



Annual Action Plan
FY 2022-2023

Draft
May 3, 2022

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Version History

No.	Summary of Changes			
1	Published Draft for Public Comment:	March 30, 2022	Sent to HUD for Approval:	May 13, 2022
	Conducted Public Hearing:	May 3, 2022	Approved by HUD:	TBD
	Original 2022-2023 Annual Action Plan.			

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

1. Introduction

The 2022-2023 Action Plan is a one-year plan to address the community development and low- and moderate-income housing needs in the City of Lancaster. It is the third Action Plan of five annual plans implementing the 2020-2024 Consolidated Plan - Strategic Plan goals for the annual investment of Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The Action Plan identifies available resources, annual goals and projects for the period beginning July 1, 2022, and ending June 30, 2023.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, allocates funds for projects designed to achieve the goals and outcomes included in the 2020-2024 Consolidated Plan - Strategic Plan. The CDBG and HOME programs provide for a wide range of eligible community development and housing projects that benefit low- and moderate-income Lancaster residents.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program with three (3) primary objectives against which HUD evaluates the Consolidated Plan and the City's performance under the Plan. Those primary objectives are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons. The CDBG regulations require that each activity meet one (1) of the following national objectives:

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

HOME Investment Partnerships (HOME)

The Cranston-Gonzalez National Affordable Housing Act of 1990 created the HOME program to expand the supply of affordable housing for low- and moderate-income households. Often used in partnership with local nonprofit housing development organizations, the HOME program can support a wide range of affordable housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to low- and moderate-income people.

2022-2023 Program Year

For the 2022-2023 program year, the City will receive \$1,572,221 in CDBG funds and \$676,132 in HOME funds for projects in this Action Plan.

Due to the uncertainty in the City's 2022-2023 annual allocations, a request of the City Council is being made to provide staff and the public with a methodology for which activity budgets will be adjusted when the final allocations are released by HUD. It is recommended that City Council adopt the following language for adjusting activity budgets for the CDBG and HOME programs:

CDBG

- Should the CDBG allocation be higher than \$1,572,221:
 - Admin – Fair Housing will remain funded at \$40,000 and the CDBG Administration budget will be increased to maximize the 20% cap for Administrative activities.
 - Public Service – The City will not award any additional activities but will increase the award to Lost Angels Children's Project Work Force Development Program up to the lesser of a) their request of \$100,000 or b) up to the increased amount to maximize the 15% cap for Public Service activities.
 - Capital – Increase the award of Penny Lane Centers Drop-In Center Kitchen up to their request of \$300,000. Should funds remain, the balance of funds shall be awarded to the Mariposa Park Improvement Project.
 - Funding levels for all outstanding activities will remain the same as proposed in the 2022-2023 Action Plan.
- Should the CDBG allocation be lower than \$1,572,221:
 - Admin – Fair Housing will remain funded at \$40,000 and the CDBG Administration budget will be decreased to be compliant with the 20% cap for Administrative activities.
 - Public Service – Decrease the Lost Angels Children's Project Work Force Development Program to be compliant with the 15% cap for Public Service activities.
 - Capital – Decrease the Penny Lane Centers Drop-In Center Kitchen to no less than \$150,000. Should funds remain, the balance of funds shall be deducted from the Mariposa Park Improvement Project.
 - Funding levels for all outstanding activities will remain the same as proposed in the 2022-2023 Action Plan.

HOME

- Should the HOME allocation be higher than \$676,132:
 - Admin – Increase HOME Administration budget to maximize the 10% cap for Administrative activities.
 - CHDO – Increase CHDO set-aside to the minimum 15% cap for CHDO activities.
 - Capital – Balance of funds shall be awarded to the Homebuyer Assistance Program.

- Should the HOME allocation be lower than \$676,132:
 - Admin – Decrease HOME Administration budget to be compliant with the 10% cap for Administrative activities.
 - CHDO – Decrease CHDO set-aside to the minimum 15% cap for CHDO activities.
 - Capital – Balance of funds shall be deducted from to the Homebuyer Assistance Program.

2022-2023 CDBG Activities

Public Service

Antelope Valley Boys & Girls Club: After School Recreation Programming	\$20,000
The People Concern: Kensington Campus Interim Housing Program	\$116,800
Lost Angels Children’s Project: Lost Angels Workforce Development Program	\$99,033
Sub-Total:	\$235,833

Capital

WDACS/Antelope Valley Senior Center: Wellness Center	\$26,099
City of Lancaster: Mariposa Park Improvements	\$600,000
Penny Lane Centers: Drop-In Center Kitchen	\$186,658
City of Lancaster: Section 108 Loan Repayment Mental Health America	\$106,118
City of Lancaster: Section 108 Loan Repayment Children’s Center	\$103,069
Sub-Total:	\$1,021,944

Administration

Program Administration	\$274,444
Southern California Housing Rights Center: Fair Housing Services	\$40,000
Sub-Total:	\$314,444

TOTAL 2022-2023 CDBG PROGRAM \$1,572,221

2022-2023 HOME Activities

Capital

CHDO Set Aside	\$101,420
Homebuyer Assistance Program	\$507,099
Sub-Total:	\$608,519

Administration

Program Administration	\$67,613
Sub-Total:	\$67,613

TOTAL 2022-2023 HOME PROGRAM \$676,132

2. Summarize the objectives and outcomes identified in the Plan

The City of Lancaster will address the following objectives during the 2022-2023 program year. These objectives are as follows:

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

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
1	Increase the Supply of Affordable Housing	Affordable Housing	Affordable Housing	5 - Household Housing Unit
2	Improve and Expand Facilities and Infrastructure	Non-Housing Community Development	Facilities and Infrastructure	500,000 - Persons 10 – Other
3	Provide Supportive Human Services	Homeless/Non-Homeless/Special Needs	Supportive Human Services	2,850 – Persons
4	Planning and Administration	Non-Housing Community Development	Planning and Administration	10 - Other
5	Fair Housing	Non-Housing Community Development/Homeless/Non-Homeless/Special Needs	Supportive Human Services	1,500 – Persons
6	Affordable Housing Preservation	Affordable Housing	Affordable Housing	80 – Household Housing Units
7	Promote Homeownership Opportunities	Affordable Housing	Affordable Housing	25 - Households

Table 1 – Strategic Plan Summary

3. Evaluation of past performance

The City is implementing the projects and activities included in the 2020-2024 Consolidated Plan and prior action plans. City staff continually evaluates the CDBG Program and makes adjustments and/or process improvements where and when necessary. Currently, all projects and activities are on schedule for completion as planned. Overall, the City of Lancaster has been successful in selecting projects and activities which meet the City's 2020-2024 Consolidated Plan priorities and Annual Action Plan goals.

As of the preparation of this document, the City has not yet finalized its 2021-2022 program year, and therefore are unable to report on those accomplishments. Accomplishment data for the 2021-2022 program year will be reported in the City's 2021-2022 Consolidated Annual Performance and Evaluation Report (CAPER) which is anticipated to be completed in September 2022.

During the 2020-2021 program year, the City and its partners were able to:

- Provide Fair Housing services to 317 individuals.
- Provide temporary rental assistance to 9 households.
- Complete the ADA Improvements to the Sergeant Steve Owen Memorial Park, benefiting 161,540 residents .
- Complete improvements to the Kensington Homeless facility benefiting 100 low-income homeless persons.
- Provide meals to 893 seniors and other residents of the City through the Feed the Need Program.

4. Summary of Citizen Participation Process and consultation process

A public comment/review period notice outlining the proposed use of funds for the Consolidated Plan's Annual Action Plan for 2022-2023 program year was published March 30, 2022, allowing a 30-day review/comment period starting on April 1, 2022, and ending on May 3, 2022. This notice was made in compliance with HUD guidelines and the City's approved Citizen Participation Plan of the 2020-2024 Consolidated Plan.

A public hearing was held May 3, 2022, to receive public comment on the proposed 2022-2023 Action Plan and receive City Council action.

5. Summary of public comments

No comments were received during the preparation of the 2022-2023 Action Plan or any amendments thereof.

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

All comments and views were accepted. A complete list of comments received have been included in Appendix A.

7. Summary

The City adopted the 2022-2023 Action Plan for the planning period of July 1, 2022, through June 30, 2023, to utilize \$1,572,221 in CDBG and \$676,132 in HOME funds on May 3, 2022.

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

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

The following are the agencies/entities responsible for preparing the 2022-2023 Action Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	Lancaster	Finance and Information Technology
HOME Administrator	Lancaster	Development Services/Housing

Table 2 – Responsible Agencies

Narrative

The City’s Finance & Information Technology Department is the lead agency responsible for the administration of the CDBG program and the City’s Development Services Department is the lead agency responsible for the administration of the HOME program. The City has contracted with LDM Associates, Inc. to assist in the preparation of the 2022-2023 Action Plan.

