

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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August 23, 2022

Brian Ludicke, Planning Director
Community Development Department
City of Lancaster
44933 Fern Avenue
Lancaster, CA, 93534

Dear Brian Ludicke:

RE: City of Lancaster's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Lancaster's (City) housing element adopted June 14, 2022 and received for review on June 24, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review. Our review was facilitated by a conversation on August 19, 2022 with Genevieve Sharrow, Project Manager (MIG), the City's consultant.

The adopted housing element addresses most statutory requirements described in HCD's December 17, 2021 review; however, additional revisions are necessary to fully comply with State Housing Element Law (Article 10.6 of the Gov. Code), as follows:

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2...shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)

Programs, Actions, Metrics, and Milestones: In response to HCD's prior review, the element now includes some revisions to programs that identify metrics and milestones to implementation. However, many of the identified affirmatively furthering fair housing (AFFH) programs are still limited to outreach and do not include firm program actions and commitments that will create meaningful impacts in overcoming systematic barriers to fair housing, such as overcoming

past zoning and land use policies and practices. For example, the AFFH analysis identified landlord discrimination against persons with disabilities as an emerging trend, significant concentrations of elderly individuals with disabilities in the central and northwestern portions of the City, a higher proportion of residents living in poverty in the eastern portion of the City, environmental justice issues in the eastern and central parts of the City, a jobs-housing imbalance with long commuter times to work, and generally poor access to opportunity. In response, the element describes commitments to implement policies from the City's Environmental Justice Element and the Social Equity Commission but does not describe the specific actions the City will take to implement these policies. The City should explicitly tie policies and programs from these sources to the element and include metrics as appropriate, including but not limited to geographically targeting housing mobility and place-based strategies to areas in the City with high need and in a manner that prevents displacement as new development occurs. Other examples where the element could be revised include actions to promote universal design standards for mixed-use projects and strengthening regional collaboration and opportunities for transit-oriented development in the eastern and central portions of the City.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory... (Gov. Code, § 65583, subd. (c)(1).)

Lot Consolidation: In response to HCD's prior review, the element now includes revisions that clarify the number and characteristics of parcels identified for consolidation in the HDR and MU-TOD zones (pages 158-159). Of note, the element identified several parcels in the MU-TOD zone that are owned exclusively by the City. In light of this information, the element must also clarify in Program H-2.1 (Affordable Housing Partners, Funding, and Resources) how the City will comply with the Surplus Land Act and add additional metrics and actions to facilitate the future consolidation and development of these sites, including but not limited to issuing a Notice of Availability to affordable housing developers prior to the selling or leasing of any surplus property. For more information, please see <https://www.hcd.ca.gov/public-lands-for-affordable-housing-development>.

The element will meet the statutory requirements of State Housing Element Law once it has been revised and re-adopted to comply with the above requirements.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. During the housing element revision process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication that your team provided throughout the course of the housing element review. We are committed to assist the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Chelsea Lee, of our staff, at Chelsea.Lee@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager