January 12, 2023

State Department of Housing and Community Development
C/O Land Use and Planning Unit
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
HousingElements@hcd.ca.gov

RE: Re-Submission of City of Lancaster Adopted 2021-2029 Housing Element

The City of Lancaster is pleased to submit to HCD the adopted 2021-2029 Housing Element, responding to comments received from the Department, and looks forward to receiving a report of findings pursuant to Government Code Sections 65585(b)(1) and 65585(b)(3).

The City of Lancaster is committed to working with HCD to ensure that this Housing Element complies with State Housing Element law, and thanks you for the direction provided in meetings with HCD staff member, Chelsea Lee. As discussed, new changes are highlighted in yellow to respond to comments received during a phone call with Chelsea on December 13, 2023. As indicated in an email from Chelsea on December 26, 2022, these revisions address HCD's remaining findings. No other changes were made to the Housing Element beyond those reviewed by HCD as of December 26, 2002.

The City of Lancaster made the revised document available for public review on January 6, 2023, including a post in the local newspaper and emails to stakeholders with a link to the revised Housing Element on the City's website.

The City very much appreciates your offer of expedited review of this submittal, as the City is seeking grant funding upon which the "adopt-in" letter from HCD is contingent.

Lancaster engaged Moore, Iacofano, Goltsman, Inc. (MIG) to prepare the 2021-2029 Housing Element. If you have questions while you complete your review, please contact me (734-709-0042; genevieves@migcom.com) or Cynthia Campana, City of Lancaster Senior Planner (661-723-6262; ccampana@cityoflancasterca.org).

