Health America also provides Transition Age Youth (TAY) programs to support youth and young adults during the transition from foster care to mainstream life in the community. Almost 70 percent of homeless young adults have "aged out" of foster care without the skills (e.g., education, employment, and housing) needed to move into adulthood and the community. TAY programs help young people build the skills to survive on their own.
- **Transitional Housing Program for Homeless Young People:** The program is operated by the Department of Children and Family Services (DCFS). The program provides scattered site transitional housing with supportive services to homeless youth 18–21 who were emancipated from the foster care system. The Antelope Valley Transition Resource Center maintains limited hours of operation.
- **Valley Oasis / Homeless Solutions Access Center:** The Valley Oasis/Homeless Solutions Access Center provides services and shelter referrals for those seeking placement in emergency or transitional housing, or a path to permanent housing. Drop-in services include showers, laundry, emergency transportation, and food and clothing. Long-term assistance includes provision of life skills, and coordination for the obtaining of health and mental health services.

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

Emergency Shelters

Emergency shelters offer temporary overnight sleeping accommodations for generally up to a month, although some may offer longer stays up to 180 days. Emergency shelters provide a means of temporarily housing homeless persons, but also offer opportunities to provide referrals and services.

A challenge facing homeless persons in the region was the closure of the Lancaster Community Shelter, operated by Grace Resources, which served as the only year-round shelter in the Antelope Valley. The shelter was centrally located near downtown Lancaster, which acted as a draw attracting homeless persons to the newly revitalized downtown corridor.

The High Desert Multi-Ambulatory Care Center (MACC) has replaced and expanded the beds lost when the Community Shelter closed. However, its remote location is a challenge for homeless persons with limited transportation options who also receive services from other providers located in and around downtown Lancaster. The City has helped to develop the Kensington Campus

Project which also provides beds to homeless. In addition, Valley Oasis operates a local 65-bed shelter for domestic violence victims.

Transitional Housing

Transitional housing is distinguished from emergency shelters in that it provides shelter for an extended period of time and generally includes integration with other social services and counseling programs to assist in the transition to self-sufficiency through the attainment of a permanent income and housing. Valley Oasis, as the SPA CES Lead, in conjunction with Mental Health America, locate and operate transitional housing for homeless individuals in the region. Valley Oasis has a housing-first program for homeless domestic violence survivors. Funding helps participants find housing, employment, and a safe situation. Valley Oasis also operates the Stepping into the Light program, which provides transitional housing for families in an apartment complex setting; as well as the TAY program, which helps homeless youth find appropriate housing. All of these programs include additional support services like transportation, counseling, and employment assistance.

Permanent Supportive Housing

Mental Health America operates permanent supportive housing for its clients. They also partner with the County to provide care and a housing voucher to clients.

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

Introduction

A variety of services and facilities targeting persons with special needs are available in Lancaster.

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

Seniors: Low income is usually a main factor affecting many seniors regarding their ability to access services. With limited incomes, seniors face the challenges of high costs for housing and health care. Many seniors also have mobility issues and therefore require supportive services such as transportation and delivered meals. Seniors also may be residing in older housing units that require rehabilitation and improvements, including ADA improvements.

Persons with Disabilities: Persons with disabilities often have limited incomes, but extensive needs for a variety of services. Furthermore, as the majority (66.7 percent) of the City's housing stock was constructed prior to 1990 (before the passage of the American with Disabilities Act), accessible housing is also limited in supply. Persons with disabilities also need supportive services to help them gain independent living and self-sufficiency.

Persons with Alcohol/Drug Addiction: Sober living homes provide a safe, supportive place to live while recovering from alcohol and drug addiction. A stable home and drug-free living environment is important for recovery.

Persons with HIV/AIDS: Stable, affordable housing offers the best opportunity for persons living with HIV/AIDS to access drug therapies and treatments and supportive services that will enhance the quality of life for themselves and their families. When people are housed, they can access

and adhere to drug treatments and therapies and require fewer hospitalizations and less emergency room care. It has been estimated that as many as half of all people living with HIV/AIDS will need housing assistance at some point in their illness. For many of those, short-term assistance with rent, mortgage, or utility costs alone will provide the necessary support to remain healthy and in stable housing. However, those struggling with multiple diagnoses of HIV and mental illness and/or substance use may need supportive services in addition to housing assistance.

Public Housing Residents: There are no public housing units in Lancaster.

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

LACDA assists residents with direct clinical and/or case management services from the Family Resource Center. Frequent issues encountered include domestic violence, child abuse, mental illness, aging-related issues, and general crisis intervention. Special support is provided for the homeless and emancipated youth housed at the sites and the clinician is on-call to conduct emergency mental health assessments. In addition, the Assisted Living Waiver Program has been implemented at several senior/disabled sites supporting residents who would have to live in a nursing home if they were not receiving services from this program.

Residential care facilities also provide supportive housing for persons with disabilities. The following types of facilities are available in Lancaster:

- **Adult Day Care Facilities (ADCF):** Facilities of any capacity that provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting.
- **Adult Residential Facilities (ARF):** Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- **Residential Care Facilities for the Elderly (RCFE):** Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

These facilities are regulated by the State Department of Social Services (DSS), Community Care Licensing Division. According to DSS licensing data, there are five ADCFs, 59 ARFs, and 57 RCFEs located in the City.

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

Given the limited CDBG funding, the City proposes focusing CDBG public service funds on improving supportive human services for low and moderate income youth and other persons with special needs (e.g., seniors, persons with disabilities, and victims of domestic violence). In addition, CDBG funds will be used to improve and expand parks and recreation facilities and ADA infrastructure improvements.

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

Lancaster is not an entitlement/consortia grantee.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Lack of Affordable Housing Funds: The availability of funding for affordable housing has been severely affected by the dissolution of Redevelopment in the State of California. Without redevelopment, the City lacks a steady source of funding to operate affordable housing programs. Low Income Housing Tax Credits (LIHTC), one of the most significant funding sources for affordable housing, is highly competitive, and alone cannot provide enough funds for the development of affordable housing. Typically, the development of affordable housing requires multiple levels of public financing.

Environmental Protection: State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing. Furthermore, opponents often use the CEQA process to block or delay housing development.

Local Residential Development Policies and Regulations: Development standards and regulations applicable to development in Lancaster include the General Plan, zoning ordinance, subdivision ordinance, and building code. 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.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. Application processing fees in the City of Lancaster have been established by Resolution.

Permit and Processing Procedures: A custom single-family house in Lancaster requires no discretionary planning review and is approved “over the counter” if structure meets the standards of the zone it is located in. 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 take between three and 18 months, depending on the level of required CEQA review. 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. This process can take two to four months, depending on the level of environmental review. The Site Plan Review and Tentative Parcel Map required for condominiums would take three to six months for review and approval.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing

production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance.

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

Introduction

The State Employment Development Department (EDD) reported 66,300 Lancaster residents in the labor force as of January 2020, with an unemployment rate of 6.7 percent, which is down from 11.1 percent reported by the 2011-2015 CHAS (Table 41). This unemployment rate is moderately higher than the County's 4.5 percent unemployment. Certain employment sectors, however, may have mismatches between available jobs and number of workers, potentially resulting in high unemployment rates in those sectors or commuting outside of City for employment (as shown in "Business Activity" table). When expressed as the percentage-point difference between the share of total workers and the share of jobs in a sector, the largest mismatches in Lancaster found in the Manufacturing sector (+10 pts) and the Education and Health Care Services (-7 pts). Unemployment rates vary by age groups, and the rate was highest among young adults between 16 and 24 (19 percent), according to the 2011-2015 ACS.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	760	41	2	0	-2
Arts, Entertainment, Accommodations	5,647	3,950	13	14	0
Construction	2,301	1,768	5	6	1
Education and Health Care Services	9,607	9,385	22	32	10
Finance, Insurance, and Real Estate	1,987	1,177	5	4	-1
Information	1,226	381	3	1	-2
Manufacturing	4,840	1,232	11	4	-7
Other Services	1,482	1,013	3	3	0
Professional, Scientific, Management Services	2,985	1,331	7	5	-2
Public Administration	0	0	0	0	0
Retail Trade	5,747	4,960	13	17	4
Transportation and Warehousing	1,917	1,775	4	6	2
Wholesale Trade	1,518	566	4	2	-2
Total	40,017	27,579	--	--	--