In the development of this Consolidated Plan, the City developed and implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

In the implementation of the 2022-2023 Action Plan, the Department shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy

Consolidated Plan Public Contact Information

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

1. Introduction

Under the 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, the City Council has overall responsibility for the scope, direction and financing of City services. In setting policy, the City Council works closely with citizen advisory commissions and committees, considers staff information, recommendations and receives comments from the general public during open forums.

In the preparation of the 2022-2023 Action Plan, the City has consulted with public and private departments, agencies, social services and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services. The City solicited feedback through the following methods:

- Community Partners Meetings
- Notice of Funding Availability
- Workshops
- Public Notices
- Posting of documents on the City's website
- Public Hearings
- Receipt of written comments

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

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

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

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

- Antelope Valley Service Provider Coalition
- Homelessness Plan Community Participation (Survey)
- County of Los Angeles

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

Los Angeles County's homeless system of care is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local resources to provide services for homeless people. The region's municipalities, including the City of Lancaster, also provide resources for services that assist the homeless and those at risk of becoming homeless. To address the needs of the homeless population most efficiently, HUD has tasked local governments with developing a Continuum of Care (CoC). The CoC is a planning model designed to assist homeless persons at every level of need and to move a client from homelessness to permanent housing. The CoC addresses both the lack of housing affordable to the lowest income levels and the underlying causes of homelessness such as substance abuse, domestic violence, and mental illness. The County's nonprofit community plays a key role in the current Continuum of Care (CoC) system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women

The Los Angeles Homeless Services Authority (LAHSA) is the lead agency for the CoC in Los Angeles County. LAHSA guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. LAHSA partners with other local government agencies and community-based non-profit agencies to provide homeless services throughout Los Angeles County. All service providers within the CoC can refer people with varying needs to the appropriate service provider(s) in their area. Homeless needs are presented by the levels of service that form the CoC:

- Prevention – Activities include income support, rental assistance, and advocacy. Eviction prevention and crisis intervention help at-risk households maintain their housing and sidestep homelessness.
- Outreach and Assessment – Activities include walking the streets and other places not fit for human habitation and marketing available services to homeless persons reluctant to apply for services on their own. Once the client enters the system, the assessment process identifies the client's needs.
- Emergency Shelter – Offers a safe, secure, temporary place (up to 90 days) for homeless persons to reside while they prepare to move into more stable housing.
- Transitional Housing – Long-term (up to 24 months) housing with supportive services that address the underlying causes of homelessness. Transitional housing programs enable people to successfully transition to and maintain permanent housing.
- Permanent and Permanent Supportive Housing – Permanent housing for most is affordable, market-rate housing. Permanent supportive housing enables persons with disabilities to live as independently as possible. Moving previously homeless persons into permanent housing is the primary objective of the Continuum.
- Supportive Services – Activities that help persons address the underlying causes of homelessness and move toward self-sufficiency and independent living. Services include substance abuse treatment, employment education and job readiness, budgeting workshops, parenting classes, and childcare. Services may be part of a housing program or independently provided.

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

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards 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 will continue to support the efforts of LAHSA and the County of Los Angeles in their development of performance standards for the County's ESG program that provide a measure to evaluate each subrecipients' effectiveness, such as how well the service provider succeeds at 1) targeting those who need the assistance most; 2) reducing the number of people living on the streets or emergency shelters; 3) shortening the time people spend homeless; and 4) reducing each program participant's housing barriers or housing stability risks. In addition, 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 CoC.

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

1	Agency/Group/Organization	Housing Rights Center
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
2	Agency/Group/Organization	American Association of University Women
	Agency/Group/Organization Type	Services - Women
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
3	Agency/Group/Organization	City of Santa Clarita
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Strategy Non-Homeless Special Needs Economic Development Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach, the web-based survey.

4	Agency/Group/Organization	Latin American Civic Association
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach, the web-based survey.
5	Agency/Group/Organization	PLI Realty Inc.
	Agency/Group/Organization Type	For-Profit Business
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-Based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach, the web-based survey.
6	Agency/Group/Organization	City of Palmdale
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Strategy Non-Homeless Special Needs Economic Development Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach, the web-based survey.
7	Agency/Group/Organization	Partners for Potential
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach, the web-based survey.

8	Agency/Group/Organization	Bridge Housing
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
9	Agency/Group/Organization	Los Angeles Homeless Services Authority
	Agency/Group/Organization Type	Services – Homeless Regional Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
10	Agency/Group/Organization	Boy Scouts of America
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
11	Agency/Group/Organization	California Association of Realtors
	Agency/Group/Organization Type	Housing Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

12	Agency/Group/Organization	L.A. County Sheriff's Department
	Agency/Group/Organization Type	Agency – Emergency Management Other Government - County
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
13	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach, the web-based survey.
14	Agency/Group/Organization	County of Los Angeles Department of Public Health
	Agency/Group/Organization Type	Services – Health Health Agency Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
15	Agency/Group/Organization	The Breast Cancer Resource Center Inc.
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

16	Agency/Group/Organization	Step Up
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
17	Agency/Group/Organization	Foundation for Children’s Dental Health
	Agency/Group/Organization Type	Services – Children Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
18	Agency/Group/Organization	North Los Angeles County Regional Center
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
19	Agency/Group/Organization	College of the Canyons Foundation
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Institution of Higher Education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

20	Agency/Group/Organization	American Diabetes Association
	Agency/Group/Organization Type	Services – Health Health Agency Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Medical Institution
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
21	Agency/Group/Organization	Jewish Vocational Services (Grow Office)
	Agency/Group/Organization Type	Services – Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
22	Agency/Group/Organization	Antelope Valley Community Clinic
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
23	Agency/Group/Organization	Greater Antelope Valley Economic Alliance
	Agency/Group/Organization Type	Services – Employment Regional Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

24	Agency/Group/Organization	American Cancer Society
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
25	Agency/Group/Organization	Antelope Valley America’s Job Center of California
	Agency/Group/Organization Type	Services – Employment Regional Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
26	Agency/Group/Organization	Antelope Valley Dream Center
	Agency/Group/Organization Type	Services – Food Distribution
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
27	Agency/Group/Organization	Antelope Valley Family YMCA
	Agency/Group/Organization Type	Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

28	Agency/Group/Organization	Antelope Valley High School District
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
29	Agency/Group/Organization	Antelope Valley Hospital
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
30	Agency/Group/Organization	Antelope Valley Partners for Health
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
31	Agency/Group/Organization	Antelope Valley Senior Center
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

32	Agency/Group/Organization	Antelope Valley Domestic Violence Council
	Agency/Group/Organization Type	Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
33	Agency/Group/Organization	Antelope Valley Edge
	Agency/Group/Organization Type	Services – Business Assistance
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
34	Agency/Group/Organization	Antelope Valley College - Student Services
	Agency/Group/Organization Type	Services – Education Institution of Higher Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
35	Agency/Group/Organization	Bartz-Altadonna Community Health Center
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

36	Agency/Group/Organization	Boys & Girls Club of the Antelope Valley
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
37	Agency/Group/Organization	Care Net Women’s Resource Center
	Agency/Group/Organization Type	Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
38	Agency/Group/Organization	Children’s Bureau
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
39	Agency/Group/Organization	City of Hope Antelope Valley
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

40	Agency/Group/Organization	Desert Haven Enterprises, Inc.
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
41	Agency/Group/Organization	Easter Seals
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
42	Agency/Group/Organization	Eastside Union School District
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
43	Agency/Group/Organization	Grace Resource Center
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

44	Agency/Group/Organization	Hope of the Valley: Antelope Valley
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
45	Agency/Group/Organization	Innovation Education
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
46	Agency/Group/Organization	LA Family Housing
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
47	Agency/Group/Organization	LACOE Gain – Lancaster Office
	Agency/Group/Organization Type	Services – Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

48	Agency/Group/Organization	LACOE Grow – Lancaster Office
	Agency/Group/Organization Type	Services – Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
49	Agency/Group/Organization	Lancaster School District
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
50	Agency/Group/Organization	Lost Angels Children’s Project
	Agency/Group/Organization Type	Services – Education Services – Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
51	Agency/Group/Organization	Mental Health America of Los Angeles
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

52	Agency/Group/Organization	Paving the Way Foundation
	Agency/Group/Organization Type	Services – Health Services – Education Services – Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
53	Agency/Group/Organization	Penny Lane Centers
	Agency/Group/Organization Type	Services – Children Services – Persons with Disabilities Services – Victims of Domestic Violence Services - Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
54	Agency/Group/Organization	Project Joy USA
	Agency/Group/Organization Type	Services – Children Services – Education Services - Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
55	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services – Health Services – Homeless
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

56	Agency/Group/Organization	Streetplus
	Agency/Group/Organization Type	Services – Neighborhood Stabilization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
57	Agency/Group/Organization	The Catalyst Foundation
	Agency/Group/Organization Type	Services – Persons with HIV/AIDS Services - Homeless
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
58	Agency/Group/Organization	The Children’s Center of Antelope Valley
	Agency/Group/Organization Type	Services – Children Services - Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
59	Agency/Group/Organization	The People Concern
	Agency/Group/Organization Type	Services – Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families and Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