Sincerely,

Genevieve Sharrow
Project Manager, MIG

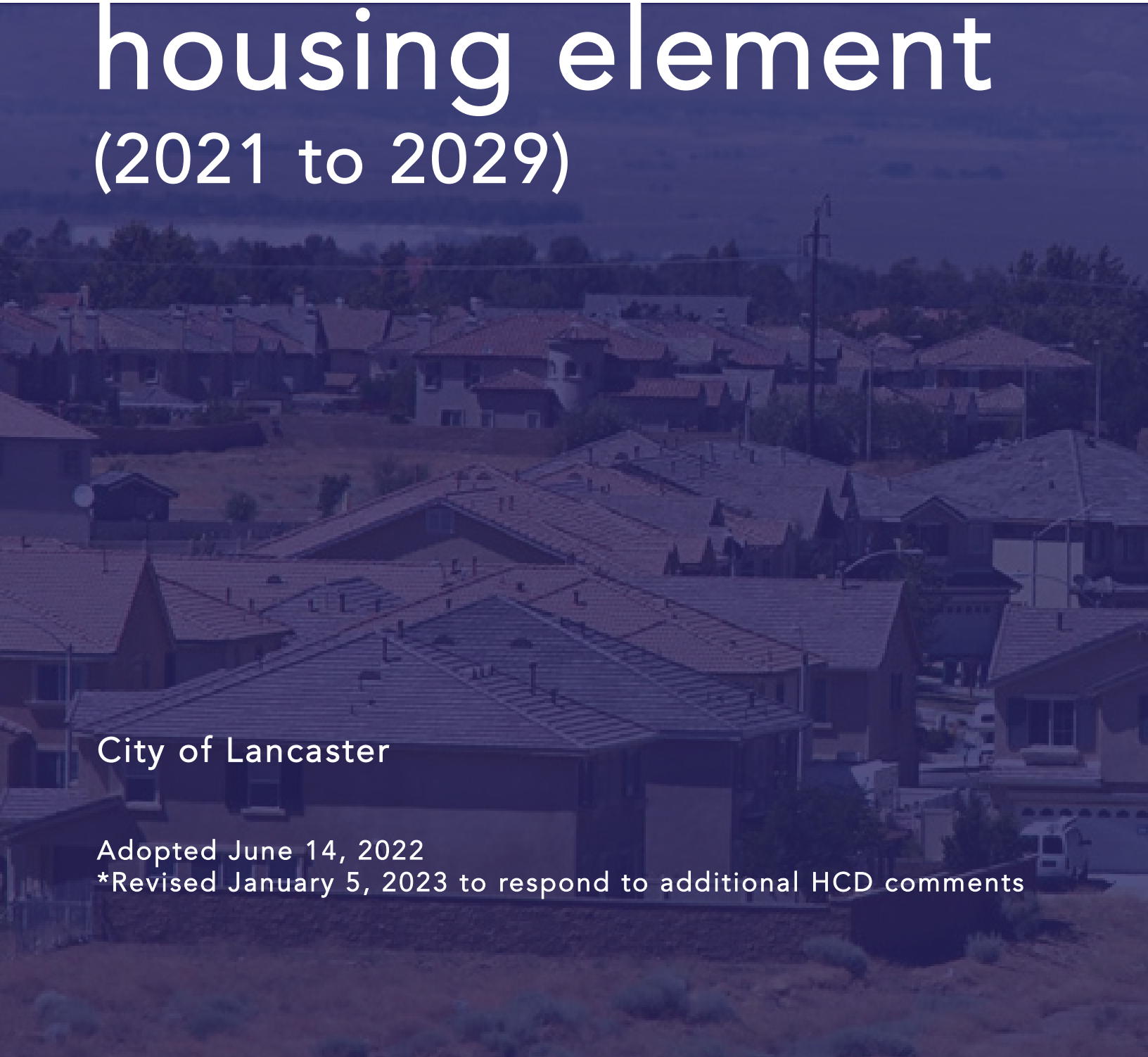
LANCASTER

Creating a better tomorrow. Together.

lancaster general plan

housing element

(2021 to 2029)



City of Lancaster

Adopted June 14, 2022
*Revised January 5, 2023 to respond to additional HCD comments



LANCASTER
Creating a better tomorrow. Together.

City of Lancaster, California

2021 to 2029 Housing Element

City Council

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Vice Mayor
Marvin Crist

Council Member
Raj Malhi

Council Member
Ken Mann

Council Member
Darrell Dorris

Planning Commission

Chairman
James Vose

Commissioner
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Commissioner
Rutger R. Parris

Commissioner
King L. Moore II

Commissioner
Daniel Tufts

Prepared by
MIG, Inc. and the City of Lancaster Community Development Division

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lancaster general plan

housing element

INTRODUCTION

The Housing Element is one of the State-mandated elements of the Lancaster General Plan. It presents the goals, objectives, policies, and action programs the City intends to implement to facilitate provision of housing for existing and future residents. The City prepares the Housing Element to meet the requirements of State law and achieve certification by the California Department of Housing and Community Development (HCD). Certification will help the City qualify for certain funding programs offered by the State.

Legal Requirements

California law requires every city and county to adopt a general plan containing eight elements, one of which is the Housing Element. This is the only element subject to detailed statutory requirements and mandatory review by the Department of Housing and Community Development (HCD). The requirements are set forth in Article 10.6 of California Government Code, beginning at Section 65583, with additional guidelines provided by HCD.

Housing Element law requires the City to adequately plan to meet its existing and projected housing needs, including its share of the regional housing need. HCD allocates the region's share of the statewide housing need to the Councils of Governments (COG) based on population projections and forecasts. The Southern California Association of Governments (SCAG) is the COG for cities and counties in Southern California, including Lancaster. SCAG develops a Regional Housing Need Assessment (RHNA) allocating the region's share to the cities and counties within the region. The RHNA projection period for the current Housing Element is June 30, 2021 to October 15, 2029. Meanwhile, the Housing Element planning period is October 15, 2021 through October 15, 2029 (the 2021 to 2029 planning period), marked by the required October 15, 2021 adoption date.

The SCAG region's total RHNA share is 1,341,827 new housing units during the 2021-2029 planning period. The City of Lancaster's allocation of this share is 9,023 housing units. That is, the City must show in this Housing Element that adequate capacity exists in the City, with appropriate zoning and land use policy in place, to facilitate development of 9,023 units in a variety of different housing types.

State law requires that the Housing Element be consistent with the other General Plan elements. The City's General Plan was last comprehensively updated July 2009, with minor amendments occurring periodically since. The goals, policies, and action programs contained in the Housing Element complement and are consistent with the programs contained in the other elements.

Lancaster's Housing Element represents the City's effort to assist in the State's goal of providing "decent housing and a suitable living environment for every California family." The Legislature has further determined that local governments have a responsibility to make adequate provision for the housing needs of all economic segments of the community. The Housing Element is the instrument by which Lancaster demonstrates compliance with these legislative intents.