Table 40 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	61,724
Civilian Employed Population 16 years and over	54,740
Unemployment Rate	11.31
Unemployment Rate for Ages 16-24	19.33
Unemployment Rate for Ages 25-65	5.93

Table 41 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	11,135
Farming, fisheries and forestry occupations	2,530
Service	6,615
Sales and office	13,495
Construction, extraction, maintenance and repair	6,190
Production, transportation and material moving	3,229

Data Source: 2011-2015 ACS

Travel Time

Table 42 – Occupations by Sector

Travel Time	Number	Percentage
< 30 Minutes	33,183	64%
30-59 Minutes	8,419	16%
60 or More Minutes	10,385	20%
Total	51,987	100%

Table 43 - Travel Time

Data Source: 2011-2015 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	5,900	830	7,415
High school graduate (includes equivalency)	12,450	1,409	10,635
Some college or Associate's degree	18,270	2,020	10,565
Bachelor's degree or higher	9,570	610	2,280

Table 44 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	325	845	1,450	3,665	2,285
9th to 12th grade, no diploma	2,545	2,290	2,755	3,128	1,525
High school graduate, GED, or alternative	5,605	7,625	6,523	10,420	3,815
Some college, no degree	6,560	7,315	6,015	10,325	3,325
Associate's degree	664	2,240	1,375	3,655	1,425
Bachelor's degree	655	2,655	1,835	3,850	1,080
Graduate or professional degree	57	685	1,195	2,300	940

Table 45 - Educational Attainment by Age

Data Source: 2011-2015 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	70,498
High school graduate (includes equivalency)	104,738
Some college or Associate's degree	111,492
Bachelor's degree	129,365
Graduate or professional degree	152,888

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

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

Lancaster's local economy is primarily a service-based economy. Within Lancaster, the major service employment sectors are Education and Health Care Services (22 percent), Arts, Entertainment, Accommodations (13 percent), and Retail Trade (13 percent); Education and Health Care Services; and Manufacturing These three sectors represent nearly half (48 percent) of the employment opportunities available in the City. As a whole, service sector occupations represent approximately 58 percent of employment opportunities in the City.

Describe the workforce and infrastructure needs of the business community:

The active workforce living in the Lancaster area is educated. About 20 percent of all workers have completed college education and two-thirds with a high school diploma. Many of the City's residents travel to neighboring cities and many travel to San Fernando Valley and the City of Los Angeles for work because there are not enough jobs available in the City matching the skills of residents. The City of Lancaster continues to work with local educational institutions, employers, real estate developers and others to review changes in Lancaster's workforce needs and anticipate changes occurring in employment demands. Together with these groups the City can promote job training, skill enhancement, and education meeting the needs of jobs and careers available within the Antelope Valley.

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

As the City continues to develop its economic base, more housing and supportive facilities and services may also be needed and constructed. The addition of more jobs and housing will also increase traffic congestion in the area. Improvements to the transportation system must complement employment and housing growth in the community. In response to the COVID 19 pandemic, the City will help monitor and address the needs of the community. In the long term, COVID 19 could lead to a shift in the local economy prompting the City to assist small businesses with loans and or job/growth opportunities

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

According to the 2013-2017 ACS, a significant portion of the active workforce living in the Lancaster area was educated with an estimated 82 percent of residents with a high school diploma and 17 percent with a college degree. However, residents age 16 and up without a high school diploma school account for nine percent of the active workforce, which reflected the large number of jobs in the service and entertainment sectors.

One of the most important issues facing the growth of Lancaster is the expansion of local job opportunities and the diversification of the City's employment base in order to achieve economic self sufficiency.

If Lancaster is to achieve its desire to become a financially stable community, it must attain a balance between local employment and local housing (jobs/housing balance) and develop a 21st Century work force – two of the Strategic Pillars of the Lancaster Economic Development/Redevelopment (LEDR) Strategic Plan. The LEDR Strategic Plan represents the primary implementation framework for the City's General Plan long-term economic development and vitality goals. The LEDR Strategic Plan covers a four-pronged approach to addressing the major challenges that threaten the economic vitality of our community: (1) the jobs/housing imbalance; (2) workforce development; (3) revitalizing local commerce; and (4) creating a new sense of community.

The City's University Center brought California State University engineering and science programs to the community while Antelope Valley College, home to more than 15,000 students, continues to expand its 135 acres with new health and science facilities designed to educate a new generation of highly skilled workers.

The City also partners with the California Small Business Development Center (SBDC) to create new programs to assist small business owners and potential entrepreneurs. Sponsored in part by the City and the Antelope Valley Board of Trade, the program offers free small business counseling and low-cost business workshops to new and existing entrepreneurs.

The City of Lancaster will continue to work with local educational institutions, employers, real estate developers and others to review changes in Lancaster's workforce needs and anticipate changes occurring in employment demands

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

A number of workforce training initiatives and programs are available to Lancaster residents. The following discussion provides details on the region's major programs:

- **The WorkSource Center:** The WorkSource California Antelope Valley One-Stop Career Center is made possible through funding and support from a variety of partners. All services are provided to employers and job seekers at no cost through the Federal Workforce Investment Act (WIA) and the City of Lancaster in partnership with the Employment Development Department (EDD), the County of Los Angeles, and Antelope Valley Community College. WorkSource California is a network of workforce experts that leverage funding and resources across the Los Angeles region to provide job seekers and businesses with no-cost, high value employment and training services. As a part of the state's WorkSource California Network, the One-Stop provides quick and easy access to job education, training, and employment services.
- **Antelope Valley College (AVC):** AVC Corporate & Community Services is committed to providing lifelong learning experiences to the community through a variety of courses which provides short-term, not-for-credit programs that offer the basic, technical and professional business courses designed to develop skills that can lead to employment, job advancement & enhancement and/or certification.
- **Los Angeles County Federation of Labor:** The Los Angeles County Federation of Labor, AFL-CIO is the chartered Central Labor Council (CLC) of the AFL-CIO in Los Angeles County. Their mission is to promote a voice for workers through organizing themselves into unions, building strong coalitions of labor, community, faith, and responsible businesses, engaging in both organizing and political campaigns, electing pro-union and pro-worker candidates and advancing public policies that support workers, families and local communities.
- **California Employment Training Panel (ETP):** ETP supports job creation and retention through workforce development by providing financial assistance through reimbursements to California businesses in support of customized worker training. ETP funds three types of training programs: Retaining, New Hire and Special Employment Training which includes a small business program. Eligible employers are ones that are subject to the Employment Training Tax.

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

Yes, see discussions above and below.

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

Governor's Economic Development Initiative (GEDI): The California Governor's Office of Business and Economic Development (GO-BIZ) has three new programs under the Governor's Economic Development Initiative (GEDI): Manufacturing Equipment Sales and Use Tax

Exemption, New Employment Credit, and the California Competes Tax Credit. The first two are non-competitive. The last one, California Competes Tax Credit is a competitive application process. The City promotes the GEDI and other State of California economic initiatives on its website and in economic development brochures.

Antelope Valley Economic Development & Growth Enterprise (AV EDGE – formerly Greater Antelope Valley Economic Alliance (GAVEA) and Antelope Valley Board of Trade (AVBOT): AV EDGE, through its Antelope Valley Education & Research Foundation, regularly commissions and publishes pertinent and meaningful data on the Greater Antelope Valley Region via an annual Economic Round Table Report (most recently published March 2021). The City is a member of the GAVEA and promotes the alliance and its initiatives on its website and in economic development brochures.

Los Angeles County Economic Development Corporation (LAEDC): The LAEDC engaged and solicited input from more than 500 stakeholders in 26 public input sessions to update comprehensive, collaborative, consensus Strategic Plan for Economic Development in Los Angeles County. The most recent Strategic Plan is for years 2016-2020. The Strategic Plan serves as the region’s roadmap to increase shared prosperity and increase standards of living for our diverse residents from all regions of L.A. County, in the face of unprecedented changes occurring in our economy. The Strategic Plan doesn’t treat the symptoms of economic distress. Instead, the many participants in the Strategic Plan have selected priorities to address the root causes of poverty, tepid wage growth, insufficient pathways to middle class. The resulting goals and strategies will foster higher standards of living for our region.