60	Agency/Group/Organization	Valley Oasis
	Agency/Group/Organization Type	Services – Victims of Domestic Violence Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families and Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
61	Agency/Group/Organization	Volunteers of America
	Agency/Group/Organization Type	Housing Services – Housing Services – Children Services – Persons with Disabilities Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families and Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
62	Agency/Group/Organization	Wesley Health Centers
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

63	Agency/Group/Organization	Westside Union School District
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
64	Agency/Group/Organization	YWCA
	Agency/Group/Organization Type	Services – Children Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
65	Agency/Group/Organization	Girls Scout of Great Los Angeles
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
66	Agency/Group/Organization	Cub Scouts Pack #614
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

67	Agency/Group/Organization	St. Vincent De Paul
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families and Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
68	Agency/Group/Organization	Carousel Ranch, Inc.
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

Table 3 - Agencies, groups, organizations who participated

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

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in City’s CDBG and HOME programs and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys. Any agency or organization that was not consulted and would like to be included in the City’s list of stakeholders, the agency or organization may contact the Department Finance and Information Technology at (661) 723-6158.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Los Angeles, Los Angeles Homeless Service Authority (LAHSA)	The County of Los Angeles is a CoC 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's Strategic Plan will provide support to nonprofits that meet the social services needs of the City's residents with an emphasis on the homeless.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Element	City of Lancaster	Based on the Regional Housing Needs Allocation (RHNA) set for 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, 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 understanding of homelessness in the City, 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, reduce the impact of homelessness within the City, 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 the entire community), provide equal placement of attention on public safety and community vitality, seek a collaborative approach, and engage the community.
ADA Self-Evaluation and Transition Plan	City of Lancaster	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.

Table 4 - 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))

To enhance coordination among the CoC, public and assisted housing providers and private and governmental health, mental health and service agencies, the City invited each of these entities to provide input on the needs of the community in the development of this Consolidated Plan.

The City works with subrecipients of CDBG funds to ensure a coordinated effort among service agencies in the region to address the needs of the City's residents, including but not limited to, chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, and persons who were recently homeless but now living in permanent housing. To promote economic opportunities for low-income residents, the City coordinates with subrecipient social service agencies, businesses and housing developers to ensure that where there are job opportunities for low-income people in connection with HUD-assisted projects, information is disseminated through appropriate channels consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

Narrative

The City is an urbanized community with easy access to broadband services throughout the City. Per BroadbandNow, the City 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. However, to address consultation requirements regarding broadband, the City coordinated with some of its main service providers including but not limited to Spectrum, Frontier, AT&T, and Earthlink to aid in narrowing the digital divide. While broadband is available through multiple providers in the City resulting in increased competition, costs may remain excessive for some of the City residents. For this reason, access to high-speed broadband at affordable rates remains a need in the City, especially since COVID-19 which required immediate access to information to ensure individuals were compliant with social distancing requirements to safeguard against immediate infection and school closures which required students to learn from home.

AP-12 Participation – 91.105, 91.200(c)

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

The City encourages citizens to participate in the development of the five-year Consolidated Plan, as well as the Annual Action plan and the proposed use of CDBG and HOME funds. City staff developed a detailed participation process for the 2020-2024 Consolidate Plan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

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

To fully involve the public in the Action Plan process, a public comment/review period notice outlining the proposed use of funds for the Action Plan for the 2022-2023 program year was published March 30, 2022, allowing a 30-day review/comment period ending May 3, 2022. This notice was made in compliance with HUD guidelines and the City’s approved Citizen Participation Plan. No comments were received during the public comment/review period. In addition, a public hearing was held May 3, 2022, to receive public comment on the proposed 2022-2023 Action Plan and receive City Council action. No comments were received during the public hearing held on May 3, 2022.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/ broad community	Notice of the 30-day public review and comment period for the draft 2022-2023 Action Plan. The public notice invited interested residents to review the draft documents. Residents were also invited to a public hearing to provide oral comments before the City Council on May 3, 2022.	No comments were received.	No comments were received.	Not applicable.
2	Internet Outreach	Non-targeted/ broad community	The 2022-2023 Action Plan was posted on the City's website for public review on April 1, 2022. The public notice solicited residents & stakeholders to review the draft Action Plan to provide written comments by May 3, 2022.	No public comments received.	No public comments received.	https://www.cityoflancaster.ca.org/our-city/departments-services/housing-neighborhood-revitalization/cdbg-community-development-block-grant

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Any other language</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	Public hearing before the City Council on May 3, 2022, to receive comments on the draft 2022-2023 Annual Action Plan prior to adoption and submission to HUD.	No comments were received.	No comments were received.	Not applicable

Table 5 – Citizen Participation Outreach

Expected Resources

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

Introduction

The Strategic Plan goals included in the City's Consolidated Plan were based on resources that were reasonably anticipated to be available to the City from federal, state, local and private sources from July 1, 2020, through June 30, 2025. The actual resources available to support activities during the implementation of the Consolidated Plan may vary significantly due to factors outside of the City's control. For example, HUD formula grant allocations are subject to change each year based on a number of factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the CPD grant formulas, the addition or removal of entitlements receiving a particular CPD grant and the availability of reallocated funds. Additionally, state, local and private resources will vary significantly depending on economic conditions.

At the time of the preparation of this draft document, HUD has not released the City's 2022-2023 annual allocations for the CDBG and HOME programs. For this reason, HUD has advised the City to prepare the draft document utilizing the current year annual allocation for both programs. This Action Plan for FY 2022 (July 1, 2022, through June 30, 2023) is the third year of implementation for the five-year Consolidated Plan. A number of housing and community development resources are currently available in the City. They include:

- HOME Investment Partnership Program (HOME)
- Community Development Block Grant (CDBG)
- General funds
- HUD Section 8 Rental Assistance Program (through LACDA)

On May 3, 2022, the City approved the 2022-2023 Action Plan allocating approximately \$1,572,221 and \$676,132 in CDBG and HOME funds, respectively.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,572,221	\$0	\$0	\$1,572,221	\$3,144,442	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$676,132	0	\$0	\$676,132	\$1,352,264	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

Table 6 - 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 to deliver high-quality, creative and efficient housing programs, neighborhood improvement programs, supportive services and economic development programs. During the 2022-2023 program year, the City will leverage its CDBG and HOME entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds. The City and its development partners will continue to seek new opportunities to leverage federal funds, such as the Low Income Housing Tax Credit program and other State of California resources made available as a result of recent State laws that took effect in 2019 and 2020.

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Youthbuild
- Federal Low-Income Housing Tax Credit Program
- Department of Transportation Grants
- Department of Energy Grants
- Federal Highway Administration
- Emergency Solutions Grant
- HOME Investment Partnerships
- CARES Act
- Project Homekey

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Prop 47 – Board of State & Community Corrections
- Justice Assistance Grant (JAG) Program
- Homeless Emergency Aid Program (HEAP)
- Project Roomkey

Local Resources

- Los Angeles County CoC
- Los Angeles County Development Authority (LACDA)
- Southern California Home Financing Authority (SCHFA)
- General Fund

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

In addition, the City is a current recipient of American Rescue Plan Act (ARPA) funds and HOME American Rescue Plan (HOME ARP) funds which will go towards funding activities that help facilitate the City's recovery from the devastating economic and health effects of the COVID-19 pandemic. The City anticipates allocating these funds via a Substantial Amendment to the 2021-2022 Annual Action Plan.

HOME Matching Requirements

HUD requires HOME recipients (PJs) to match 25 percent of their HOME annual allocation. In accordance with 24 CFR 92.222, PJs satisfying the distress criteria established by the HOME Program regulations are provided a match reduction. The match reductions are granted due to fiscal distress, severe fiscal distress, and Presidential disaster declarations. For those PJs with both fiscal distress and Presidential disaster match reductions, the PJ may take the higher match reduction for the current fiscal year.

When a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a local jurisdiction satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. The City of Lancaster has received a 100 percent match reduction from HUD, and therefore, is required to match 0 percent of HOME Funds using non-federal funds.

The City leverages HOME funds with other local and private non-federal resources even though it has received a 100 percent match reduction from the 25 percent matching requirement. Any funds that are used in a HOME activity in excess of the required match will be documented by the City and reported to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER) each year.

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

Unfortunately, as of the date of this document, the City does not currently have any publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan. Although

the City previously owned foreclosed properties acquired under the Neighborhood Stabilization Program (NSP), the City has since rehabilitated and sold the properties to income eligible households. Throughout the five-year Consolidated Plan period, the City will continue to utilize and leverage CDBG and HOME funds for the acquisition of publicly owned land or property to address the needs of the community through collaborations with housing developers and Community Housing and Development Organizations (CHDOs) who possess the financial and administrative capacity to implement and complete affordable housing developments. Notwithstanding the aforementioned, the City is a recent awardee of HOME ARP funds from HUD. Although the City has not yet allocated these funds to eligible activities, the City will look at potentially programming these funds for the potential acquisition of land(s) or property(ies) with the intent to construct, rehabilitate and/or convert into affordable housing or transitional/emergency shelter to qualified populations and low-income residences. The City plans to allocate these funds via a Substantial Amendment to the City's 2021-2022 Annual Action Plan.