Scope and Content of the Housing Element

The Housing Element includes the following sections:

- *Housing Plan: Goals, Policies, and Action Programs*

  The goals, policies, and action programs outline how the City of Lancaster will provide for adequate housing.

- *Housing Needs Assessment*

  The housing needs assessment includes an evaluation of existing housing needs, special housing needs, and projected housing needs. This effort requires a review of:

  - Population, employment, and housing characteristics
  - Overpayment and/or overcrowding
  - The needs of extremely low-income households
  - Current building conditions of the City's housing stock
  - Any affordable housing developments that may be at-risk of conversion to market-rate housing
  - Special housing needs for persons with disabilities, including developmental disabilities, the elderly, large families and female-headed households, farmworkers and families and persons in need of emergency shelter

  As noted above, projected housing are based on the RHNA, which establishes the number of new units needed, by income category, to accommodate expected population growth over the Housing Element planning period.

- *Housing Constraints*

  Governmental constraints on the production of housing include land use controls, fees and exactions, on- and off-site improvement requirements, building codes and their enforcement, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities. Non-governmental constraints include the cost of development, including land, construction, financing and other miscellaneous costs. Constraints to housing are reviewed in this section; where constraints are identified, programs are included in the Housing Plan to address them. As new zoning ordinance amendments are considered, the City will review the Housing Element to ensure compliance with housing policies.

- *Housing Resources and Sites Inventory*

  The Housing Element presents a detailed land inventory and analysis, including a site-specific inventory of vacant properties best suited to accommodate the RHNA. The analysis also examines environmental constraints and the availability of infrastructure, as well as an evaluation of the suitability, availability, and realistic development capacity of sites to accommodate the City's share of the regional housing for all income levels.

- *Review of Previous Accomplishments*

  This section reflects on the effectiveness of the previous element's goals, objectives, policies, and programs in terms of actual results during the planning period. Where possible, the results are quantified. A discussion of the continued appropriateness of programs is included, indicating those programs that will be carried forward or modified in the sixth cycle Housing Element.

Relationship to other General Plan Elements

State law requires that the General Plan and all individual elements collectively form an "integrated, internally consistent, and compatible statement of policies." The goals, policies, and programs of this Housing Element are consistent with the goals, policies, and programs contained in other elements of the Lancaster General Plan. The City's elements are presented as individual plans/chapters in the General Plan Document, with the exception of the Housing Element, which is presented under a separate document.

Development policies contained in the Plan for Economic Development and Vitality, Plan for Natural Environment, and Plan for Physical Development—which establishes the location, type, density, and distribution of local land uses, including housing—most directly relate to the Housing Element. The policies and priorities of the Housing Element and Plan for Physical Development, Economic Development and Vitality Element, and Natural Environment have been carefully balanced to maintain internal consistency. When any element of the General Plan is amended, the City will review the Housing Element and if necessary, prepare an amendment to ensure continued consistency among elements.

- SB 244 requires that the General Plan be updated to identify and describe disadvantaged unincorporated communities (DUC) that exist within Lancaster's sphere of influence. Disadvantaged communities both within the City and the sphere have been identified and policy has been prepared to address environmental justice issues.

- Government Code Section 65302(g) and Section 65302.5 require that the Safety Element be reviewed and updated to address wildfire risks.

- Government Code Section 65302(d)(3) and Government Code Section (g)(2)(B) require that the Conservation and Safety Elements be reviewed and updated to identify land that can accommodate floodwater and address flooding risks.

- Government Code Section 65302(h) requires local jurisdictions to add an Environmental Justice element to their General Plans if any disadvantaged communities are present. This new element (which may also be integrated into an existing element) is required when two or more elements are updated concurrently, beginning January 1, 2018.

In conjunction with Housing Element adoption, the City has updated the Safety Element and prepared a new Environmental Justice Element.

Public Participation

The Housing Element must reflect the values and preferences of the Lancaster community; therefore, public participation plays a role in the development of this Element. Section 65583(c)(6)(B) of the Government Code states: "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

Community outreach for the Housing Element included a community workshop, community survey, webpage for the Housing Element Update, and study session with the Planning Commission and the public to review the draft Housing Element. Outreach for the sixth cycle Housing Element was challenging because much of the update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the City from holding traditional public workshops. Instead, City staff utilized online



We want to hear from you!