Federal Opportunity Zone Program: The Tax Cuts and Jobs Act of 2017 gives investors incentives to reduce and eliminate capital gain taxes for businesses who invest in Opportunity Zones. Opportunity Zones are low income census tracts nominated by governors and certified by the U.S. Department of the Treasury into which investors can now put capital to work financing new projects and enterprises in exchange for certain federal capital gains tax advantages. The City of Lancaster has six qualifying locations with nearly 4,000 acres within Opportunity Zones, ranging from redevelopment opportunities to vacant land ripe for development and encompassing all zoning types.

Discussion

See discussions above.

MA-50 Needs and Market Analysis Discussion

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

Housing problems impact lower and moderate income households disproportionately, compared to non-low and moderate income households. Therefore, areas with concentrations of low and moderate income households are likely to have high rates of housing problems.

HUD defines a Low and Moderate Income area as a census tract or block group where over 51 percent of the population is low and moderate income. However, HUD provides exceptions to communities with significantly lower than average and significantly higher than average concentrations of low and moderate income population in order to qualify more households in these communities. For Lancaster, a low and moderate income area is one with 51 percent of the population earning low and moderate incomes. A map in Appendix B identifies the low and moderate income areas primarily east of Highway 138.

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

A minority concentration area is defined as a Census Tract whose proportion of a non-White population is at least 20 percentage points higher than countywide average, according to HUD's Rental Assistance Determination (RAD) Minority Concentration Analysis Tool. A map in Appendix B illustrates the location of these census tracts, which are generally located in the area bounded by Highway 138 on the west, W Avenue to the north, 30th Street to the east, and Avenue K to the south.

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

In Lancaster, both minority concentrated census tracts are also areas of low and moderate income concentrations. Most of the City's affordable housing are located within or near these low and moderate income or minority concentration areas.

Are there any community assets in these areas/neighborhoods?

The City has a strong network of active and dedicated nonprofit organizations and community groups that work to address the housing and community development needs in these neighborhoods and the City at large. Lancaster is not a large city by geographical area. Social service agencies located within the City and in the greater Antelope Valley provide valuable services and assistance to lower and moderate income residents.

The City is an urbanized community with easy access to broadband services throughout the City, including the low and moderate income neighborhoods. Per BroadbandNow, Lancaster is served by 21 internet service providers with 427 verified Internet plans since 2014. DSL and cable are the primary broadband types around the Lancaster metro area. Most affordable housing developments in California requires multiple layers of funding sources, such as Low Income Housing Tax Credits (LIHTC) and HUD funds. These programs either mandate or encourage broadband services. All affordable housing developments in the City have access to broadband services.

Are there other strategic opportunities in any of these areas?

The City will continue to collaborate with the agencies and surrounding communities in the North Los Angeles County area and beyond to ensure services and programs are delivered in a cost-effective manner and provide assistance to those who are most in need.

Identified strategic opportunities are discussed above.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

Lancaster, including its low and moderate income neighborhoods, have access to broadband services. The Urban County is served by major providers such as Spectrum, Frontier, AT&T, and Earthlink. Most affordable housing developments in California requires multiple layers of funding sources, such as Low Income Housing Tax Credits (LIHTC) and HUD funds. These programs either mandate or encourage broadband services. All affordable housing developments in the City have access to broadband services.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Per BroadbandNow, Lancaster is served by 21 internet service providers with 427 verified Internet plans since 2014. DSL and cable are the primary broadband types around the Lancaster metro area and overlap in service areas creating active competition to provide services to most Lancaster services. In addition to the incumbent broadband options, the Lancaster area also has widespread satellite access. Viasat Internet (formerly Exede), for example, has coverage for virtually one hundred percent of Lancaster. There is no need to increase competition.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

Pursuant to California Planning and Zoning laws, jurisdictions in California are required to periodically update their General Plans. Specifically, the General Plan is required to include a Safety Element. The Safety Element evaluates all risks of natural and man-made hazards throughout the community, including low and moderate income neighborhoods, and establishes goals, policies, and implementing actions to mitigate the risks of natural and manmade hazards. Lancaster must update the update the Safety Element periodically.

Lancaster is working to establish plans to address natural hazard risks associated with climate change. The City completed a Draft Climate Action Plan (CAP) in June 2016, which included a Greenhouse Gas Emissions Inventory.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Currently, natural absorbers of carbon dioxide are not able to take in all of the carbon dioxide being emitted into the atmosphere, increasing the greenhouse effect. As the population in the City of Lancaster and the Antelope Valley grows and electricity sources are stretched to meet the increased electricity demands, greenhouse gas emissions will increase and energy prices will rise. Becoming more energy efficient will allow Lancaster households, including low and moderate income households, to save money in the long-term on living necessities.

DRAFT

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the centerpiece of the Consolidated Plan. The Plan describes:

- General priorities for assisting households;
- Programs to assist those households in need; and
- Five-year objectives identifying proposed accomplishments.

The Strategic Plan also addresses the following areas:

- Anti-poverty strategy;
- Lead-based paint hazard reduction;
- Reduction of barriers to affordable housing; and
- Institutional Structure/Coordination among agencies.

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

Geographic Area

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

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

General Allocation Priorities

The City seeks to disburse funds strategically within the low and moderate income areas. However, no specific neighborhoods are targeted for improvements. Appendix B contains a map illustrating the low and moderate income areas in the City (defined as a block group where at least 51 percent of the population with low and moderate incomes). Investments in public facilities and services serving special needs populations and primarily low and moderate income persons will be made throughout the City. Housing assistance will be available to income-qualified households citywide. The City will evaluate each eligible projects and programs based on the urgency of needs, availability of other funding sources, and financial feasibility.

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

Priority Needs

1	Priority Need Name	Provide Decent and Affordable Housing		
	Priority Level	High		
	Population	Income	Extremely Low Low Moderate	
		Household Type	Persons with Disabilities Large Families Families with Children Elderly	
		Special Needs	Persons with Disabilities Large Families Families with Children Elderly	
	Geographic Areas Affected	Citywide		
	Associated Goals	Provide Decent and Affordable Housing		
	Description	The City will expand its supply of affordable housing for low and moderate income residents through new construction.		
Basis for Relative Priority	According to CHAS data by HUD, mismatches in terms of supply and affordability exist in the City. Approximately 11,915 households earning less than 30 percent of AMI resided in the City at the time of the 2011-2015 CHAS; however, there are only 2,120 dwelling units affordable to those at this income level. During this same time period, there were approximately 5,220 housing units in the City that are affordable to households earning between 31 and 50 percent of AMI and 22,574 housing units affordable between 51 and 80 percent AMI.			

2	Priority Need Name	Provide Supportive Human Services		
	Priority Level	High		
	Population	Income	Extremely Low Low Moderate	
		Household Type	Large Families Families with Children Elderly	
		Special Needs	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence	
	Geographic Areas Affected	Citywide		
	Associated Goals	Provide Supportive Human Services		
	Description	Improve supportive human services for low and moderate income persons in the following areas: physical health and mental health; homelessness; senior services; disabled services; youth and at-risk youth services; transportation; childcare; domestic violence; substance abuse; and anti-crime.		
Basis for Relative Priority	While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line and those with special needs. The City supports other governmental, private, and non-profit agencies involved in providing services to low and moderate income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services. The need for public and supportive services in the City is extensive, especially for persons with special needs (such as seniors, youth, disabled, homeless, and victims of domestic violence, among others).			

3	Priority Need Name	Improve and Expand Facilities and Infrastructure		
	Priority Level	High		
	Population	Income	Extremely Low Low Moderate	
		Household Type	Large Families Families with Children Elderly	
		Special Needs	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development	
	Geographic Areas Affected	Citywide		
	Associated Goals	Improve and Expand Facilities and Infrastructure		
	Description	Through various capital improvement projects, the City will improve and expand infrastructure and community facilities that benefit low and moderate income neighborhoods and residents, as well as persons with special needs (such as the homeless, seniors, youth, and persons with disabilities). This may include activities such as ADA improvements to government and other community facilities, construction or improvement of facilities for disabled recreation.		
Basis for Relative Priority	A number of the City's parks and recreation facilities, streets and sidewalks are in need of improvements, renovations and accessibility related modifications. These projects are necessary in order to ensure that critical services and facilities within the City remain safe and accessible to all residents of the community.			

