



## **CITY OF LANCASTER**

**SUBSTANTIAL AMENDMENT  
TO THE  
2020-2024 CONSOLIDATED PLAN  
&  
2018-2019, 2019-2020, 2020-2021 &  
2021-2022 ACTION PLANS**

**DRAFT FOR PUBLIC COMMENT PERIOD  
February 4, 2022 – March 8, 2022**



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## EXECUTIVE SUMMARY

### Background

The U.S. Department of Housing and Urban Development (HUD) requires all entitlement communities receiving Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds, such as the City of Lancaster (City), to prepare and submit a Consolidated Plan every five (5) years to establish a unified, strategic vision for economic development, housing and community development actions. The Consolidated Plan encompasses the analysis of local community needs and coordinates appropriate responses to those needs and priorities.

The Consolidated Plan is carried out through Annual Action Plans which provide a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified in the Consolidated Plan.

Per the City's Citizen Participation Plan (CPP), a Substantial Amendment to a Consolidated Plan and Action Plan is required when a "substantial" change is proposed as it relates to funding priorities, proposed activities, goals, and objectives. This substantial amendment to the Consolidated Plan and Action Plans is necessary because the City has identified three (3) new objectives it wishes to address throughout the Consolidated Plan cycle and proposes to cancel four (4) activities and reduce the funding of three (3) activity budgets in the combined amount of \$1,811,171.44 (CDBG - \$615,753.44 and HOME- \$1,195,418.00) to the following activities:

### **CDBG**

#### *PY 2018/2019 Activity(ies)*

- Youth Services Program – repurpose \$671.12 from existing budget and cancel activity

#### *PY 2019/2020 Activity(ies)*

- Youth Services Program – repurpose \$10,000.00 from existing budget and cancel activity
- AVPH Food Program – repurpose \$3,805.25 from existing budget

#### *PY 2020/2021 Activity(ies)*

- Community Rental Assistance and Child Care Program – repurpose \$87,482.11 from existing budget
- Park ADA Improvements – repurpose \$513,794.96 from existing budget

### **HOME**

#### *PY 2020/2021 Activity(ies)*

- Construction Development Assistance – repurpose \$586,899.00 from existing budget and cancel activity

PY 2020/2021 Activity(ies)

- Construction Development Assistance – repurpose \$608,519.00 from existing budget and cancel activity

Sources

The City will program the following resources in this substantial amendment to the PY 2021-2022 Annual Action Plan and corresponding PY 2020-2024 Consolidated Plan (which may be found at [www.cityoflancasterca.org/our-city/departments-services/housing-neighborhood-revitalization/cdbg-community-development-block-grant](http://www.cityoflancasterca.org/our-city/departments-services/housing-neighborhood-revitalization/cdbg-community-development-block-grant) to increase the PY 2021-2022 budget:

Pre-PY 2021 Formula CDBG:	\$615,753.44
Pre-PY 2021 Formula HOME:	\$586,899.00
PY 2021 Formula HOME:	\$608,519.00
<b>TOTAL:</b>	<b>\$1,811,171.44</b>

City Council is responsible for determining how CDBG funds will be used to provide decent housing, a suitable living environment, and expanded economic opportunities principally for persons of low- and moderate-income persons. In consultation with the City Council, City departments, and partners serving the needs of low- and moderate-income in the community, this submission to the City Council requests approval to invest the above funding for the projects listed below.

Proposed Projects

**CDBG**

2021/2022 Webber Pool Improvement Project:

Original Allocation:	\$0.00
Proposed Increase:	\$500,000.00
<b>Total Proposed Budget:</b>	<b>\$500,000.00</b>

2021/2022 Mariposa Park Improvement Project:

Original Allocation:	\$638,266.00
Proposed Increase:	\$115,753.44
<b>Total Proposed Budget:</b>	<b>\$754,019.44</b>

**HOME**

2020/2021 First-Time Homebuyer Program:

Original Allocation:	\$0.00
Proposed Increase:	\$586,899.00
<b>Total Proposed Budget:</b>	<b>\$586,899.00</b>

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2021/2022 First-Time Homebuyer Program:

Original Allocation:	\$0.00
Proposed Increase:	\$507,099.00
<b>Total Proposed Budget:</b>	<b>\$507,099.00</b>

2021/2022 CHDO Set-Aside:

Original Allocation:	\$0.00
Proposed Increase:	\$101,420.00
<b>Total Proposed Budget:</b>	<b>\$101,420.00</b>

**PROCESS**

The City is conducting a 30-day review period for this substantial amendment from February 4 – March 8, 2022. The City will conduct a public hearing for the substantial amendment as part of the March 8, 2022, City Council meeting.