The City of Lancaster is updating its long-range housing plan, called a Housing Element, and needs your help. Join us for a community workshop to learn about the Housing Element process and to share **your ideas on how the City can better address the housing needs** of all Lancaster residents.

Community input is critical to developing a housing plan that responds to community needs, values, and preferences. Your ideas could shape Lancaster for years to come!

Housing Element Digital Workshop
December 10, 2020
3:00 PM – 5:00 PM

Join our Zoom Meeting:
URL: bit.ly/LancasterHousingElement
Zoom Meeting ID: 938 6831 3143
Join by Phone: (669) 900-6833

Please contact:
Community Development Planner
Cynthia Campana at (661) 723-6262
or ccampana@cityoflancasterca.org
if you have any questions.

Visit our Facebook at:
www.facebook.com/cityoflancaster/
to learn more!

What is a Housing Element?

The Housing Element is a citywide housing plan that describes Lancaster's housing related needs and resources. The City revisits this plan every eight years to make sure programs are in place to respond to demands for new housing, housing maintenance, and equal access to housing.



¡Participa en nuestro taller comunitario!

La Ciudad de Lancaster está actualizando su plan de vivienda a largo plazo, llamado Elemento de Vivienda y necesita su ayuda. La Ciudad lo invita a un taller comunitario para aprender sobre la actualización del Elemento de Vivienda y compartir sus ideas **sobre cómo la Ciudad puede abordar mejor las necesidades de vivienda** de todos los residentes de Lancaster.

La participación de la comunidad es importante para desarrollar un plan de vivienda que responda a las necesidades, valores y preferencias de la comunidad. ¡Ayude a moldear el futuro de vivienda en Lancaster!

Taller virtual sobre el Elemento Vivienda
December 10, 2020
3:00 PM – 5:00 PM

Dirección de la reunión de Zoom:
URL: bit.ly/LancasterHousingElement
ID de Reunión: 938 6831 3143
Participar por Teléfono: (669) 900-6833

Ponte en contacto:
Planificadora de Desarrollo Comunitario
Cynthia Campana al (661) 723-6262
o ccampana@cityoflancasterca.org
para cualquier pregunta

Visite nuestro Facebook en
www.facebook.com/cityoflancaster/
para obtener más información.

¿Qué es un Elemento de Vivienda?

El Elemento de Vivienda es un plan de vivienda para toda la ciudad que describe las necesidades y recursos relacionados con la vivienda de Lancaster. La Ciudad revisa este plan cada ocho años para asegurarse de que los programas sigan satisfaciendo la necesidad de viviendas nuevas, mantenimiento de viviendas y acceso justo a las viviendas.

engagement tools, including an online survey, social media posts, and online documents to provide opportunities for the community to share their feedback. Following guidance from public health agencies regarding public gatherings and COVID-19, all workshops and meetings were held virtually using online video conferencing. The workshop, surveys, and all outreach material were accessible to both English and Spanish speakers.

Public Workshop

The City conducted a public workshop on December 10, 2020 to present information and collect public input on the Housing Element. The meeting included a presentation about the intent of the Housing Element update and RHNA, opportunities to meet local housing needs, and creative approaches to address the City's constraints to housing production, which was followed by a facilitated discussion regarding housing issues. A total of 16 participants attended and provided feedback.

To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, the City notified agencies and organizations that serve these communities in the Antelope Valley. The community-based organizations were invited and asked to disseminate this information to their networks. Outreach for the workshop was conducted in English and Spanish using flyers, social media posts, emails to stakeholders, and City's newsletter list. Information was posted on the General Plan/Housing Element website and on the City's main landing page. The community workshops had dedicated Spanish breakout rooms where the presentation and discussion were conducted in Spanish.

At the meeting, participants' comments were recorded in real time using a digital whiteboard, which was screen-shared during the Questions and Answers session of the workshop. Community input included the need to address the following topics:

- State-wide housing shortage
- More affordable housing

- Developer's risk during pandemic
- Water fees and availability/infrastructure constraints
- Aligning supply and demand for housing
- Need for housing for families and at-risk populations
- Understanding what drives housing demand

Survey

An online survey was used to gather feedback regarding pertinent issues and potential solutions to housing in Lancaster. The survey was available in English and Spanish between December 7, 2020 and January 8, 2021. The survey was advertised through similar methods as the public workshop. A total of 307 people who live and/or work in Lancaster completed the survey. Appendix A provides a summary of the results.