4	Priority Need Name	Planning and Administration		
	Priority Level	High		
	Population	Income	Extremely Low Low Moderate	
		Household Type	Large Families Families with Children Elderly	
		Special Needs	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development	
	Geographic Areas Affected	Citywide		
	Associated Goals	Expand Affordable Housing Provide Supportive Human Services Improve and Expand Facilities and Infrastructure		
	Description	The City will implement the goals and objectives of the Consolidated Plan by delivering a variety of housing and community development programs and activities. The City will continue to comply with the planning and reporting requirements of the Consolidated Plan regulations, HOME regulations, CDBG regulations, including affirmatively furthering fair housing. Annually, the City will monitor its use of HOME and CDBG funds to ensure effective and appropriate use of funds.		
Basis for Relative Priority	Compliance with all HUD Consolidated Plan, HOME program, and CDBG program regulations is a requirement for participation in these HUD programs.			

Table 48 – Priority Needs Summary

Narrative (Optional)

In establishing five-year priorities for assistance, the City has considered input from various sources including: demographic and empirical data analysis, and interviews with staff.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>The City receives approximately \$1.5 million in CDBG funds annually; however, long-term tenant-based rental assistance is not an eligible CDBG activity. Remaining funds are more efficiently utilized for needed public improvements and services, and housing rehabilitation assistance.</p> <p>The City also becomes a HOME entitlement starting FY 2020, receiving about \$650,000 annually. HOME funds will be used primarily for the development of affordable units and are not intended for TBRA.</p>
TBRA for Non-Homeless Special Needs	<p>The City receives approximately \$1.5 million in CDBG funds and \$650,000 in HOME funds annually. Long-term tenant-based rental assistance is not an eligible CDBG activity. Remaining funds are limited and are more efficiently utilized for needed public improvements and services, and housing rehabilitation assistance. The City also intends the HOME funds to be used for the production of long-term affordable housing units.</p>
New Unit Production	<p>There is a substantial need for affordable housing in Lancaster. New construction of affordable units is not an eligible CDBG activity, except for infrastructure improvements to support affordable housing production; however, the City's HOME funds will be provided to address this need.</p>
Rehabilitation	<p>Given the age of the City's housing stock, the number of substandard housing units is limited, though isolated substandard conditions do exist. The City does have a portion of its housing stock reaching or exceeding 30 years of age, and therefore require rehabilitation and repairs. However, the City has not prioritized use of limited HOME and CDBG funds for rehabilitation assistance.</p>
Acquisition, including preservation	<p>Without a significant and consistent funding source for affordable housing, the City does not anticipate engaging in acquisition of affordable housing using HOME or CDBG funds.</p>

Table 49 – Influence of Market Conditions

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

Introduction

A number of housing and community development resources are currently available in the City of Lancaster. They include:

- HOME Investment Partnerships Program (HOME)
- Community Development Block Grant (CDBG)
- General funds
- HUD Section 8 Rental Assistance Program (through the Los Angeles County Development Authority)

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: \$	Total: \$		
CDBG	Public - Federal	Public Services Public Improvements Admin and Planning	\$1,549,389	\$0	\$0	\$1,549,389	\$7,746,945	The estimated amount of CDBG funds available over the planning period is based on a consistent funding level.
HOME	Public - Federal	Community Housing Development Organizations (CHDO) - New Construction HOME – New Construction Admin and Planning	\$676,132	\$0	N/A	676,132	\$3,380,660	The estimated amount of HOME funds available over the planning period is based on a consistent funding level.

Table 50 - Anticipated Resources

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

The City and HUD share an interest in leveraging HUD resources to the maximum extent feasible in order to deliver high-quality, creative, and efficient housing, neighborhood improvement programs, and supportive services. In fact, HUD regulations require cities to describe other federal, state, city or private sources, which are expected to be available during the program year. The City has limited Housing Asset funds remaining from the former redevelopment agency. In addition, the City will be receiving Permanent Local Housing Allocation (PLHA) funds on an annual basis from the State of California. The City will use these funding sources, along with general funds, to leverage HOME and CDBG funds to provide housing and community development activities in the community. In addition, the City will actively pursue or support the pursuit of other local, state, and federal funds by other entities provided that the intended

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

The uses are consistent with the Consolidated Plan or the General Plan of the City.

The construction of new affordable housing on publicly owned land or property is allowable as a LMC Presumed Eligible activity.

Discussion

See discussions above.

SP-40 Institutional Delivery Structure – 91.215(k)

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

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Lancaster	Government	Homelessness Non-Homeless Special Needs Ownership Planning Neighborhood Improvements Public Facilities Public Services	Jurisdiction

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Lancaster works with a wide range of public and community social service agencies to meet and address the various needs of the community, including homeless persons. During the Consolidated Plan period, City staff will continue to function in a coordinating role between local non-profit collaborate advocacy groups and other County, State, and Federal organizations. The City will with regional agencies such as the Los Angeles Homeless Services Agency (LAHSA).

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse			
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			
Other			

Table 52 - Homeless Prevention Services Summary

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

The City collaborates and works closely with local organizations to continually make progress in meeting specific objectives for reducing and ending homelessness. Specifically, the following resources are available to the City's homeless population and the following activities have been undertaken in recent years:

- Case Management and Life Skills:** The City is aware of the need for transitional housing to prepare individuals for stable, permanent housing. The success of transitional housing is based on counseling and services to uncover and mitigate the barriers that led to homelessness. The City will allocate up to 15 percent of its CDBG funds annually to public service agencies that offer supportive services for those at-risk of becoming homeless for the first time, and formerly homeless at-risk of becoming homeless again, including extremely low income individuals and families. Many of these agencies also provide assistance addressing housing, health, social services, employment, education or youth needs.
- Regional Collaboration:** The City of Lancaster also collaborates with the Los Angeles Homeless Service Authority (LAHSA) and 211, to plan homeless services throughout the region.

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

The City continues to work with a wide range of public and social service agencies to meet and address the various needs of the community.

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

The Finance and Information Technology Department has full-time staff to administer and support social service-related programs and funding in response to the needs of the community. The Finance and Information Technology Department is dedicated to the development and implementation of quality, value-based programs that address the needs of at-risk youth, promote volunteerism, encourage healthy lifestyles, and celebrate the community's cultural and family identity. Many of the programs serve a significant percentage of low- and moderate-income residents. Grants provided to local non-profits using CDBG funds address teen issues, delinquency prevention and intervention, job training and employment, cultural arts, and family violence intervention.

DRAFT

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent and Affordable Housing	2021	2025	Affordable Housing	Citywide	Expand Affordable Housing	HOME: \$3,042,594	New Construction: 78 Housing Units
2	Improve and Expand Facilities and Infrastructure	2021	2025	Non-Housing Community Development	Citywide	Improve and Expand Facilities and Infrastructure	CDBG: \$5,035,514	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 97,150 Persons Assisted
3	Provide Supportive Human Services	2021	2025	Homeless Non-Homeless Special Needs	Citywide	Provide Supportive Human Services	CDBG: \$1,162,042	Public service activities other than Low/Moderate Income Housing Benefit: 2,800 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 100 Households Assisted
4	Planning and Administration (Including Fair Housing)	2021	2025	Planning and Administration	Citywide	Planning and Administration	HOME: \$326,055 CDBG: \$1,549,389	

Table 53 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Decent and Affordable Housing
	Goal Description	The City will increase its supply of affordable housing for low and moderate income residents through new construction.
2	Goal Name	Improve and Expand Facilities and Infrastructure
	Goal Description	Through various capital improvement projects, the City will improve and expand parks and recreation facilities that benefit low and moderate income neighborhoods and residents. The City will also improve and expand ADA access for person with disabilities.
3	Goal Name	Provide Supportive Human Services
	Goal Description	Improve supportive human services for low and moderate income persons in the following areas of concentration service: Homeless, Youth, Legal, Senior, Disabled, Health and Mental/Health, Transportation, Childcare, Victims of Domestic Violence, Substance Abuse, Neglected/Abused Children, HIV/AIDS, and Anti-Crime.
4	Goal Name	Planning and Administration (Including Fair Housing Services)
	Goal Description	Plan and administer expenditure of HOME and CDBG funds to accomplish Goals #1-3 and provide fair housing services to community residents.

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

The City estimates that it will construct 80 new housing units using HOME funds over the FY 2020-2024 period.

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

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

There are no public housing units in Lancaster.

Activities to Increase Resident Involvements

There are no public housing units in Lancaster.