Discussion

During July 2022 and June 2023, the City will rely on other public and private funding, including but not limited to:

- Low-Income Housing Tax Credits
- Project-based Section 8 certificates
- Project financing at favorable interest rates from local lenders
- Private contributions to local CHDOs
- Private market real estate investments
- Market rate housing that subsidizes affordable units on the same development site

to enhance the availability, affordability, and sustainability of affordable housing within the community.

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	Increase the Supply of Affordable Housing	2022	2023	Affordable Housing	City Wide	Affordable Housing	HOME: \$101,420	Other: 1
2	Improve and Expand Facilities and Infrastructure	2022	2023	Non-Housing Community Development	City Wide/ Eligible Census Tracts	Facilities and Infrastructure	CDBG: \$1,021,944	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 27,030 Persons Assisted Other: 2
3	Provide Supportive Human Services	2022	2023	Homeless Non-Homeless Special Needs	City Wide	Supportive Human Services	CDBG: \$235,833	Public service activities other than Low/Moderate Income Housing Benefit: 225 Persons Assisted Homeless Person Overnight Shelter: 60 Persons Assisted
4	Planning and Administration	2022	2023	Non-Housing Community Development	City Wide	Planning and Administration	CDBG: \$274,444 HOME: \$67,613	Other: 2
5	Fair Housing	2022	2023	Homeless Non-Homeless Special Needs	Citywide	Supportive Human Services	CDBG: \$40,000	Public service activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
6	Promote Homeownership Opportunities	2022	2023	Affordable Housing	Citywide	Affordable Housing	HOME: \$507,099	Direct Financial Assistance to Homebuyers – 5 households assisted

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the Supply of 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 persons 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
	Goal Description	Plan and administer expenditure of HOME and CDBG funds.
5	Goal Name	Fair Housing Services
	Goal Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
6	Goal Name	Promote Homeownership Opportunities
	Goal Description	Provide mortgage assistance to create affordable homeownership opportunities for low- and moderate-income households.

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)

In accordance with the City's goal to Promote Homeownership Opportunities, the City anticipates serving five (5) extremely-low- or low-income households with financial assistance towards purchasing their home. HOME-assisted units shall meet the requirements of 24 CFR 92.254.

AP-35 Projects – 91.220(d)

Introduction

During the 2022-2023 program year, the City will receive \$1,572,221 in CDBG funds and \$676,132 in HOME funds for FY 2022. To address the high priority needs identified in the Strategic Plan to the Consolidated Plan, the City will invest funds in projects that will increase the supply of affordable housing, preserve affordable housing, promote homeownership of affordable housing, provide fair housing services, provide public services and improve public facilities and infrastructure for low-income residents. Together, these projects will address the housing, community and economic development needs of the City’s residents—particularly those residents residing in the low- and moderate-income areas.

Projects

#	Project Name
1	Increase the Supply of Affordable Housing
2	Improve and Expand Facilities and Infrastructure
3	Provide Supportive Human Services
4	Planning and Administration
5	Fair Housing
6	Promote Homeownership Opportunities

Table 8 - Project Information

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

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding Section 108 Loan Repayments and administration) and HOME funds (excluding HOME administration) for program year 2022 to projects and activities that benefit low- and moderate-income people. Due to the nature of the projects and activities to be undertaken, investments in all projects concerning Public Facilities and Infrastructure Improvements will be concentrated in eligible Census Tracts/Block Groups benefitting low- and moderate-income limited clientele, whereas public service and affordable housing activities will be available citywide.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. In addition, cities across California are grappling with ramifications of Assembly Bill 1X26, which, in conjunction with a December 2011 California Supreme Court decision, eliminated RDAs and the associated diversion of property tax increment revenue to RDAs (known as tax increment or redevelopment funds). Redevelopment funds have represented one of the largest funding sources for affordable housing in California (redevelopment law required that 20 percent of the funds must be spent for affordable housing) and were

utilized to revitalize blighted areas and foster economic development in redevelopment project areas.

To address these obstacles, the City is investing CDBG and HOME funds through the 2022 Action Plan in projects that will be used to increase the supply of affordable housing, preserve affordable housing, promote homeownership, furthering fair housing, provide for public facilities and infrastructure improvements, and provide public services to low- and moderate-income residents.

AP-38 Project Summary

Project Summary Information

1	Project Name	Increase the Supply of Affordable Housing
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$101,420
	Description	The City will increase its supply of affordable housing for low- and moderate-income residents through new construction.
	Target Date	06/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Other - 1
	Location Description	Citywide
	Planned Activities	CHDO Set Aside (Other – 1) - \$101,420: The City will conduct a public hearing to amend the Action Plan once a suitable project is identified.

2	Project Name	Improve and Expand Facilities and Infrastructure
	Target Area	Citywide/Eligible Census Tracts
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Facilities and Infrastructure
	Funding	CDBG: \$1,021,944
	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 persons with disabilities.
	Target Date	06/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	27,030 persons assisted Other - 2
	Location Description	Activities will be conducted in areas that qualify as low- or moderate – income areas or otherwise presumed to benefit low – or moderate – income persons.
	Planned Activities	<p>WDACS/Antelope Valley Senior Center – Wellness Center (3,500 persons) - \$26,099: Funds will be used to renovate two (2) indoor and one (1) outdoor spaces for seniors to exercise, socialize, eat, learn new hobbies and take educational classes.</p> <p>Mariposa Park Improvements Project (23,230 persons assisted) - \$600,000: The City of Lancaster's ADA Transitional Plan identifies several ADA improvements for Mariposa park with a central component of making the area around the playground equipment ADA accessible.</p> <p>Penny Lane Centers – Drop-In Center Kitchen (300 persons) - \$186,658: Funds will be used to support the build-out of a commercial kitchen at the agency's Drop-In Center for Transitional Aged Youth (TAY).</p> <p>Section 108 Loan Repayment – Children's Center (Other – 1) - \$106,118: Funds will be used to repay a loan that was used to construct a 14,445 square foot child abuse center within the City.</p> <p>Section 108 Loan Repayment – Mental Health America (Other – 1) - \$103,069: Funds will be used to repay a loan that was used to acquire property for the new site of the Antelope Valley Mental Health Association within the City.</p>

3	Project Name	Provide Supportive Human Services
	Target Area	Citywide
	Goals Supported	Homeless/Non-Homeless/Special Needs
	Needs Addressed	Supportive Human Services
	Funding	CDBG: \$235,833
	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.
	Target Date	06/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	285 persons assisted
	Location Description	Citywide
	Planned Activities	<p>Antelope Valley Boys & Girls Club – After School Recreation Programming (175 persons) - \$20,000: The program will provide low-income youths with a broad range of programs and activities in five (5) core areas (Character and Leadership Development; Education and Career Development; Health and Life Skills; The Arts; and Sports, Fitness and Recreation).</p> <p>The People Concern – Kensington Campus Interim Housing Program (60 persons) - \$116,800: The program will provide for interim housing to people experiencing homelessness.</p> <p>Lost Angels Children’s Project – Lost Angels Workforce Development Program (50 persons) - \$99,033: The program will provide vocational training classes in classic car restoration social enterprise. Participants will learn welding, fabrication, bodywork, paint & prep, engine assembly, electrical, and composites.</p>

4	Project Name	Planning and Administration
	Target Area	Citywide
	Goals Supported	Planning and Administration
	Needs Addressed	Non-Housing Community Development
	Funding	CDBG: \$274,444 HOME: \$67,613
	Description	Plan and administer expenditure of HOME and CDBG funds.
	Target Date	06/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	Other - 2
	Location Description	Citywide
	Planned Activities	CDBG Administration (Other -1) - \$274,444 HOME Administration (Other – 1) - \$67,613

5	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Homeless/Non-Homeless/Special Needs
	Needs Addressed	Supportive Human Services
	Funding	CDBG: \$40,000
	Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
	Target Date	06/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	300 persons
	Location Description	Citywide
Planned Activities	Southern California Housing Rights Center – Fair Housing Services (300 persons) - \$40,000: The program will fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.	

6	Project Name	Promote Homeownership Opportunities
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: 507,099
	Description	Provide mortgage assistance to create affordable homeownership opportunities for low- and moderate-income households.
	Target Date	06/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	5 households assisted
	Location Description	Citywide
	Planned Activities	Homebuyer Assistance Program (5 households) - \$507,099: The program will provide income eligible homebuyers with financial assistance towards purchasing their home.