Survey findings included:

- More than three-quarters of respondents (83%) lived in a single-family home.
- Respondents indicated that the types of housing they would most like to see in Lancaster are: 1) single-family homes, 2) condominiums/ townhomes, and 3) homes with 4+ bedrooms.
- A little over two-thirds (68%) of respondents felt that ensuring that children who grow up in Lancaster can afford to live in Lancaster on their own as adults is very important.
- The top two choices for the best locations for new housing included the Central Core (Avenue H to Avenue J and 30th Street West to Sierra Highway) and anywhere in Lancaster, as long as any impacts to single-family neighborhoods are minimal.
- Respondents indicated it was highly important that new housing be located with easy access to shops, services, and community facilities.
- Approximately 70% of respondents indicated they would likely be in favor of multi-family or mixed-use development in the Downtown Area if it could help bring more shopping, dining, and housing opportunities.

Affirmatively Furthering Fair Housing

Outreach The preparation of the 6th cycle Housing Element included a diligent effort to include public participation from all economic sectors of the community. Invitations were sent to local service providers serving local low-income and special needs populations, including the Housing Rights Center, to participate in workshops to receive input on the Housing Element.

The Housing Element update was also completed in conjunction with a new Environmental Justice Element, which addressed topics including fair and safe housing conditions, access to parks and healthy living, access to healthy food, climate resiliency, civic engagement, and a variety of community programs and services to support low-income and disadvantaged populations. A focus group meeting was held in February 2021 with area service providers to discuss topics of concern and a public workshop was held in March 2021. Advertisement included:

- Mailed postcard to all residents and property owners within the Lancaster Environmental Justice Community (see Housing Element Figure 4.16)
- City's social media platforms (Twitter, Facebook, and Instagram); City website and City e-newsletter
- Emails to local service providers, churches, and stakeholders

In response to this engagement, the Environmental Justice Element includes policies that promote and further fair housing policies and support the development and preservation of affordable housing in and around the environmental justice community for a variety of income levels.



City of Lancaster
HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

agenda
- Introductions
- General Plan Overview
  - Housing Element
  - Environmental Justice
- Process Overview and Public Engagement
- Discussion

Community Workshop #1: Housing Element

Thursday, December 10, 2020
3 PM - 5 PM

KEY THEMES

- State-wide housing shortage
- More affordable housing
- Developers risk averse during pandemic?
- Water fees and availability
- Align supply and demand for housing
- Need housing for families and at risk populations
- Need to understand demand factors
- Infrastructure as a constraint to development

Question 1. What are the major housing issues in Lancaster?
Question 2. What creative solutions can address constraints?
Question 3. Where can new housing be accommodated?

HOUSING

major housing issues

- What is the overall housing need for the Antelope Valley?
- Remote working opp. allow more to relocate to City, further straining supply
- Transplants from LA impacting property values as community becomes more desirable
- No financial incentive to develop Section 8 housing, LIHTC not enough
- Lack of housing supply, pop. to double by 2030
- Entry level homes sell very quickly
- Misaligned incentives. Supply to match demand
- Is water availability hindering development?
- Expensive water fees, impact fees (to be discussed by City soon)
- Developer must fund infrastructure to build,but very costly. Hard to recoup costs
- ABAG to acquire additional water, developer must pay deposit $10,000/acre
- Coordination with water purveyors can be difficult, common obstacle
- Why have developers not shown much interest to develop?
- Developer reluctance to build new homes?
- Developers being more cautious during pandemic, risk averse.
- Pent up demand for housing, preference for larger tracts
- Developer fees down to 0 since COVID
- Why build new when many vacant/foreclosed homes?
- Foreclosure and vacancies in Great Recession, excess vacant capacity
- Many housing tracts occurring on west side, not east side school district
- Districts in CA and nation seeing declining enrollment
- Attached SFR can be more expensive
- Housing in central core might not be affordable
- 100 to 200 students in Elem. district are homeless (temporarily, may have to move out)
- Homeless population can be considered 2 families sharing home
- Lack of emergency shelters
- Famiies in crisis need temporary housing. "Bridge the gap"
- Affordable housing always in need, especially for at-risk population
- Section 8 residents move from LA basin to Antelope Valley, need to be welcomed
- Systemic racism effect on minorities' ability to find housing
- Lack of options for low income residents with government assistance
- Existing options are too expensive

What creative solutions can address constraints?

- Why is vacant land not being developed?
- Interest from builders exists
- Lancaster turning the corner on attached townhomes
- Spacemaker.ai Optimized scripts to connect stakeholders and derive planning solutions
- Re-envision affordable housing: High amenity, sustainable
- Get advanced outlook of the future for development, assess developer fees
- Reduction in impact/plan check fees
- Smaller lot SFR detached more preferred, need to ensure affordable
- Proximity and density to reduce commute times and provide better access to services
- Increase supply to make Section 8/lower income housing more likely
- Significant amount of residential projects in pipeline
- Tentative project involves construction of school
- City create district to help pay for new street construction
- As of now developer has to pay for new street infrastructure, create HOA for funds
- Provide desirable housing to also address climate challenges
- City is receptive to most development, caters to affordability
- Reuse/infill of vacant homes from Great Recession
- Cul-de-sac.com master planned 1,000 person car-free neighborhood
- MIT's "Beyond Smart Cities"
- City Scope tool - analyzes development impacts over time

Where can new housing be accommodated?

- Not short on developable land, wide open spaces
- Near central core
- Families may not be looking for specific housing type, more interested in safety
- West side of school district seeing more development than east
- Near transportation corridors, public transit
- Families desire MFR and entry level homes under $300/$350k
- 264 unit apt. complex about to pull permits
- High density communities in suburbs? Need walkability, access to services and entertainment
- Zoning needs to align with state climate goals
- Development interest as high as ever in Lancaster
- Near medical district, with senior housing

ENVIRONMENTAL JUSTICE

- Housing for at risk populations
- Systemic racism affect on minorities' ability to find housing
- Change belief system to welcome all residents, do through effective policy

Community Workshop Comments | December 10, 2020

Planning Commission Study Session

On June 14, 2021, Lancaster hosted a study session with the Planning Commission to introduce the Draft Housing Element. The Housing Element was made available on the City's website on June 17, 2021, and an online form was created to facilitate commenting on the draft document. The Planning Commission hosted a second workshop on July 12, 2021 to review public comments received up to that point and receive additional public comment on the Draft Housing Element.

The draft Housing Element was widely advertised for public review, with direct invitations to stakeholders and significant advertisement through the City's social media avenues. The City received one mailed comment letter from the Southwest Regional Council of Carpenters and 24 online comments from members of the public. Comments included a desire for more affordable housing and housing variety, including larger homes, studios, and senior housing. Residents also commented on the desire to preserve existing single-family neighborhoods, especially on the westside, and noted concerns about density, traffic, and crime. Comments also recommended a holistic planning approach to plan for housing in conjunction with other needs including hospitals, jobs, and infrastructure.

In response to public comments, the Housing Element was revised to address typos, make clarifications, and add a policy to plan holistically for the various other factors linked to housing.

Further opportunity for public participation will be provided at Planning Commission and City Council adoption hearings expected to occur Fall 2021.

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CHAPTER H-2.
HOUSING PLAN

This Housing Plan's goals, policies, and programs have been established to address housing issues in Lancaster and to meet State law housing requirements. The City's enduring objective is to facilitate and encourage safe, decent housing that fulfills the diverse needs of current and future residents. To achieve this vision, the Housing Plan identifies long-term housing goals and shorter-term policies and programs to address identified housing needs, constraints to development, and resources available to address the housing needs. These are informed by community input, the housing needs assessment (Section H-3), housing constraints analysis (Section H-4), housing resources analysis (Section H-5), and the review of program accomplishments for the previous (2014-2019) Housing Element (Section H-6).

To make adequate provision for the housing needs of people all income levels, State law (Government Code 65583[c]) requires that the City, at a minimum, identify programs that do all of the following:

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
- Conserve and improve the condition of the existing affordable housing stock and preserve assisted housing developments at risk of conversion to market-rate housing.
- Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The programs below identify the actions that will be taken to make sites available during the planning period with appropriate land use and development standards, and with services and facilities to accommodate the City's share of regional housing need for each income level. The programs also address identified housing issues in Lancaster and approaches to meet State law housing requirements.