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

There are no public housing units in Lancaster.

Plan to remove the 'troubled' designation

There are no public housing units in Lancaster.

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

Barriers to Affordable Housing

Lack of Affordable Housing Funds: While all segments of the low and moderate income population need more affordable housing, the greatest need is affordable units for extremely low income households and large families. The availability of funding for affordable housing has also been severely affected by the dissolution of Redevelopment in the State of California. The AB1x26 legislation and subsequent AB 1484 legislation initially prevented the City from using approximately \$6 million dollars in Redevelopment low/mod housing funds. Other housing funds, including four percent and nine percent Low Income Housing Tax Credits, HOME, PLHA, CalHOME, and the Multifamily Housing Program are not sufficient to finance an affordable housing project alone.

Environmental Protection: State law (California Environmental Quality Act, California Endangered Species Act), federal law (National Environmental Protection Act, Federal Endangered Species Act), and related regulations require environmental review of certain proposed subdivision maps, use permits, etc. Costs resulting from the environmental review process are also added to the cost of housing. Furthermore, opponents often use the CEQA process to block or delay housing development.

Government Constraints: Land use controls, policies, development standards, infrastructure provision requirements, fees, or actions imposed by the various levels of government on development, which serve to ensure public safety and welfare with respect to housing construction and land use issues. These constraints affect the development of all housing, not just affordable housing.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing

production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The following actions will work to remove barriers to affordable housing:

- The City continues to follow the Housing Element of the General Plan.
- 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.
- 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.
- 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.
- Leverage direct funding resources of the City and Lancaster and Lancaster Housing Authority with State and Federal funding sources to address the City's 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.
- Encourage private sector development of affordable housing by subsidizing development impact fees in exchange for long term affordable restrictions.
- 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 Administrative and Community Services Department.
- 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.
- 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; and,
 - Encourage other alternative housing options, including SRO (single room occupancy) housing units to meet the needs of varying living situations.

The City is updating its Analysis of Impediments to Fair Housing Choice (AI) report concurrent with the preparation of the Consolidated Plan. This report identifies any potential impediments to fair housing in Lancaster and establish a Fair Housing Action Plan that outlines steps the City will take to overcome these impediments.

SP-60 Homelessness Strategy – 91.215(d)

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

The Los Angeles Homeless Service Authority (LAHSA), a Joint Powers Authority (JPA), is the lead agency in the Los Angeles Continuum of Care and coordinates funds for programs providing shelter, housing, and services to homeless persons in Los Angeles County. LAHSA partners with the County of Los Angeles to integrate services and housing opportunities to ensure a wide distribution of service and housing options throughout the Los Angeles Continuum of Care. The City of Lancaster is located in SPA 1 and will continue to collaborate with LAHSA and other local agencies in providing services for homeless persons.

LAHSA conducts the Greater Los Angeles Homeless Count every year, as part of its mission “to support, create and sustain solutions to homelessness in the City and County of Los Angeles by providing leadership, advocacy, planning and management of program funding.” Volunteers throughout Los Angeles County mobilize to conduct a count of both sheltered and unsheltered homeless people. Due to Los Angeles County’s size and population, the Greater Los Angeles Homeless Count is the largest in the nation. Homeless counts are “Point-In-Time” counts over a designated period of time. Data from the count is critical to addressing the complexities of homelessness and planning how to best invest public resources, raise public awareness, identify the needs of homeless people and improve service delivery opportunities to prevent and eliminate homelessness in the region.

Addressing the emergency and transitional housing needs of homeless persons

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

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

part of appointed or elected officials.

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

The City will allocate a portion of its CDBG funds annually to public service agencies that offer supportive services for homeless individuals and families, those at-risk of becoming homeless for the first time, and formerly homeless at-risk of becoming homeless again. Many of these agencies also provide assistance with securing affordable housing.

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

The City will allocate up to 15 percent of its CDBG funds annually to public service agencies that offer supportive services for those at-risk of becoming homeless for the first time, and formerly homeless at-risk of becoming homeless again, including extremely low income individuals and families. Many of these agencies also provide assistance addressing housing, health, social services, employment, education or youth needs.

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

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

The City promotes lead-hazard free housing and continues to work to reduce lead -based paint (LBP) hazards to comply with 24 CFR Part 35. While the number of units considered to contain lead-based paint is relatively low, the City continues to distribute information warning people about the need to maintain buildings, which may contain LBP, as well as other programs to encourage home maintenance.

The City will also encourage landlords to correct substandard conditions to minimize LBP hazards, especially owners of units where children live. Due to the mean age of the City's housing, homes containing lead-based paint are not believed to be a significant problem. However, the City will continue to evaluate and reduce lead-based paint hazards through the following actions and activities:

- Making information available to landlords, renters, and various property management agencies regarding the dangers of lead-based paint and appropriate mitigation strategies, as part of the City's contract with its fair housing service provider.
- Providing written information through one-on-one contact with contractors, building inspectors, code enforcement officers, and the general public at City Hall.

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

Assuming 75 percent of units built prior to 1980 in the City contain LBP, an estimated 15,640 units

(75 percent of 7,590 owner-occupied units built before 1980 and 75 percent of 7,050 renter-occupied units built before 1980) may contain LBP (Table 35). Furthermore, approximately 31 percent of the owner-households and 21 percent of the renter-households built before 1980, have children. The number of units with potential LBP hazards and occupied by households with children is estimated at 3,834 units (2,353 owner-occupied units and 1,481 renter-occupied units).

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

The City considers improving and maintaining its affordable housing stock a priority. Furthermore, City staff within the Administrative and Community Services Department provide code enforcement activities throughout the City. These staff play a key role in the lead-based paint strategy described above.

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

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private, and non-profit agencies involved in providing services to low and moderate income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

During the Consolidated Plan period, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The City's anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. The City will allocate up to 15 percent of its CDBG funds annually to public service agencies that offer supportive services in the fight against poverty.

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private, and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

Improved employment opportunities are important in reducing the number of people living in poverty. To help improve resident's employability through training, therefore increasing the number of higher paying local jobs, referrals are made to the WorkSource California Antelope Valley. As a part of the state's WorkSource California Network, the One-Stop Career Center provides quick and easy access to job education, training, and employment services including job search services such as workshops, computer classes, phones, fax, computers with internet access, job leads, newspapers, and a resource library for job seekers aged 18 and above. Employers use WorkSource California Antelope Valley to recruit and advertise job openings as well as for job fairs, bringing together top local companies and job seekers.

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

The City will allocate a portion of its CDBG funds annually to public service agencies that offer supportive services in the fight against poverty. Many of these agencies also provide assistance with securing affordable housing.

SP-80 Monitoring – 91.230

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

HOME and CDBG staff participate in an internal planning process to ensure that activities carried out by the City comply with HUD regulations and are consistent with the Consolidated Plan and the Annual Action Plan. All City staff working on HOME- and CDBG-funded projects and programs will receive on-going training and supervision by staff experienced in HOME and CDBG regulations and program administration.

For HOME- and CDBG-funded projects/activities, internal auditing, annual program monitoring, and project reviews are conducted by City staff to ensure consistency with the City's housing policies, General Plan, Zoning Code, and other policy and regulatory documents.

The City places strong emphasis on establishing frequent contact with the various subrecipients in the Antelope Valley that provide HOME- and CDBG-funded services to City residents. Each subrecipient enters into a City contract which clearly defines City and HUD requirements. Reports are required from each subrecipient monthly or quarterly, and invoices are not paid without thorough staff review of submitted reports.

All HOME and CDBG subrecipients are also subject to either a desk review or on-site monitoring visits, as determined by program staff, based on the HUD-required Risk Assessment process. All new programs will automatically be subject to an on-site monitoring visit. On-site monitoring visits include examination of source files and back-up documents to ensure thoroughness, accuracy, and compliance with HUD regulations. Should any significant problems be discovered, further technical assistance is offered, and additional monitoring visits are scheduled. This more intensive monitoring is continued until all problems are resolved to the City's satisfaction. On-site monitoring visits will be reported in detail in the CAPER reports. When staff determined that on-site monitoring visits are not necessary, a desk monitoring for that program/activity will be conducted outlining performance and reporting standards. Desk monitoring documentation will be sent to the subrecipient and a copy will be kept in the project file.

