

STAFF REPORT
City of Lancaster, California

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MVB

Date: August 12, 2008

To: Mayor Parris and Council Members

From: Brian S. Ludicke, Planning Director

Subject: **Update to the Lancaster General Plan Housing Element to Address Housing Needs for the Planning Period January 1, 2006 – June 30, 2014**

Recommendation:

Adopt Resolution No. 08-77, a resolution of the City Council of the City of Lancaster, California, adopting the update to the Housing Element of the City’s General Plan.

Background:

The Lancaster General Plan Housing Element Update evaluates existing housing programs and establishes quantified objectives and programs for the January 1, 2006 to June 30, 2014, planning period that address the housing needs of Lancaster residents. The primary objectives of the Housing Element are to provide adequate sites that will permit the provision of affordable housing for all income levels and to identify and accommodate, to the extent possible, segments of the City population with special housing needs. As required by state law, the draft Housing Element has been prepared to be consistent with other elements of the General Plan.

State law requires that individual communities accommodate their “fair share” of housing for all economic groups within the community. The Housing Element is the state-mandated General Plan element that addresses how the City will strive to achieve its share of regional housing need within the assigned planning period. The State Department of Housing and Community Development (HCD) is responsible for providing the Southern California Association of Governments (SCAG) with the region’s share of the state-wide housing need. SCAG, in turn, through the Regional Housing Needs Assessment (RNHA), works with subregions and cities to determine each jurisdiction’s share of regional housing need. The housing need numbers are then incorporated into the Housing Element update and provide the basis for formulation of the housing programs for the ensuing planning period.

The City also prepares the Housing Element to meet State law requirements and to achieve certification by HCD. Certification is an important step for the City in qualifying for many funding programs offered by the State for local housing activities, one of which includes HOME Investment Partnership (HOME). In recent years, HOME funds have been used for the Home Ownership Mortgage Loan Program, as well as assisting in the funding of several housing developments in areas undergoing revitalization. For example, \$3,775,000 in HOME funds was used for the development of Arbor Gardens Senior Apartments, located in downtown.

Therefore, a locally adopted and state-certified Housing Element is an essential component in providing the financial assistance necessary to fund projects that contribute to revitalization efforts.

On May 2, 2008, the City submitted the draft Housing Element to HCD for their review. On May 6, 2008, the draft Housing Element was released for public review through distribution of hard copies available at City Hall and the publication of a digital copy on the City's website. On June 16, 2008, the Planning Commission opened the public hearing to receive public testimony on the draft Housing Element, recommending to the City Council approval of the Draft Housing Element. On July 1, 2008, the City received written comments from HCD, which discussed the need for revisions to the draft, to meet statutory requirements of State law. The revised draft Housing Element includes corrections addressing HCD's concerns.

Attachments:

Resolution No. 08-77

Revised Draft Housing Element (Available for review in the City Clerk's Office)

Department of Housing and Community Development letter dated July 1, 2008

Planning Commission Staff Report

RESOLUTION NO. 08-77

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, ADOPTING AN UPDATE TO THE HOUSING ELEMENT OF THE CITY'S GENERAL PLAN

WHEREAS, on June 26, 2001, the City Council adopted the General Plan Housing Element for the City of Lancaster; and

WHEREAS, the Legislature finds and declares that “the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order”; and

WHEREAS, this update to the City of Lancaster Housing Element has been prepared pursuant to Article 10.6, Section 65580 – 65589.9 of the Government Code and is detailed in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the City has made a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element; has held a public meeting on October 9, 2007 and a public hearing on June 16, 2008 for this purpose prior to the adoption of the document and has received and commented on all public testimony both oral and written; and

WHEREAS, staff has performed necessary investigations, prepared a written report, and recommended approval of the update; and

WHEREAS, a public hearing on the Housing Element Update was held before the Planning Commission on June 16, 2008, and a resolution was forwarded to the City Council recommending approval of the update; and

WHEREAS, the City Council makes the following findings:

1. There is a need for the proposed update in order to achieve substantial compliance with Article 10.6, Sections 65580 through 65589.9 of the Government Code.

2. The proposed update is of economic benefit to the City since it establishes policies and action programs that will enable the provision of housing for all economic segments of the community and provides the foundation for future State funding that will aid the City in carrying out its housing programs.

3. The proposed update will not have a significant effect on the environment since pursuant to Section 15162 and Section 15168(c)(2) of the State CEQA Guidelines, the proposed update is within the scope of the Program Environment Impact Report (SCH #97011074) prepared for the Lancaster General Plan and certified by the City Council under Resolution No. 97-102, and no further environmental review is required.

4. The proposed amendment is a planning document which does not grant development entitlements. The proposed update will not result in any changes in land use designations or densities of the adopted General Plan. Therefore, adoption of the proposed amendment will not result in any impacts to traffic and circulation systems or to public service systems.

5. The proposed update will not have a long term impact on the development phasing of the City nor on the City as a whole because the Housing Element is a short-term planning document that is within the scope of the Lancaster General Plan.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE CITY COUNCIL OF THE CITY OF LANCASTER, STATE OF CALIFORNIA, THAT:

Section 1. This Council hereby approves Lancaster General Plan Housing Element Update as attached hereto.

PASSED, APPROVED and ADOPTED this _____ day of _____ 2008, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

GERI K. BRYAN, CMC
City Clerk
City of Lancaster

R. REX PARRIS
Mayor
City of Lancaster

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } ss
CITY OF LANCASTER }

CERTIFICATION OF RESOLUTION
CITY COUNCIL

I, _____, _____ City of Lancaster, California, do hereby certify that this is a true and correct copy of the original Resolution No. 08-77, for which the original is on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, on this _____ day of _____, _____.

(seal)