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 2022-2023 are as follows:

- 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 eligible Census Tract/Block Groups in which 51% of the population is low- and moderate-income.
- Fair housing services are available citywide.
- Affordable Homeownership Assistance is provided citywide.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	73%
CDBG Eligible Census Tracts	27%

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The priority needs identified in the City’s FY 2020 – FY 2024 Consolidated Plan form the basis for allocating investments geographically within the jurisdiction during FY 2022. 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

The City is allocating 100 percent of its non-administrative CDBG funds for program year 2022-2023 to projects and activities that benefit low- and moderate-income people throughout the City.

AP-55 Affordable Housing – 91.220(g)

Introduction

Based on evaluation of 2011-2015 ACS and CHAS data, there is a high need for housing units affordable for low-income households and those severely cost burdened renters. Additionally, preservation of the physical and functional integrity of existing housing units occupied by low-and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low-and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all City residents have the opportunity to live in decent housing. For this reason, the City has placed a high priority on improving and increasing the supply of affordable housing during the 2020-2024 Five-Year Consolidated Plan period through housing preservation and homeownership opportunities. During the 2022-2023 program year, the City will invest \$507,099 in HOME funds to provide eligible households with financial assistance in purchasing their home. Through the City’s Homebuyer Assistance Program, the City anticipates assisting approximately 5 households. Although the City did not allocate funds towards housing preservation type programs, the City does anticipate rolling Neighborhood Stabilization Program (NSP) program income via a Substantial Amendment to the Action Plan to allocate funds to its Mobile Home Rehabilitation Program which will assist existing homeowners in rehabilitating necessary health and safety concerns as well as code violations.

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

Table 12 - One Year Goals for Affordable Housing by Support Requirement

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

Table 13 - One Year Goals for Affordable Housing by Support Type

Discussion

The City has identified a high priority need to increase the supply of affordable housing through housing preservation and homeownership assistance. During the 2022-2023 Program Year, the City invest HOME funds under its Homebuyer Assistance Program to provide financial assistance to five (5) eligible extremely-low income households, low-income households, and moderate-income households.

AP-60 Public Housing – 91.220(h)

Introduction

The Lancaster Housing Authority (LHA) was formed under State of California Housing Authority Law to actively improve existing neighborhoods and develop affordable housing opportunities using local, state and federal resources. The LHA does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Los Angeles County Development Authority (LACDA) for the purposes of Section 8 and Public Housing.

The main difference between Section 8 and Public Housing is ownership and management of the properties. For Section 8, private landlords own the properties and accept Section 8 vouchers on behalf of their renters from the government. For Public Housing, the government owns and operates the properties. According to LACDA's Annual Plan for Fiscal Year 2022-2023, the Section 8 and Public Housing programs currently have a waiting list of 37,228 applicants and 24,685 applicants, respectively. The amount of time spent on the waiting list for each program varies but can be as long as 14 years for Section 8 and five (5) years for Public Housing.

As of the 2022-2023 program year, the LACDA administers 1,745 Project-Based Vouchers (PBV) across 48 properties. The LACDA has 1,733 additional PBVs in the pipeline across 35 projects, which are expected to become operational over the next 3 years. Approximately 694 of these PBVs were committed in 2021 through NOFA 26-A, and outside of the NOFA by way of a previous competition that allows the LACDA to issue PBVs in accordance with 24 CFR 983.51.

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

LACDA will continue providing housing and public services to existing residents of the City. LACDA takes in feedback of residents collected through resident surveys distributed throughout the City to improve services.

During the 2022-2023 program year, LACDA is proposing the following major changes to the Public Housing and Section 8 Tenant-Based Program:

Public Housing

- Expansion of Waiting List Jurisdiction
- Conduct Annual Reexaminations Online Only
- Transitional Aged Youth (TAY) Preference
- Additions to the Lease

Section 8

- Interims for Income Increases
- Setting and Applying Payment Standards
- Rent Reasonableness Determinations
- Allowable Moves for New Applicants
- Conducting Annual Reexaminations Online Only
- Family Unification Program
- Implementation of the Housing Choice Voucher Mobility Demonstration Program

In addition, converting tenant-based vouchers to PBVs is necessary to increase the stock of affordable housing for special needs populations who face increasing barriers trying to find housing in the area's private rental market. For this reason, LACDA intends to undertake the following:

Project Based Vouchers

- The LACDA is planning to convert up to 400 additional tenant-based vouchers to PBVs through NOFA 27-A that is scheduled to be released in mid-December of 2021, to projects that were previously selected through a competitive process, which allows the LACDA to commit PBVs in accordance with 24 CFR 983.51.
- The LACDA has awarded 579 additional PBVs through NOFA 26-A to projects located in unincorporated Los Angeles, Altadena, Huntington Park, Cudahy, Lancaster, and Montebello. 100% of these projects are dedicated to housing the homeless, with subpopulations consisting of persons with mental illness, veterans, seniors, and victims of domestic violence.
- The LACDA has committed 115 project-based Veterans Affairs Supportive Housing (VASH) vouchers to 2 housing developments at the VA Medical Center located in West Los Angeles.

Rental Assistance Demonstration (RAD)

- LACDA is in the process of analyzing options for converting Public Housing to RAD in order to leverage assets to maintain sites. Currently, the LACDA is reviewing the RAD conversion at a site-based level and preparing to meet with residents for the proposed RAD conversion.

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

LACDA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. Resident surveys were distributed with translation services available on request. Community meetings in low-income areas were hosted with copies of the Consolidated Plan draft being available in these areas. A public hearing is conducted to accept public comments on the draft plan before its approval and submittal to HUD. Grant funding is administered to increase housing availability and accessibility to residents to encourage greater

participation in homeownership. LACDA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

Unfortunately, during the 2022-2023 program year, LACDA's Section 8 or Public Housing programs do not offer homeownership programs. However, LACDA promotes its Family Self-Sufficiency (FSS) Program which encourages families to pursue goals of furthering their education, training and employability in an effort to secure funds for a down payment towards the purchase of their new home. Despite a global pandemic, LACDA was able to graduate 31 FSS participants, with an average escrow account disbursement of \$11,988.50. To cover the gap in financial assistance, the City will be allocating \$507,099 in HOME funds during the 2022-2023 program year to provide eligible households with financial assistance in purchasing their home. Through the City's Homebuyer Assistance Program, the City anticipates assisting approximately 5 households.

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

Not applicable. LACDA is considered a High Performing PHA.

Discussion

LACDA is well-positioned to continue providing Section 8 Housing Choice Vouchers in the City and throughout Los Angeles County. Through the City's Homebuyer Assistance Program, the City is optimistic that it will be able to assist five (5) households with purchasing their new home during the 2022-2023 program year.

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

Introduction

The City's homeless population is similar to most homeless in the country in that they did not arrive in their current situation as a result of a single characteristic or life event. The majority of homeless have, or have had, risk factors that led to their current situation and which may contribute to chronic homelessness. The following are some of the potential causes of homelessness that have been identified by the Salvation Army, the National Coalition for the Homeless, and the California Homelessness Task Force: poverty (influenced by the lack of employment opportunities and decline in public assistance), unemployment, lack of affordable housing, poor physical or mental health, drug and alcohol abuse, gambling addiction, family and relationship breakdown, domestic violence, physical and/or sexual abuse and prison release.

For these reasons, the City will invest CDBG funds during the 2022-2023 program year to address this high priority need of providing supportive human services for those experiencing homelessness or at-risk of experiencing homelessness.

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

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based and faith-based groups. The City supports the efforts of the Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations that address homelessness throughout the County and more specifically in Service Planning Area (SPA) 1. In alignment with this strategy, the City will use CDBG funds to support local service providers as well as City run programs to prevent homelessness and to expand the supply of affordable housing in the City for low-and moderate-income residents.

According to the Lancaster Community Homelessness Plan, dated August 2018, the City identified the following series of goals, actions, and priority needs related to the City's efforts to combat homelessness:

- The addition of several personnel positions to effectively execute the plan. The positions include but are not limited to the following: Homeless Liaison, Community Ambassadors, Public Safety Specialist/Code Enforcement Officer, Metrolink Public Safety Specialist, Marketing Services/Resource Connect(s), Volunteer Coordinator, and AmeriCorps Volunteers.
- Goal #1 – Prevention – Provide activities or programs designed to prevent the incidence of homelessness and to assist those who are at risk of homelessness in improving their chances of not becoming homeless.
- Goal #2 – Housing - Provide a variety of suitable housing options to allow unsheltered homeless and sheltered homeless persons to transition to permanent housing.
- Goal #3 – Engagement - Engage with the homeless community, service provider community, and the

community at large on the issue of homelessness. Provide easy access to information and opportunities to access services and volunteer. Provide education about the issue of homelessness in Lancaster.

- Goal #4 – Public Safety - Ensure Lancaster is a safe and clean place that is welcoming to residents and visitors.
- Goal #5 – Data-Driven Responsiveness - Implement solutions that are data-driven and/or have been tested through proven success.
- Goal #6 – Community Vitality - Reclaim and increase the use and enjoyment of public spaces by the entire community. Address the needs of all community members, including the homeless.
- Goal #7 – Regional Collaboration - Collaborate with regional partners, as well as advocating for solutions related to homelessness at a state and regional level.

