

**CITY OF LANCASTER**

**SUBSTANTIAL AMENDMENT**

**TO THE COMMUNITY DEVELOPMENT**

**BLOCK GRANT (CDBG)**

**2021-2022 AND**

**2022-2023 ACTION PLANS**

**DRAFT FOR PUBLIC COMMENT PERIOD**

**November 11, 2022 – December 13, 2022**

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## EXECUTIVE SUMMARY

### **Background**

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

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

Per the City’s Citizen Participation Plan (CPP), a Substantial Amendment to a Consolidated Plan and Action Plan is required when a “substantial” change is proposed as it relates to funding priorities, proposed activities, goals, and objectives. This substantial amendment to the Action Plans is necessary because the City has identified one (1) activity that it wishes to cancel and transfer its funds along with additional uncommitted funds totaling a combined amount of $681,258 to one (1) new activity.

***CDBG***

*PY 2021/2022 Activity*

* Mobile Home Rehabilitation Program – repurpose $181,258 from existing budget and cancel activity

*Uncommitted Prior Year CDBG Funds: $500,000*

* PY 2020 - $404,961.62
* PY 2021 - $95,038.38

### **Sources**

The City will program the following resources in this substantial amendment to the PY 2022-2023 Annual Action Plan and corresponding PY 2020-2024 Consolidated Plan (which may be found at [www.cityoflancasterca.org/our-city/departments-services/housing-neighborhood-revitalization/cdbg-community-development-block-grant](http://www.cityoflancasterca.org/our-city/departments-services/housing-neighborhood-revitalization/cdbg-community-development-block-grant) to increase the PY 2022-2023 budget:

PY 2020 Formula CDBG: $404,961.62

PY 2021 Formula CDBG: $276,296.38

**TOTAL: $681,258.00**

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

### **Proposed Project**

**CDBG**

2022/2023 Housing Rehabilitation Program:

Original Allocation: $0

Proposed Increase: $681,258

**Total Proposed Budget: $681,258**

## 

## PROCESS

The City is conducting a 30-day review period for this substantial amendment from November 11 – December 13, 2022. The City will conduct a public hearing for the substantial amendment as part of the December 13, 2022, City Council meeting.

To encourage review and comment on the proposed activities, the City published notices in English and Spanish in the Antelope Valley Press on Tuesday, November 8, 2022, advertising the substantial amendment in compliance with the City’s CPP. An electronic copy of the substantial amendment was available on the City’s website and hard copies were placed at the Lancaster City Hall – Finance & Information Technology Department and City Clerk’s Office, 44933 Fern Avenue, Lancaster, CA 93534.

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Sort Order** | **Activity** | **Target Population** | **Summary** | **Summary of Comments Received** |
|  | Public Hearing | * Minorities * Non-English Speaking * Persons with disabilities * Broad community * Residents of public/assisted housing * Stakeholders | The City conducted its public hearing to review the Substantial Amendment on December 13, 2022. | *(to be completed after public hearing)* |
|  | Comment Period | * Minorities * Non-English Speaking * Persons with disabilities * Broad community * Residents of public/assisted housing * Stakeholders | The City conducted its comment period from November 11 – December 13, 2022. | *(to be completed at close of public comment period)* |

Table 1 – Resident Engagement

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

### **Introduction**

The City is repurposing $681,258 from Pre-PY 2022 formula CDBG resources.

### **Anticipated Resources**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Program** | **Source of Funds** | **Eligible Use of Funds** | **Funds** | **Narrative Description** |
| Formula CDBG | Public-Federal | * Public Services * Economic Development * Public Improvements * Affordable Housing * Planning and Administration | $681,258 | Activities to provide decent housing, a suitable living environment, and expanded economic opportunities principally for persons of low- and moderate- income within the City. |

Table 2 - Expected Resources

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

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

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

The City will be amending its Affordable Housing Preservation goal to reallocate Pre-PY 2022 CDBG resources. These resources will be re-programmed in the PY 2022 Action Plan and corresponding PY 2020 – PY 2024 Consolidated Plan.

**Newly Proposed Objectives**

|  |  |  |
| --- | --- | --- |
| 6 | **Goal Name** | Affordable Housing Preservation |
| **Goal Description** | Preserve the quality of existing owner-occupied dwellings housing units through rehabilitation including lead-based paint education, inspection, testing and abatement. |

### **Goals Summary Information**

| **Sort Order** | **Goal Name** | **Start Year** | **End**  **Year** | **Category** | **Geographic Area** | **Needs Addressed** | **Funding** | **Goal Outcome Indicator** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 1 | Affordable Housing Preservation | 2022 | 2023 | Affordable Housing | Citywide | Affordable Housing | CDBG:  $681,258 | Homeowner Housing Rehabilitated:  20 Household Housing Units |

Table 3 – Annual Goals

## PROJECTS – 91.220(D)

**Introduction**

With the repurposing of Pre-PY 2022 CDBG resources, the City will increase funding to the following project in the PY 2022 Annual Action Plan:

| **#** | **Project Name** |
| --- | --- |
| 1. | 2022-2023 Housing Rehabilitation Program |

Table 4 – Project Information

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

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

### **Project Summary Information**

|  |  |  |
| --- | --- | --- |
| **1** | **Project Name** | **2022-2023 Housing Rehabilitation Program** |
| **Target Area** | Citywide |
| **Goals Supported** | Affordable Housing Preservation |
| **Needs Addressed** | Affordable Housing |
| **Funding** | CDBG: $681,258 |
| **Description** | This program will provide financial assistance to rehabilitate low-income single-family owner-occupied homes, including mobile homes. Such improvements will address health and safety concerns, code violations, and lead-based requirements. |
| **Target Date** | 06/30/2023 |
| **Estimate the number and type of families that will benefit from the proposed activities** | Approximately 20 Household Housing Units |
| **Location Description** | Citywide |
| **Planned Activities** | 2022-2023 Housing Rehabilitation Program (20 Household Housing Units) - $681,258 |

Table 5 – Project Details