To encourage review and comment on the proposed activities, the City published notices in English and Spanish in the Antelope Valley Press on Thursday, February 3, 2022, advertising the substantial amendment in compliance with the City’s CPP. An electronic copy of the substantial amendment was available on the City’s website and hard copies were placed at the Lancaster City Hall – Finance & Information Technology Department, 44933 Fern Avenue, Lancaster, CA 93534.

Due to the COVID-19, to ensure public safety measures while maintaining transparency and public access, members of the public may participate in one of the following ways:

Virtual Platform [Zoom]:

In response to Governor’s Executive Order N-08-21, this meeting will also be conducted telephonically and video streamed live on Channel 28 and the City’s website: <https://www.cityoflanasterca.org/our-city/departments-services/city-clerk/meetings-agendas-and-minutes/public-meetings-web-streaming>

*PUBLIC COMMENTS ON AGENDIZED ITEMS MAY BE RECEIVED BY DIALING 1-877-853-5257 USING MEETING ID: 890 0271 4810# PASSWORD: 677447#*

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Sort Order	Activity	Target Population	Summary	Summary of Comments Received
1.	Public Hearing	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking</li> <li>• Persons with disabilities</li> <li>• Broad community</li> <li>• Residents of public/assisted housing</li> <li>• Stakeholders</li> </ul>	The City conducted its public hearing to review the Substantial Amendment on March 8, 2022.	<i>(to be completed after public hearing)</i>
2.	Comment Period	<ul style="list-style-type: none"> <li>• Minorities</li> <li>• Non-English Speaking</li> <li>• Persons with disabilities</li> <li>• Broad community</li> <li>• Residents of public/assisted housing</li> <li>• Stakeholders</li> </ul>	The City conducted its comment period from February 4 – March 8, 2022.	<i>(to be completed at close of public comment period)</i>

**Table 1 – Resident Engagement**



## EXPECTED RESOURCES – 91.220(C)(1,2)

### Introduction

The City is repurposing \$615,753.44 from Pre-PY 2021 formula CDBG resources, \$586,899 in Pre-PY 2021 formula HOME resources and \$608,519 in PY 2021 Formula HOME resources.

### Anticipated Resources

Program	Source of Funds	Eligible Use of Funds	Funds	Narrative Description
Formula CDBG	Public-Federal	<ul style="list-style-type: none"> <li>Public Services</li> <li>Economic Development</li> <li>Public Improvements</li> <li>Affordable Housing</li> <li>Planning and Administration</li> </ul>	\$615,753.44	Activities to provide decent housing, a suitable living environment, and expanded economic opportunities principally for persons of low- and moderate- income within the City.
HOME	Public-Federal	<ul style="list-style-type: none"> <li>Increase Supply of Affordable Housing</li> <li>Affordable Housing Preservation</li> <li>Promote Homeownership Opportunities</li> <li>Planning and Administration</li> </ul>	\$1,195,418.00	Strengthen public-private partnerships and to expand the supply of decent, safe, sanitary, and affordable housing, with primary attention to rental housing, for very low-income and low-income families.

**Table 2 - Expected 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

In the initial planning and programming of these resources, the Finance Department has worked closely with other City departments as well as monitored other funding sources available at the local, state, and federal level to ensure that the City is not providing duplicative assistance and addressing unmet needs and gaps for low- and moderate-income residents.

### Annual Goals and Objectives – 91.220(c)(3)

The City will be adding three (3) new objectives to be addressed in the Consolidated Plan and amending its following existing goals to reallocate Pre-PY 2021 CDBG resources, Pre-PY 2021 and PY 2021 HOME resources. These resources will be re-programmed in the PY 2021 Action Plan and corresponding PY 2020 – PY 2024 Consolidated Plan.

#### Newly Proposed Objectives

5	<b>Goal Name</b>	Fair Housing Services
	<b>Goal Description</b>	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
6	<b>Goal Name</b>	Affordable Housing Preservation
	<b>Goal Description</b>	Preserve the quality of existing owner-occupied dwellings housing units through rehabilitation including lead-based paint education, inspection, testing and abatement.
7	<b>Goal Name</b>	Promote Homeownership Opportunities
	<b>Goal Description</b>	Provide mortgage assistance to create affordable homeownership opportunities for low- and moderate-income households.