To address the needs of the City's unsheltered homeless population, the City awarded \$116,800 in CDBG funds towards its Kensington Campus Interim Housing activity. The activity proposes to provide shelter for homeless individuals by providing funding for five (5) City beds throughout the year at the campus' 14-acre therapeutic facility located at Avenue I and 32nd Street West in Lancaster. The campus is designed to house, employ, and rehabilitate the local homeless population, especially those unsheltered. Kensington offers both interim housing and permanent supportive housing, along with complete wraparound services, provided by The People Concern, including case management, wellness programs, medical and mental health care.

Addressing the emergency shelter and transitional housing needs of homeless persons

Through the Homeless Initiative, the County and CoC are working to strengthen and increase the availability of housing and services at all levels. The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC continues to rely on its emergency and bridge housing system in order to address the immediate needs of Los Angeles County's homeless population. The CoC is collaborating with a range of non-profit and community organizations to fill the gap, including providing funding for a local winter shelter. Additional funding has been infused in the community through Project Roomkey to provide families with emergency motel vouchers and provide households with rapid rehousing assistance.

Los Angeles County has implemented policy and program changes aimed at ensuring homeless persons in Los Angeles County are rapidly housed and offered an appropriate level of support services to meet their circumstances and keep them stably housed. This increase in rapid rehousing and permanent supportive housing for the most vulnerable populations is attributed to Los Angeles County homeless service providers re-tooling their programs and shifting their focus to moving people quickly into permanent supportive housing throughout the County.

During the 2022-2023 program year, the City awarded \$116,800 in CDBG funds towards its Kensington Campus Interim Housing activity. The activity proposes to provide shelter for homeless individuals by providing funding for five (5) City beds throughout the year at the campus' 14-acre therapeutic facility located

at Avenue I and 32nd Street West in Lancaster. The campus is designed to house, employ, and rehabilitate the local homeless population, especially those unsheltered. The facility is the largest fully integrated community of its kind in the Antelope Valley. At full occupancy, the facility offers 156 interim housing beds and 150 permanent supportive housing apartments. Kensington's interim housing, permanent supportive housing, and complete wraparound services, provided by The People Concern, include case management, wellness programs, medical and mental health care. The City believes that this campus is a critical resource for its most vulnerable neighbors as they rebuild their lives and find stability. The efforts of the City in conjunction with those efforts of LAHSA can significantly help reduce homelessness and increase the quality of life of the City's residents.

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 homeless plan goals and efforts included in the foregoing paragraphs help homeless persons, especially chronically homeless individuals and families, families with children, veterans, and unaccompanied youth make the transition to permanent housing and independent living as proven by the Kensington Campus' first 100 residents having moved into homes of their very own.

The City's goals are consistent with HUD's goal to shorten the period that individuals and families experience homelessness and to facilitate access for homeless individuals and families to affordable housing units. The City's goals are aligned with HUD's goal to prevent individuals and families who were recently homeless from becoming homeless again.

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

An individual or family is considered to be at-risk of becoming homeless if they experience extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence. The "Approved Strategies to Combat Homelessness" published by L.A. County on February 9, 2016 (Homeless

Initiative) are consistent with State and Federal initiatives for ending homelessness and consists of 47 strategies arranged by six guiding principles including A) Prevent Homelessness, B) Subsidize Housing, C) Increase Income, D) Provide Case Management and Services, E) Create a Coordinated System, and F) Increase Affordable/Homeless Housing. The Homeless Initiative represents a commitment by all stakeholders throughout the County to prevent and end homelessness. Through implementation of the collaborative goals of the Lancaster Community Homeless Plan and implementation of best practices developed through the CoC, the community will be able to serve people discharged from publicly funded institutions or systems of care such as health care facilities or correction programs. Full implementation of the Coordinated Entry System will reduce the number of people discharged from publicly funded institutions into homelessness.

Discussion

See discussions above.

AP-75 Barriers to Affordable Housing

Introduction

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

The primary barriers to affordable housing in the City are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing, especially for those extremely low-income households and large families. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand. 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 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

To address housing affordability and the lack of monetary resources for affordable housing, during the 2022-2023 program year, the City will investment HOME funds to provide homeownership assistance to five (5) households. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its CDBG and HOME funds to attract private and other available public resources. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the City.

AP-85 Other Actions – 91.220(k)

Introduction

Priority needs established in the FY 2020 – FY 2024 Five-Year Consolidated Plan, which forms the basis for establishing objectives and outcomes in the FY 2022 One-Year Action Plan, are as follows:

- 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

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. 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. In addition, the City will continue to utilize HOME funds to preserve and expand its housing programs to meet the growing need for affordable housing.

Actions planned to foster and maintain affordable housing

Increasing, improving, and maintaining affordable housing is identified as a High Priority for the City. The City will also continue to encourage developers, nonprofit 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. In addition, the City allocated HOME funds to provide homeownership assistance to five (5) households.

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. 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.

The City will also encourage landowners to correct substandard conditions to minimize LBP hazards, especially owners of units where children ages six (6) and under live. Due to the average 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 purchasers, owners, landlords, renters, and various property management agencies regarding the dangers of lead-based paint and appropriate mitigation strategies, as part of the City's Homebuyer Assistance Program, Mobile Home Rehabilitation Assistance Programs (funded with prior year funds), and fair housing contract.
- Providing written information through one-on-one contact with contractors, building inspectors, code enforcement officers, and the general public.

Funding will not be provided until it is determined properties are free of LBP hazards.

Actions planned to reduce 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 nonprofit 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 2022-2023 program year, 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 for job seekers aged 18 and above.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

Actions planned to develop institutional structure

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 2022, City staff will continue to collaborate internally, as well as with local non-profit advocacy groups and other County, State and Federal organizations.

In addition, the City as a whole, and each department within it, is committed to working with businesses to align common interests and achieve common goals. During the 2022-2023 program year, the City's Real Estate and Economic Development Manager 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.

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

The City of Lancaster's Housing Section manages all programs and functions related to the provision of affordable housing related projects. The Housing Division 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 Housing Section and Finance and Information Technology Department, respectively, 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.
- Following the City's adopted General Plan developed in collaboration with Los Angeles County.
- Working with the Greater Antelope 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.
- Consult with and invite the participation of a wide variety of agencies and organizations involved in

the delivery of housing and supportive services to low- and moderate-income residents in the City—particularly the low-and moderate- income areas.

Discussion

During the 2022-2023 program year, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Program Specific Requirements

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

Introduction

In the implementation of programs and activities under the 2022-2023 Annual Action Plan, the City will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. The City will meet this requirement over the 2022-2023, 2023-2024 and 2024-2025 CDBG program years.	70%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

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

The City does not use forms of investment other than what is included in § 92.205(b).

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:

During the 2022-2023 program year, the City will allocate HOME funds towards the City's Homebuyer Assistance Program. This activity will provide the City the opportunity to provide financial assistance to eligible households in the purchasing of their home. The City's Homebuyer Assistance Program will incorporate a recapture provision in accordance with § 92.254 (a)(5)(ii).

Housing that is for acquisition by a family must meet the affordability requirements of this paragraph.

(1) The housing must be single family housing.

(2) The housing must be modest housing as follows:

(i) In the case of acquisition of newly constructed housing or standard housing, the housing has a purchase price for the type of single-family housing that does not exceed 95 percent of the median purchase price for the area, as described in paragraph (2)(iii) of this section.

(ii) In the case of acquisition with rehabilitation, the housing has an estimated value after rehabilitation that does not exceed 95 percent of the median purchase price for the area, described in paragraph (a)(2)(iii) of this section.

(iii) If a participating jurisdiction intends to use HOME funds for homebuyer assistance or for the rehabilitation of owner-occupied single-family properties, the participating jurisdiction must use the HOME affordable homeownership limits provided by HUD for newly constructed housing and for existing housing. HUD will provide limits for affordable newly constructed housing based on 95 percent of the median purchase price for the area using Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing, with a minimum limit based on 95 percent of the U.S. median purchase price for new construction for nonmetropolitan areas. HUD will provide limits for affordable existing housing based on 95 percent of the median purchase price for the area using Federal FHA single family mortgage program data for existing housing data and other appropriate data that are available nation-wide for sales of existing housing, with a minimum limit based on 95 percent of the state-

wide nonmetropolitan area median purchase price using this data.

(3) The housing must be acquired by a homebuyer whose household qualifies as a low-income household, and the housing must be the principal residence of the family throughout the period described in the Affordability Restriction Period table referenced below. In determining the income eligibility of the household, the participating jurisdiction must include the income of all persons living in the housing. The homebuyer must receive housing counseling.