Programs generally include a statement of specific City action(s) necessary to implement a policy or goal and identify the City department or other agency responsible for implementation, the quantified objectives (where applicable), and a timeframe for completion. A summary of quantified objectives is included following the program descriptions.

Goal and Policies

Goal H-1.	To promote a variety of housing types to meet the existing and future needs of Lancaster residents
Policy H-1.1	Provide for adequate sites that will enable the production of 9,023 housing units through October 2029 to meet the demands of present and future residents, including an adequate number and range of new dwelling types affordable to extremely low-, very low-, low-, moderate-, and above moderate- income households.
Policy H-1.2	Encourage a mix of housing types are provided, including single- and multi-family housing within a variety of price ranges to provide a range of housing options for Lancaster residents.
Policy H-1.3	Promote infill housing development within areas presently approved for urban density residential development, as well as areas which have been committed to urban development.
Policy H-1.4	Promote efforts to slow the rising costs of new and existing housing to the extent that government actions can reasonably do so while protecting the public health, safety, and welfare.
Policy H-1.5	Ensure adequate water and sewer capacity to meet Lancaster's housing need.
Policy H-1.6	Encourage affordable mixed-use and multi-family residential housing developments on mixed-use zoned sites.
Policy H-1.7	Ensure coordination between the City of Lancaster, Air Force Plant 42, and Edwards Air Force Base regarding the provision of sufficient housing in the City to help meet the needs of military personnel for off-base housing.
Policy H-1.8	As the local population grows, proactively plan for needs including hospitals, employment, infrastructure, and transportation.

PROGRAM H-1.1: ADEQUATE SITES

The City has been assigned a RHNA of 2,224 extremely low/very low-income units, 1,194 low-income units, 1,328 moderate-income units, and 4,277 above moderate-income units for the 2021-2029 RHNA planning period. A significant portion of this target will be achieved with credits for approved and proposed projects. With the existing available vacant land in residential and mixed-use zones, as well as projections about accessory dwelling units (ADUs), properties in Lancaster can adequately accommodate the remaining RHNA under existing General Plan land use policy and Zoning Ordinance standards. The City will maintain an inventory of available sites for residential development and provide the list to prospective residential developers upon request. The City will continue to track new housing projects and progress toward meeting the RHNA and will post the sites inventory on the City's webpage.

The City is not responsible for the actual construction of these units. The City can, however, create a regulatory environment that enable the private market to build these units. This includes the adoption and implementation of General Plan policies, zoning, and development standards, and/or incentives to encourage the construction of various types of units.

Funding Source:	*Department Budget (staff time) and application fees*
Responsible Party:	*Development Services*
Timeframe:	*Ongoing; annual assessment of status of housing sites inventory as part of the annual reporting process to the State*
Quantified Objective:	*9,023 units*

PROGRAM H-1.2: NO NET LOSS

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project.

The City will review development proposals against the Housing Element sites inventory for requests to develop at densities below those anticipated in the sites inventory analysis. The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2021-2029 Housing Element sites inventory and make written findings that 1) the density reduction is consistent with the General Plan and 2) the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project. The Housing Element includes a surplus inventory of sites to meet this need, including 514 units on vacant MDR sites, 3,798 units in the MU-N zone, 3,524 units in the MU-E zone, and 193 units on sites zoned MU-TOD.

Funding Source: *Department Budget and application fees*

Responsible Party: *Development Services*

Timeframe: *Ongoing; as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations and density assumptions outlined in the sites inventory*

PROGRAM H-1.3: AFFORDABLE HOUSING TECHNICAL ASSISTANCE

The City will provide assistance to affordable housing providers and address zoning and code compliance issues in the most cost-effective and expeditious manner possible. If not already initiated via potential projects, the City will consult with local affordable housing developers, including offering letters of support for grant applications, advising on local zoning and code compliance, and facilitating partnerships.