Finally, the City fully complies with the U.S. Office of Management and Budget (OMB) regulations through the submittal of all required audits, including the Single Audit. This audit requires the incorporation of the Federal Financial Assistance Schedule, which identifies amounts and sources of all Federal funds. This report is reviewed for completeness, accuracy, and compliance with applicable policies and regulations. Any necessary reconciliation of municipal financial records is undertaken by the City's Finance and Information Technology Department and auditors, to ensure that the financial information transmitted to HUD is correct and complete. Any errors or deficiencies in the financial management system are corrected and resolved by the City's HOME and CDBG Program and the Finance and Information Technology Department staff.

Expected Resources

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

Introduction

This Annual Action Plan for FY 2021 (July 1, 2021 through June 30, 2022) is the first year of implementation for the five-year Consolidated Plan. A number of housing and community development resources are currently available in the City of Lancaster. They include:

- HOME Investment Partnership Program (HOME)
- Community Development Block Grant (CDBG)
- General funds
- HUD Section 8 Rental Assistance Program (through the Los Angeles County Development Authority)

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: \$	Total: \$		
CDBG	Public - Federal	Public Services Public Improvements Admin and Planning	\$1,549,389	\$0	\$0	\$1,549,389	\$7,746,945	The estimated amount of CDBG funds available over the planning period is based on a consistent funding level.
HOME	Public - Federal	Community Housing Development Organizations (CHDO) - New Construction HOME – New Construction Admin and Planning	\$676,132	\$0	N/A	\$676,132	\$3,380,660	The estimated amount of HOME funds available over the planning period is based on a consistent funding level.

Table 54 - 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 and HUD share an interest in leveraging HUD resources to the maximum extent feasible in order to deliver high-quality, creative and efficient housing programs, neighborhood improvement programs, supportive services and economic development programs. The City will continue to pursue opportunities to obtain additional funding which can help leverage internal resources with other federal, state and local funding sources.

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

The construction of new affordable housing on publicly owned land or property is allowable as a LMC Presumed Eligible activity.

Discussion

See discussions above.

DRAFT

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 and Affordable Housing	2021	2022	Affordable Housing	Citywide	Expand Affordable Housing	HOME: \$608,519	New Construction: 78 Housing Units
2	Improve and Expand Facilities and Infrastructure	2021	2022	Non-Housing Community Development	Citywide	Improve and Expand Facilities and Infrastructure	CDBG: \$825,844.50	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 97,150 Persons Assisted
3	Provide Supportive Human Services	2021	2022	Homeless Non-Homeless Special Needs	Citywide	Provide Supportive Human Services	CDBG: \$413,666.50	Public service activities other than Low/Moderate Income Housing Benefit: 560 Persons Assisted Public service activities for Low/Moderate Income Housing Benefit: 36 Households Assisted
4	Planning and Administration (Including Fair Housing)	2021	2022	Planning and Administration	Citywide	Planning and Administration	HOME: \$67,613 CDBG: \$309,878	

Table 55 – Goals Summary

Goal Descriptions

1	Goal Name	Provide Decent and Affordable Housing
	Goal Description	The City will increase its supply of affordable housing for low and moderate income residents through new construction.
2	Goal Name	Improve and Expand Facilities and Infrastructure
	Goal Description	Through various capital improvement projects, the City will improve and expand parks and recreation facilities that benefit low and moderate income neighborhoods and residents. The City will also improve and expand ADA access for person with disabilities.
3	Goal Name	Provide Supportive Human Services
	Goal Description	Improve supportive human services for low and moderate income persons in the following areas of concentration service: Homeless, Youth, Legal, Senior, Disabled, Health and Mental/Health, Transportation, Childcare, Victims of Domestic Violence, Substance Abuse, Neglected/Abused Children, HIV/AIDS, and Anti-Crime.
4	Goal Name	Planning and Administration (Including Fair Housing Services)
	Goal Description	Plan and administer expenditure of HOME and CDBG funds to accomplish Goals #1-3 and provide fair housing services to community residents.

Table 56 – Goal Descriptions

Projects

AP-35 Projects – 91.220(d)

Introduction

This Action Plan outlines the steps that the City of Lancaster will use to address housing and community development needs in the City. The plan includes a listing of activities that the City will undertake during FY 2021 (July 1, 2021 through June 30, 2022) using CDBG and HOME funds. The City is receiving \$1,549,389 in CDBG funds and \$676,132 in HOME funds for FY 2021.

Projects

#	Project Name
1	HOME Program Planning and Administration
2	CDBG Program Planning and Administration and Fair Housing Services (City)
3	Kensington Campus Set-Aside Beds
4	Community Center Rehabilitation
5	Youth Programs
6	Community Rental Assistance & Child Care
7	ADA Transitional Plan Implementation / Park Improvement Program
8	Section 108 Loan Repayment: MHA
9	Section 108 Loan Repayment: Children's Center
10	Construction Development Assistance

Table 57 – Project Information

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

For FY 2021, the City has a CDBG budget of \$1,549,389. Twenty percent of the allocation is reserved for administration costs and fair housing services (\$309,878), and 15 percent is set aside for public services (\$232,408). 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, 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

1	Project Name	HOME Program Planning and Administration
	Target Area	Not Applicable
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	HOME: \$67,613
	Description	HOME Program Planning and Administration
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	The HOME Investment Partnership Program will be administered from Lancaster City Hall and will support the HOME Program citywide.
Planned Activities	Funds will be used for general management, monitoring and oversight of the HOME Program. In addition to general management activities, staff respond to citizen inquiries about program availability.	
2	Project Name	CDBG Program Planning and Administration and Fair Housing Services
	Target Area	Not Applicable
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$309,878
	Description	CDBG Program Planning and Administration
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	The CDBG Program will be administered from Lancaster City Hall and will support the CDBG Program citywide including Fair Housing Services.
Planned Activities	Funds will be used for general management, monitoring and oversight of the CDBG program. In addition to general management activities, staff respond to citizen inquiries and facilitates the services of local non-profit agencies.	
3	Project Name	Kensington Campus Set-Aside Beds
	Target Area	Not Applicable
	Goals Supported	Provide Supportive Human Services
	Needs Addressed	Provide Supportive Human Services

	Funding	CDBG: \$116,800
	Description	Provide support for homeless individuals by providing funding for 5 City beds throughout the year
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	60 homeless persons may benefit from this program
	Location Description	This project is based at Kensington Campus, a housing complex in Lancaster
	Planned Activities	Funding will be used to provide 5 set-aside beds for homeless individuals in Lancaster throughout the planning year
4	Project Name	Low and Moderate Income Educational Programming
	Target Area	All ages
	Goals Supported	Provide Supportive Human Services
	Needs Addressed	Provide Supportive Human Services
	Funding	CDBG: \$10,000
	Description	Funding to support work force development/preparation and health and well being programs for low and moderate income adults and seniors
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	150 low and moderate income persons may benefit from this project
	Location Description	TBD
	Planned Activities	TBD
5	Project Name	Youth Programs
	Target Area	Not Applicable
	Goals Supported	Provide Supportive Human Services
	Needs Addressed	Provide Supportive Human Services
	Funding	CDBG:\$105,608
	Description	Provide support to youth programs including prevention, intervention and development programs
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	500 persons may benefit from this program
	Location Description	44611 Yucca Street