As a condition of receiving HOME funds, the City requires the applicant to enter into a HOME Participation Agreement and Affordability Covenant Agreement that is recorded against the property and runs with the land. The Affordability Covenant Agreement contains a recapture restriction stipulating that during the affordability period, if there is a property sale, transfer, or program default of the conditions of either the Promissory Note or the Affordable Housing Restriction, the City will provide for the recapture of HOME funds in accordance with the following:

1. Upon the occurrence of a sale or transfer, other than a City approved assumption, the entire amount of the HOME investment provided by the City loan will be due to the City, less any City approved principal reductions.
2. Upon the occurrence of a program default of the conditions of the promissory note, Affordable Housing Restriction, deed of trust, or Participation Agreement, the entire amount of the HOME investment provided by the City loan will be due to the City without any principal reductions.
3. Notwithstanding the preceding, in the event that the Net Proceeds resulting from a sale are not sufficient to provide for the full return of the Borrower's investment inclusive of the original down payment and capital improvements performed on the acquired property (subject to City verification and approval), then the Borrower shall be entitled to recover their original down payment amount and City approved capital improvement amounts before the City recapture of the HOME investment amount (the City Loan). For the purposes of this calculation, net proceeds shall mean the sales price minus the repayment of the Primary Loan undertaken to acquire the Property (other than HOME funds) and any closing costs. Capital improvements means those improvements legally made by Homeowner to the Property after the closing of Homeowner's purchase of the Property, with a minimum cost of Five Thousand Dollars (\$5,000) per item, and a useful remaining economic life of not less than five (5) years, as approved by the City and documented by invoices and receipts which the Homeowner certifies to be true and correct.

All recaptured funds will be used for HOME eligible activity(ies). These funds will be identified separately in the City's accounting system by a unique Recaptured Revenue object number. Any recaptured funds will be used by the City before any additional HOME funds subject to the regulations found at 24 CFR 92.502 are drawn.

The City will provide for a reduction in the City loan amount principal, based on the Participant's continuing compliance with all Program requirements as detailed within the recorded Affordable Housing

Restriction, Participation Agreement, promissory note, and deed of trust. No reduction will be available until the sixth (6th) anniversary date of the promissory note. Beginning with the sixth (6th) year through the fifteenth (15th) year, a reduction of the loan principal will be earned by the Participant for meeting all Program requirements from the day of property acquisition through the date of loan repayment. The annual loan principal reduction will be equal to ten percent (10%) of the original principal loan amount, and the cumulative value of any loan reductions will only be credited at the time of loan repayment.

Should a default occur during the affordability period, the City shall have the right of first refusal to purchase the home from the homebuyer before foreclosure and may use additional HOME funds to acquire the housing in order to preserve the housing's affordability. The purchase of the property shall be 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.

Refinancing of the Program Loan shall be allowed when the proposed loan refinance amount does not exceed the then outstanding balance (plus refinancing and closing costs) of the existing Primary Loan. An appraisal must be conducted to establish the market value of the property to ensure that the total outstanding loan obligations, inclusive of the City Loan do not exceed 95% of the property value at the time of the refinance. Cash-out refinancing is not allowed, however in the event the Participant refinances the Primary Loan, and the refinancing returns money to the homeowner, the homeowner must use the loan proceeds to pay down the City loan, thereby reducing the principal loan balance owed on the City loan.

Requests for subordination that do not conform to this policy shall be considered on a case-by-case basis. After subordination, the sum of all outstanding loans may not exceed the lower of either the HOME Maximum Purchase Price for existing homes in effect at the time of the refinance, or 95% of the property's appraised market value. Subordination Requests shall be performed in conformance with the procedures detailed in the City Subordination Policy, acknowledged by the borrower via the First Mortgage Refinancing and Subordination Policy Acknowledgement and a formal request submitted to the City through the use of the City's Request for Refinancing and Subordination Form.

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:

Please see narrative above.

Periods of affordability. The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The per

unit amount of HOME funds and the affordability period that they trigger are described in the table below:

Homeownership assistance HOME amount per-unit	Minimum period of affordability in years
Existing Housing per unit amount of HOME Funds: Under \$15,000	5
Existing Housing per unit amount of HOME Funds: \$15,000 to \$40,000	10
Existing Housing per unit amount of HOME Funds: Over \$40,000	15
Acquisition of newly constructed housing	20

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:

The City does not intend to use HOME funds during the 2022-2023 program year to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.



APPENDIX A

Citizen Participation

LEGAL NOTICE
CITY OF LANCASTER
NOTICE OF PUBLIC HEARING AND 30-DAY REVIEW
AND COMMENT PERIOD FOR THE
DRAFT 2022–2023 ANNUAL ACTION PLAN

NOTICE IS HEREBY GIVEN that at its regular scheduled meeting to be held at 5:00 p.m. on Tuesday, May 3, 2022, in its chambers, located at 44933 Fern Avenue, Lancaster, the City Council will conduct a public hearing and accept public comments on the City’s Draft 2022-2023 Annual Action Plan (“Action Plan”).

PUBLIC COMMENT PERIOD: April 1, 2022 to
May 3, 2022

PLACE OF REVIEW: Lancaster City Hall
Finance and Information Technology Department
44933 Fern Avenue
Lancaster, CA 93534

DATE OF HEARING: Tuesday, May 3, 2022, 5:00 pm

PLACE OF HEARING: Council Chambers
Lancaster City Hall
44933 Fern Avenue

The Action Plan will be available for a 30-day public review and comment period from April 1, 2022, to May 3, 2022. Citizens wishing to submit written comments during the public review and comment period may mail them, postmarked no later than May 2, 2022, to the following:

City of Lancaster
Attention: Nike Noack, Senior Finance Manager
Finance and Information Technology Department
44933 Fern Avenue
Lancaster, California 93534

You may also email comments no later than 4:30 pm on May 3, 2022, to Ms. Noack at nnoack@cityoflanasterca.gov. All interested persons are invited to review and comment on the Action Plan on the City’s website www.cityoflanasterca.org.

The City is an entitlement community that participates in the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) Programs which require the submittal of a Five-Year Consolidated Plan as part of the City’s grant application to HUD. The plan establishes a framework of housing, community and economic development priorities for the City’s CDBG and HOME programs over the next five years. The Action Plan represents the third year of the City’s 2020-2024 Five-Year Consolidated Plan. The Action Plan will appropriate CDBG and HOME funds to specific programs and projects for the 2022-2023 fiscal year. As of the date of this notice, HUD has not yet released the City’s 2022-2023 CDBG and HOME annual allocations. For this reason, HUD has advised the City to prepare its Action Plan utilizing the current year CDBG and HOME annual allocations of \$1,572,221 and \$676,132, respectively, to implement programs and projects that benefit low- and moderate-income residents.

In compliance with the Americans with Disabilities Act, this meeting will be held at a location accessible to persons with disabilities; if you need special assistance to participate in this public meeting, please contact the City Clerk at (661)723-6020. Telecommunication Device for the Deaf (TDD) users may call the California TDD Relay Service at 1-800-735-2922. Services such as American Sign Language interpreters, a reader during the meeting, auxiliary aids, large print copies of the agenda and/or translation assistance for non-English speakers are available upon reasonable and timely request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business days' notice is strongly recommended. For additional information, please contact the City Clerk at (661)723-6020.

The City does not and shall not discriminate on the basis of race, color, religion (creed), gender, gender expression, age, national origin (ancestry), disability, marital status, sexual orientation, military status, or other protected class status in any of its activities or operations.

DATED: March 25, 2022

ANDREA ALEXANDER
City Clerk
City of Lancaster

Published: Wednesday, March 30, 2022

- City of Lancaster website
www.cityoflancasterca.org
Antelope Valley Press

AVISO DE AUDIENCIA PÚBLICA Y PERÍODO DE REVISIÓN Y
COMENTARIOS DE 30 DÍAS
AYUNTAMIENTO DE LA CIUDAD DE LANCASTER
PLAN DE DESEMPEÑO ANUAL (2022-2023)

POR MEDIO DE LA PRESENTE SE NOTIFICA que en su reunion ordinaria porgramada, a las 5:00 p.m. el martes 3 de mayo de 2022, en su cámara, ubicada en 44933 Fern Avenue, Lancaster, el Concejo Municipal llevará a cabo una audiencia pública y aceptará comentarios públicos sobre el Plan de Desempeño Annual 2022-2023 de la Ciudad (“Plan de Desempeño”).