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the Supply of Affordable Housing	2021	2024	Affordable Housing	Citywide	Affordable Housing	HOME: \$101,420.00	Other - 1
2	Improve and Expand Facilities and Infrastructure	2021	2023	Non-Housing Community Development	Eligible Census Tracts/Block Groups	Facilities and Infrastructure	CDBG: \$615,753.44	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit – 186,300 Persons Assisted
7	Promote Homeownership Opportunities	2021	2023	Affordable Housing	Citywide	Affordable Housing	HOME: \$1,093,998	Direct Financial Assistance to Homebuyers – 10 households assisted

Table 3 – Annual Goals

## PROJECTS – 91.220(D)

### Introduction

With the repurposing of Pre-PY 2021 CDBG, Pre-PY 2021 HOME and PY 2021 HOME resources, the City will increase funding to the following projects in the PY 2021 Annual Action Plan:

#	Project Name
1.	2021-2022 Webber Pool Improvement Project
2.	2021-2022 Mariposa Park Improvement Park
3.	2020-2021 First-Time Homebuyer Program
4.	2021-2022 First-Time Homebuyer Program
5.	2021-2022 CHDO Set-Aside

Table 4 – Project Information

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

These projects were determined in consultation with City staff, departments, and stakeholders serving low- and moderate-income residents of Lancaster to provide decent housing, a suitable living environment, and expanded economic opportunities principally for persons of low- and moderate-income within the City.

### Project Summary Information

1	<b>Project Name</b>	<b>2021-2022 Webber Pool Improvement Project</b>
	<b>Target Area</b>	Eligible Census Tract/Block Group
	<b>Goals Supported</b>	Improve and Expand Facilities and Infrastructure
	<b>Needs Addressed</b>	Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$500,000
	<b>Description</b>	The project will replace the pump, filtration system, pool boiler amongst other improvements to bring the pool up to the required standards for operation beyond the summer months.
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 167,350 persons
	<b>Location Description</b>	716 Oldfield Street, Lancaster, CA 93534
	<b>Planned Activities</b>	2021-2022 Webber Pool Improvement Project (167,350 people) - \$500,000
2	<b>Project Name</b>	<b>2021-2022 Mariposa Park Improvement Project</b>
	<b>Target Area</b>	Eligible Census Tract/Block Group

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	<b>Goals Supported</b>	Improve and Expand Facilities and Infrastructure
	<b>Needs Addressed</b>	Facilities and Infrastructure
	<b>Funding</b>	CDBG: \$115,753.44
	<b>Description</b>	The project will replace the existing playground equipment and flooring to meet ADA standards. Other improvements include but are not limited to rehabilitating two restrooms, replacing interior concrete sidewalks, replacing drinking fountains, and replacing tables and chairs.
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 18,950 persons
	<b>Location Description</b>	45755 Fig Avenue, Lancaster, CA 93534
	<b>Planned Activities</b>	Mariposa Park Improvement Project (18,950 people) - \$115,753.44
	<b>3</b>	<b>Project Name</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Promote Homeownership Opportunities
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$586,899.00
	<b>Description</b>	The program will provide income eligible first-time homebuyers with financial assistance towards the purchase of their home.
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5 households assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	2020-2021 First-Time Homebuyer Program (5 households assisted) - \$586,899.00
<b>4</b>	<b>Project Name</b>	<b>2021-2022 First-Time Homebuyer Program</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Promote Homeownership Opportunities
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$507,099.00

	<b>Description</b>	The program will provide income eligible first-time homebuyers with financial assistance towards the purchase of their home.
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 5 households assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	2021-2022 First-Time Homebuyer Program (5 households assisted) - \$507,099.00
5	<b>Project Name</b>	<b>2021-2022 CHDO Set-Aside</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Increase the Supply of Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing
	<b>Funding</b>	HOME: \$586,899.00
	<b>Description</b>	The funds will be set aside for eligible CHDO activities.
	<b>Target Date</b>	06/30/2023
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Other - 1
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	202-2022 CHDO Set-Aside (Other - 1) - \$586,899.00

Table 5 – Project Details

Other Revisions

Upon further review of the City’s 2021-2022 Action Plan, the City has identified previously approved activities that it wishes to rename to be more descriptive. The funding amounts for these activities will remain the same. Due to the mildness of these proposed changes, the revisions have not been included in this document but will be made available to the public upon request.