	Planned Activities	Funding will be used to assist youth programs that provide different services in the community. These include prevention, intervention and development programs.
6	Project Name	Community Rental Assistance and Child Care
	Target Area	Not Applicable
	Goals Supported	Provide Supportive Human Services
	Needs Addressed	Provide Supportive Human Services
	Funding	CDBG: \$181,258.50
	Description	Provide temporary rental assistance to tenants as a result of job loss due to economic uncertainty. Provide child care services to those working individuals, who without this service would most likely be unable to work
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 36 households may benefit from this program
	Location Description	Citywide/Eligible Census Tract
	Planned Activities	Not Applicable
7	Project Name	ADA Transitional Plan Implementation / Park Improvement
	Target Area	Not Applicable
	Goals Supported	Improve and Expand Public Facilities and Infrastructure
	Needs Addressed	Improve and Expand Public Facilities and Infrastructure
	Funding	CDBG: \$620,000.00
	Description	Facilitate and support the implementation of the ADA Transitional Plan in the City
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	97,150 low income persons may benefit from this project
	Location Description	This project will benefit residents citywide
	Planned Activities	Funding will be used to facilitate and support the City as it implements the ADA Transitional Plan
8	Project Name	Section 108 Loan Repayment: MHA
	Target Area	Not Applicable
	Goals Supported	Improve and Expand Public Facilities and Infrastructure
	Needs Addressed	Improve and Expand Public Facilities and Infrastructure
	Funding	CDBG: \$104,446.75
	Description	This project is for the loan repayment of MHA.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	Beneficiaries have been previously reported.
	Location Description	MHA is located on Sierra Highway
	Planned Activities	Funding will be used to pay off the Section 108 loan that was used for MHA.
9	Project Name	Section 108 Loan Repayment: Children's Center
	Target Area	Not Applicable
	Goals Supported	Improve and Expand Public Facilities and Infrastructure
	Needs Addressed	Improve and Expand Public Facilities and Infrastructure
	Funding	CDBG: \$101,397.75
	Description	This project is for the loan repayment of the Children's Center
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Beneficiaries have been previously reported.
	Location Description	The Children's Center is located on Fern Avenue.
Planned Activities	Funding will be used to pay off the Section 108 loan that was used for The Children's Center.	
10	Project Name	Construction Development Assistance
	Target Area	Not Applicable
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Expand Affordable Housing
	Funding	HOME: \$608,519
	Description	This project will help to facilitate the construction of one Community that will provide rental housing opportunities for a low income population
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	78 rental units may be constructed with HOME funds directly.
	Location Description	The new community will be located on W Avenue I and Sierra Highway.
Planned Activities	Funding will be used to help facilitate the construction of one community that will provide new rental housing units in the City	

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 city has not established targeted neighborhoods for investment of HOME and CDBG funds. The geographic distribution of Lancaster’s proposed projects for FY 2020-21 are as follows:

- The Construction Development Assistance program funded with HOME funds will focus on one of the seven City-owned properties.
- Supportive services are available citywide to low and moderate income residents, homeless persons, and persons with special needs.
- Park improvements projects and ADA Transitional Plan Implementation will assist persons citywide. However, parks identified for improvements are mostly located in low and moderate income areas.
- Fair housing services are available citywide.

Geographic Distribution

Target Area	Percentage of Funds
N/A	N/A

Table 58 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The priority needs identified in the City’s FY 2021 – FY 2025 Consolidated Plan form the basis for allocating investments geographically within the jurisdiction during FY 2021. The established priorities are:

High Priority

- Provide Decent and Affordable Housing
- Improve and Expand Facilities and Infrastructure
- Provide Supportive Human Services
- Planning and Administration

Discussion

See discussions above.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City plans to utilize HOME Investment Partnership Program funds to provide decent and affordable housing for low and moderate income households through the construction of 78 new rental units. The City is also assisting with the rehabilitation of mobile homes. The City plans to assist 20 households with repairs.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	36
Special-Needs	0
Total	36

Table 59 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	36
The Production of New Units	78
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	98

Table 60 - One Year Goals for Affordable Housing by Support Type

Discussion

See discussions above.

AP-60 Public Housing – 91.220(h)

Introduction

There are no public housing units in Lancaster and the City does not intend to expend program funds on public housing.

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

There are no public housing units in Lancaster and the City does not intend to expend program funds on public housing.

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

There are no public housing units in Lancaster and the City does not intend to expend program funds on public housing.

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

There are no public housing units in Lancaster and the City does not intend to expend program funds on public housing.

Discussion

See discussions above.

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

Introduction

The Los Angeles Homeless Service Authority (LAHSA), a Joint Powers Authority (JPA), is the lead agency in the Los Angeles Continuum of Care and coordinates funds for programs providing shelter, housing, and services to homeless persons in Los Angeles County. LAHSA partners with the County of Los Angeles to integrate services and housing opportunities to ensure a wide distribution of service and housing options throughout the Los Angeles Continuum of Care. The City of Lancaster is located in the Service Planning Area 1 (SPA1) and will continue to collaborate with LAHSA and other local agencies in providing services for homeless persons.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including: Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City uses CDBG funds to support various programs aimed at assisting different segments of the population at risk of homelessness. For FY 2020, the City has allocated \$116,800 to Kensington Campus, a housing complex that has set-aside beds for homeless individuals in the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

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

The Director’s Review application does not require a public hearing, and is an efficient method of

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

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

The Kensington Campus Set-Aside Beds project will provide 5 beds that can be utilized by homeless individuals in the community. The project is expected to benefit 60 homeless individuals.

Discussion

See discussions above.

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

Introduction:

One of the largest barriers to affordable housing in the City is the lack of affordable units. While all segments of the low and moderate income population need more affordable housing, the greatest need is affordable units for extremely low income households and large families. The availability of funding for affordable housing has also been severely affected by the dissolution of Redevelopment in the State of California. The AB1x26 legislation and subsequent AB 1484 legislation initially prevented the City from using approximately \$6 million dollars in Redevelopment low/mod housing funds. Other housing funds, including four percent and nine percent Low Income Housing Tax Credits, HOME, PLHA, CalHOME, and the Multifamily Housing Program are not sufficient to finance an affordable housing project alone.

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

The following actions will work to remove barriers to affordable housing:

- The City continues to follow the Housing Element of the General Plan.

- 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.
- 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.
- 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.
- Leverage direct funding resources of the City and Lancaster and Lancaster Housing Authority with State and Federal funding sources to address the City's 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.
- Encourage private sector development of affordable housing by subsidizing development impact fees in exchange for long term affordable restrictions.
- 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 Department.
- 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.
- 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; and,
 - Encourage other alternative housing options, including SRO (single room occupancy) housing units to meet the needs of varying living situations.

Discussion:

See discussions above.

AP-85 Other Actions – 91.220(k)

Introduction:

Priority needs established in the FY 2021 – FY 2025 Five-Year Consolidated Plan, which forms the basis for establishing objectives and outcomes in the FY 2021 One-Year Action Plan, are as follows:

High Priority

- Provide Decent and Affordable Housing
- Improve and Expand Facilities and Infrastructure
- Provide Supportive Human Services
- Planning and Administration

Actions planned to address obstacles to meeting underserved needs

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, youth, seniors, female-headed households, and the disabled. The City also proactively seeks additional resources to better meet the underserved needs.

Actions planned to foster and maintain affordable housing

Increasing, improving, and maintaining affordable housing is identified as a High Priority. The City will also continue to encourage developers, non-profit organizations, and other interested parties to develop new affordable units and will support applications for development funds through the California Tax Credit Allocation Committee (CTCAC) and the State of California.

Actions planned to reduce lead-based paint hazards

The City has a need for lead-hazard free housing and continues to work to reduce lead-based paint (LBP) hazards to comply with 24 CFR Part 35. The number of units considered to contain lead-based paint is relatively low. Having the information available to warn people about the need to maintain buildings, which may contain LBP, as well as other programs to encourage home maintenance, helps to aid in mitigating LBP hazards in the City of Lancaster.

The City will also encourage land-owners to correct substandard conditions to minimize LBP hazards, especially owners of units where children live. Due to the mean age of the City's housing, homes containing lead-based paint are not believed to be a significant problem. However, the City will continue to evaluate and reduce lead-based paint hazards through the following actions and activities:

- Providing information to landlords, renters, and various property management agencies regarding the dangers of lead-based paint and appropriate mitigation strategies, as part of the City's fair housing contract.
- Providing written information through one-on-one contact with contractors, building inspectors, code enforcement officers, and the general public.

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private, and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

Actions planned to reduce the number of poverty-level families

During FY 2021-22, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. City residents may utilize existing County job training and social service programs to increase employment marketability, household income and housing options. The City will allocate 15 percent of CDBG funds to public service agencies that offer supportive services in the fight against poverty.

Improved employment opportunities are important in reducing the number of people living in poverty. To help improve resident's employability through training, therefore increasing the number of higher paying local jobs, referrals are made to Lancaster WorkForce Center that provides job search services such as workshops, computer classes, phones, fax, computers with internet access, job leads, newspapers, and a resource library for job seekers aged 18 and above.