PERÍODO DE COMENTARIO PÚBLICO: 1 de abril de 2022 a
3 de mayo de 2022

LUGAR DE REVISIÓN: Ayuntamiento de Lancaster
Departamento de Finanzas y
Tecnología de la Información
44933 Fern Avenue
Lancaster, CA 93534

FECHA DE AUDIENCIA: martes, 3 de mayo de 2022 5:00 pm

LUGAR DE AUDIENCIA: Cámaras del Consejo
Municipal de Lancaster
44933 Fern Avenue

El Plan de Desempeño estará disponible para revision pública y comentarios por un período de 30 días comenzando el 1 de abril de 2022 a 3 de mayo de 2022. Los ciudadanos que deseen enviar comentarios por escrito durante la revision pública y el período de comentarios pueden enviarlos por correo, a más tardar el 2 de mayo de 2022, a la siguiente dirección:

Ciudad de Lancaster
Atención: Nike Noack, Gerente Financiera Senior
Departamento de Finanzas y Tecnología de la Información
44933 Fern Avenue
Lancaster, California 93534

También puede enviar comentarios por correo electrónico antes de las 4:30 pm del 3 de mayo de 2022 a la Sra. Noack a nnoack@cityoflancafterca.gov. Todas las personas interesadas están invitadas a revisar y comentar sobre el Plan de Desempeño en el sitio web de la Ciudad www.cityoflancafterca.org.

La Ciudad es una comunidad con derecho a participar en el Programa de Subsidios Globales para el Desarrollo Comunitario (CDBG, por sus siglas en inglés) y Asociación para Inversiones en Vivienda HOME (HOME, por sus siglas en inglés) que requieren la presentación de un Plan Consolidado de Cinco Años como parte de la solicitud de subvención de la Ciudad a HUD. El plan establece un marco de prioridades de desarrollo económico, comunitario y de vivienda para los programas CDBG y HOME de la Ciudad durante los próximos cinco años. El Plan de Desempeño representa el tercer año del Plan Consolidado de Cinco Años 2020-2024 de la Ciudad. El Plan de Desempeño asignará fondos de CDBG y HOME a programas y proyectos específicos para el año fiscal 2022-2023. A la fecha de este aviso, HUD aún no ha publicado las asignaciones anuales de CDBG y HOME de la Ciudad para 2022-2023. Por esta razón, HUD ha aconsejado a la Ciudad que prepare su Plan de Desempeño utilizando las asignaciones anuales CDBG y HOME del año actual de \$1,572,221 y \$676,132, para implementar programas y proyectos que benefician a residentes de ingresos bajos y moderados.

De conformidad con la Ley de Estadounidenses con Discapacidades, esta reunión se llevará a cabo en un lugar accesible para las personas con discapacidades; si necesita asistencia especial para participar en esta reunión pública, comuníquese con la Secretaria Municipal al (661) 723-6020. Los usuarios de dispositivo de telecomunicaciones para personas con problemas auditivos (TDD, por sus siglas en inglés) pueden llamar al Servicio de Retransmisión de TDD de California al 1-800-735-2922. Los servicios tales como intérpretes de Lenguaje de Señas Estadounidense, un lector durante la reunión, ayudas auxiliares, copias de la agenda en letra grande y/o asistencia de traducción para personas que no hablan inglés están disponibles previa solicitud razonable y oportuna. Para garantizar la disponibilidad, se recomienda realizar su solicitud al menos 72 horas antes de la reunión/evento al que desea asistir. Debido a las dificultades para conseguir intérpretes de lenguaje de señas, se recomienda encarecidamente un aviso con cinco o más días de anticipación. Para obtener información adicional, comuníquese con la Secretaria Municipal al (661) 723-6020.

El Ayuntamiento de la ciudad no discrimina y no debería discriminar por motivos de raza, color, religión (credo), género, expresión de género, edad, origen nacional (ascendencia), discapacidad, estado civil, orientación sexual, estado militar u otro estado de clase protegida en cualquiera de sus actividades u operaciones.

FECHA: 25 de marzo de 2022

ANDREA ALEXANDER
Secretaria Municipal
Ciudad de Lancaster

Publicado: miércoles, 30 de marzo de 2022

- Sitio Web de la Ciudad
www.cityoflancasterca.org
Antelope Valley Press

Summary of Comments Received

The City received the following comments as part of the 2022-2023 Annual Action Plan process.

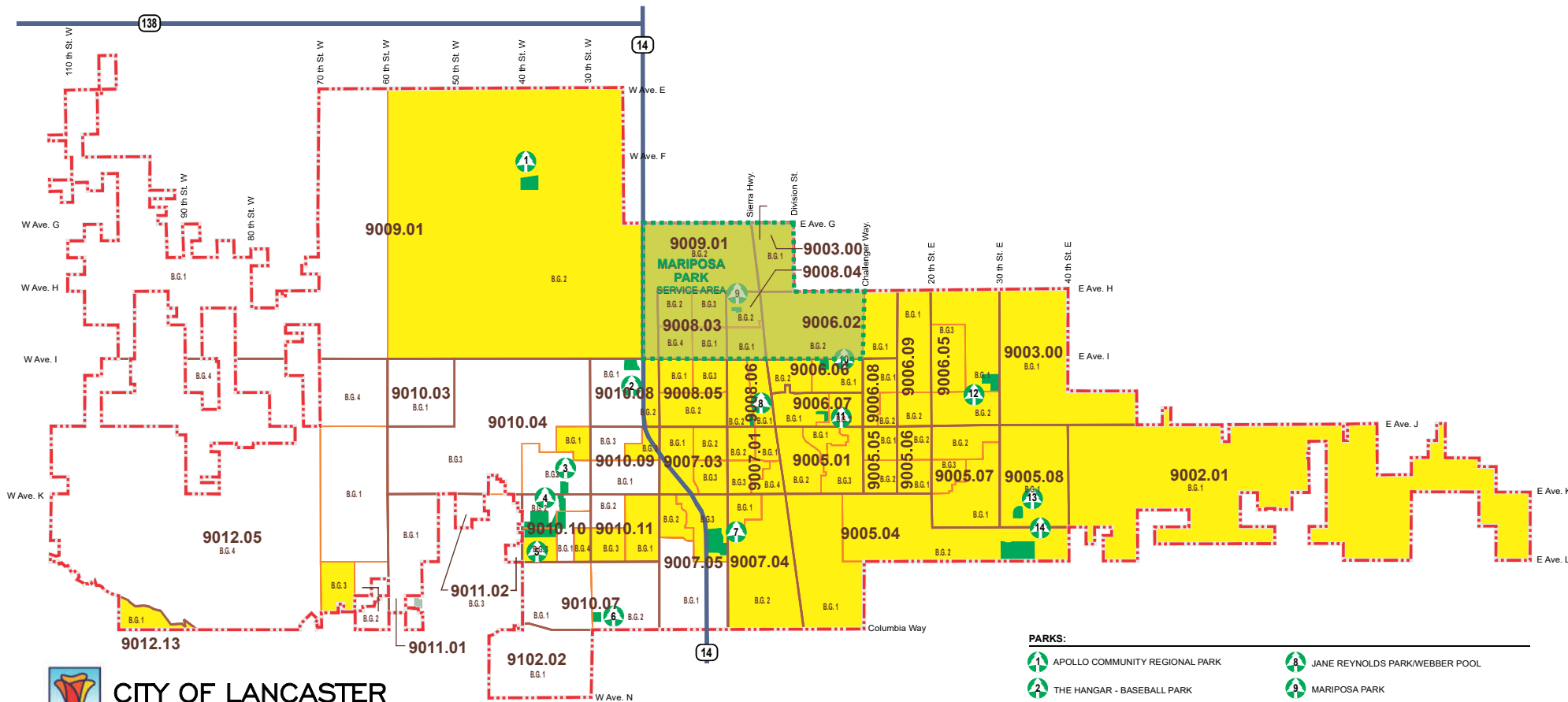
This includes, but is not limited to, comments received during the 30-day public review period and the Public Hearing held on May 3, 2022:

- Comments will be entered prior to the City's submission to HUD.



APPENDIX B

Grantee Unique Appendices



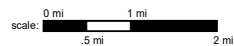
CITY OF LANCASTER

CDBG - LOW AND MODERATE INCOME AREA MAP
 2010 CENSUS DATA (As of February 14, 2019)

- LEGEND:**
- CITY BOUNDARY
 - LOW AND MODERATE INCOME BLOCK GROUPS
 - CENSUS TRACT
 - BLOCK GROUP



north



- PARKS:**
- | | |
|---|--|
| 1 APOLLO COMMUNITY REGIONAL PARK | 8 JANE REYNOLDS PARK/WEBBER POOL |
| 2 THE HANGAR - BASEBALL PARK | 9 MARIPOSA PARK |
| 3 MARAUDER STADIUM | 10 DEPUTY PIERRE W. BAIN PARK/EAST SIDE POOL |
| 4 RAWLEY DUNTLEY PARK | 11 EL DORADO PARK |
| 5 PRIME DESERT WOODLANDS PRESERVE | 12 TIERRA BONITA PARK |
| 6 FOREST E. HULL PARK | 13 SKYTOWER PARK |
| 7 SGT. STEVE OWEN MEMORIAL PARK | 14 LANCASTER NATIONAL SOCCER CENTER |



APPENDIX C

SF-424, SF-424D, & Certifications

SF-424 & Certifications

Upon approval of the City's 2022-2023 Annual Action Plan, the City's SF-424 & SF-424D Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) application, and program Certifications will be included in Appendix C prior to the City's submission to HUD.