Actions planned to develop institutional structure

The City as a whole, and each department within it, is committed to working with businesses to align common interests and achieve common goals. In FY 2021, the City's Innovation and Economic Development Director and citywide staff will continue efforts to aid in the economic growth of the City by fostering and encouraging responsible economic development opportunities that result in: 1) a jobs/housing balance established through quality employment opportunities for residents; 2) an economic base through increased sales tax generation; and 3) economic wealth by attracting external monies to the local economy. Specifically, four targeted industries have been identified where there is a foundation of businesses in Lancaster currently and opportunities for growth. These industries include aerospace/aviation, healthcare, manufacturing, and film/entertainment. These business clusters offer a variety of high-paying, high-skilled jobs, which can be accessed either through traditional educational routes or through on-the-job training and apprenticeship programs.

The City of Lancaster works with a wide range of public and community social service agencies to meet and address the various needs of the community. In FY 2021, City staff will continue to collaborate internally, as well as with local non-profit advocacy groups and other County, State and Federal organizations.

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

The City of Lancaster's Housing Department manages all programs and functions related to the provision of affordable housing-related projects. The Housing Department performs these functions in coordination with its Department of Development Services which includes an administration component and is comprised of Community Development (including Planning), City Engineering, Capital Engineering, and Public Works Divisions. The HOME and CDBG programs are managed through the Finance and Information Technology Department which allows for better communication and a more coordinated effort to address the issues affecting the low and moderate income residents of the City. It also supports the development of a clear and comprehensive affordable housing strategy that is consistently reflected in all affordable housing-related documents, and a coordinated economic development strategy.

Actions that the City will undertake during the next year to enhance coordination between public and private housing, health, and social service agencies include:

- Working with the Los Angeles Homeless Service Agency (LAHSA) to provide homeless shelter and services.
- Coordination with LACDA to provide information about Section 8 Housing Choice Vouchers. Coordinating with the County of Los Angeles Health Department, Childhood Lead Poisoning Prevention Program (CLPPP) to provide information about lead-based paint hazards.
- Funding a contract for fair housing services to provide fair housing and landlord/tenant complaint intake and mediation services to the residents of the City of Lancaster.
- Following the City's adopted General Plan developed in collaboration with Los Angeles County.
- Working with the Greater Apple Valley Economic Alliance in an effort to address shared priorities such as transportation and air quality issues, large scale planning goals, and advocacy at regional, state, and federal levels.

Discussion:

See discussions above.

Program Specific Requirements

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

Introduction:

The following describes other program-specific requirements.

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

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

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

Other CDBG Requirements

- | | |
|---|---|
| 1. The amount of urgent need activities | 0 |
|---|---|

The City does not anticipate generating any program income during the FY 2020 planning period. Of the City's FY 2021 CDBG allocation, twenty percent (20%) is being allocated for eligible planning and administration activities, which will also include a fair housing services contract. These activities are not subject to the low and moderate income benefit requirements. Of the remaining 80 percent (80%) of the CDBG allocation, one hundred percent (100%) will be used to benefit low and moderate income persons.

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

FY 2021 HOME funds will be used primarily for the development of affordable housing.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

As a condition of receiving HOME and CDBG grant or loan funds, the City requires the applicant to enter into a covenant agreement that is recorded against the property and runs with the land. The agreement contains a recapture restriction stipulating that during the affordability period if the unit is sold, the grant or loan must be paid in full.

Additionally, should a default occur during the affordability period, the City reserves the right to purchase the property at the restricted sales price, less the amount of assistance originally provided by the City plus interest. The restricted sales price is calculated using a formula that takes into account the purchase price, the change in consumer price index, and improvements made to the property.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See discussion above.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

This plan does not include use of HOME funds to refinance existing debts for multifamily housing.

Appendix A: Summary of Public Participation

30-Day Public Review: All comments received during the 30-day Public Review will be added here.

Public Hearing: All comments received during the Public Hearing will be added here.

DRAFT

Outreach List:

ACTION Support Group
26893 Bouquet Canyon, C134
Santa Clarita, CA 91350

American Association of University
Women
30012 Luzon Drive
Santa Clarita, CA 91390

City of Santa Clarita
ATTN: Community Development
Department
23920 W. Valencia Blvd. Suite 302
Santa Clarita, CA 91355

Latin American Civic Association
14540 Blythe Street
Panorama City, CA 91402

PLI Realty Inc.
818 1/2 E. Palmdale Blvd.
Palmdale, CA 93550

City of Palmdale
ATTN: Community Programs
823 E Avenue Q-9 Suite A
Palmdale, CA 93550

Partners for Potential
6255 Van Nuys Blvd.
Van Nuys, CA 91401

Bridge Housing
2202 30th St.
San Diego, CA 92104

Los Angeles Homeless Services
Authority
811 Wilshire Blvd, 6th Floor
Los Angeles , CA 90017

Boy Scouts of America
16525 Sherman Way, #C-8
Van Nuys, CA 91406

California Association of Realtors
525 South Virgil Avenue
Los Angeles, CA 90020

L.A. County Sheriff's Department
501 West Lancaster Boulevard
Lancaster, CA 93534

Society of St. Vincent De Paul
210 N. Avenue 21
Los Angeles, CA 91131

Habitat for Humanity
17700 S Figueroa St
Gardena, CA 90248

County of Los Angeles Department of
Public Health
5050 Commerce Drive
Baldwin Park, CA 91706

Carousel Ranch, Inc.
34289 Rocking Horse Road
Aqua Dulce, CA 91390

The Breast Cancer Resource Center,
Inc.
23929 McBean Parkway, #215
Santa Clarita, CA 91355

Girl Scouts of Greater Los Angeles
801 S. Grand Avenue, Suite 300
Los Angeles, CA 91107

Step Up
6911 San Fernando Mission Blvd., #147
Granada Hills, CA 91344

Foundation for Children's Dental Health
25115 Avenue Stanford
Santa Clarita, CA 91355

Grace Chapel
44648 15th St. West
Lancaster, CA 93534

North Los Angeles County Regional
Center
9200 Oakdale Ave., Suite 100
Chatsworth, CA 91311

College of the Canyons Foundation
26455 Rockwell Canyon Road
Santa Clarita, CA 91355

STAR Education
10101 Jefferson Blvd.
Culver City, CA 90232

American Diabetes Association
611 Wilshire Boulevard, Suite 900
Los Angeles, CA 90017

Antelope Valley Boys & Girls Club
45404 Division St
Lancaster, CA 93535

Antelope Valley Hospital
1600 W. Avenue J
Lancaster, CA 93534

Housing Rights Center
3255 Wilshire Blvd #150
Los Angeles, CA 90010

The People Concern
2116 Arlington Ave Suite 100
Los Angeles, CA 90018

Antelope Valley Partners for Health
44226 10th Street West
Lancaster, CA 93534

Jewish Vocational Services (GROW
Office)
337 E. Ave K10
Lancaster, CA 93535

Valley Oasis
PO Box 2980
Lancaster, CA 93539

Antelope Valley Senior Center
777 W Jackman St
Lancaster, CA 93534

LACOE Gain Lancaster
1817 W Ave K #309
Lancaster, CA 93534

YWCA
777 W. Jackman St
Lancaster, CA 93534

AV Community Clinic
45104 10th Street West
Lancaster, CA 93534

Lancaster School District
44711 Cedar Ave
Lancaster, CA 93534

Girl Scouts of Greater Los Angeles
41307 12th St West Suite 105
Palmdale, CA 93551

AV Domestic Violence Council
44517 Sierra Hwy
Lancaster, CA 93534

Mental Health America
506 W. Jackman St
Lancaster, CA 93534

Grace Resource Center
45134 Sierra Highway
Lancaster, CA 93534

AVC Student Services
3041 W Avenue K
Lancaster, CA 93536

Penny Lane
834 W. Avenue J
Lancaster, CA 93535

Greater Antelope Valley Economic
Alliance
3041 W. Ave K – SCT Room 125
Lancaster, CA 93536

Boys & Girls Club
45404 Division Street
Lancaster, CA 93535

Salvation Army
44517 Sierra Hwy
Lancaster, CA 93534

Easter Seals
340 E. Avenue I
Lancaster, CA 93535

The Catalyst Foundation
547 W Lancaster Blvd
Lancaster, CA 93534

Paving the Way Foundation
44818 Fern Ave., Ste.105
Lancaster, CA 93534

The Children's Center
45111 Fern Avenue
Lancaster, CA 93534

Antelope Valley Dream Center
44939 10th Street West
Lancaster, CA 93534

Appendix B: Certifications and Standard Forms

DRAFT