Funding Source: *Department Budget*

Responsible Party: *Development Services*

Timeframe: *Ongoing*

PROGRAM H-1.4: AFFORDABLE HOUSING ON LARGER SITES

To assist the development of housing for lower-income households on larger sites, the City will facilitate land divisions, lot line adjustments, mixed-use planned developments, and specific plans to create parcel sizes that facilitate multifamily developments affordable to lower-income households—in light of State, federal, and local financing programs (i.e., 2 to 10 acre units)—through ministerial review of lot line adjustments and by streamlining and expediting the approval process for land division for projects that include affordable housing units.

Funding Source: *Department Budget*

Responsible Party: *Development Services*

Timeframe: *Ongoing*

PROGRAM H-1.5: ACCESSORY DWELLING UNITS

Promote the development of accessory dwelling units (ADUs) as a means of providing additional housing. Facilitate and encourage ADU development in Lancaster as follows:

- Update the City's ADU ordinance to comply with State law. Remove regulations that are not compliant with State law, including subjective development standards in the MDR and HDR zones and parking requirements that do not comply with State law. As revisions to State law occur, update the City's ADU Ordinance to comply.
- Create a process to bring unpermitted ADUs up to code, such as a program that offers technical assistance and expedited services. Information of the program would part of outreach and marketing efforts.
- Create a public outreach program to encourage ADU development, including development of an information packet to market ADU construction. Include information on the benefits of planning for visitability in ADU design for persons with disabilities. Opportunities could include

advertising ADU development opportunities on the City's website, through social media, at City Hall, and at City events. Include information regarding fair housing laws to inform single-family property owners about tenants' rights and owner responsibilities.

- Identify an ADU specialist within the Community Development Division to respond to inquiries, ensure processing is streamlined, and support outreach efforts.
- Monitor ADU permit applications and approvals (including the affordability of constructed ADUs) through the Housing Element Annual Progress Report process. If, at the midpoint of the planning period, target numbers anticipated in the Housing Element are not met, identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period.

Funding Source: *Department Budget, State grants*

Responsible Party: *Development Services*

Timeframe: *Adopt ordinance and create a program within two years of Element adoption; ongoing ADU development support; annually monitor ADU construction and affordability; in 2025, evaluate progress compared to projections—If targets are not being achieved, implement new strategies in a timely manner (i.e., within approximately six months) to encourage ADU development.*

Quantified Objective: *332 ADUs during the planning period (This objective is a subset of and not in addition to the Quantified Objective for Program H-1.1: Adequate Sites.)*

PROGRAM H-1.6: WATER AND SEWER SERVICE PROVIDERS

The City will submit the Housing Element, within 30 days of adoption, to City of Lancaster water and sewer service providers—including internal City departments—in accordance with Government Code Section 65589.7, and coordinate with relevant contacts regarding their review and input. Confirm that these providers have procedures in place to grant priority for the provision of water and sewer services to proposed developments that include units affordable to lower-income households.

Regularly meet and work with all water districts, pertinent agencies, and community groups to ensure adequate water capacity to meet Lancaster's housing need, utilizing a variety of strategies, including increased water conservation, the use of recycled water, and banking of increased supplies when available.

Funding Source: *Department Budget*

Responsible Party: *Development Services*

Timeframe: *Within 30 days of adoption of Element; Annually coordinate/meet with water districts and pertinent agencies*

Goal H-2.	To assist in the development of adequate housing and provide resources to meet the needs of low- and moderate-income and special needs households
Policy H-2.1	Promote the use of available housing assistance programs and resources.
Policy H-2.2	Facilitate housing for extremely low-, very low-, low-, and moderate-income households to be distributed at locations throughout the urban portions of the city.
Policy H-2.3	Facilitate the construction of affordable housing developments for very low-, low-, and moderate-income households.
Policy H-2.4	Promote the development and rehabilitation of housing specifically designed for the elderly, providing a variety of living environments.
Policy H-2.5	Provide adequate shelter opportunities and assistance programs for those families and individuals who are either homeless or are at risk of becoming homeless.
Policy H-2.6	Promote the development and rehabilitation of housing specifically designed for the disabled.

PROGRAM H-2.1: AFFORDABLE HOUSING PARTNERS, FUNDING, AND RESOURCES

Partnerships are a key component of affordable housing development. The City will pursue the following efforts during the planning period:

- Assist local nonprofit agencies to actively seek the acquisition of State and federal funding sources by providing letters of support, technical guidance, and other regulatory and procedural assistance as needed to facilitate the development of affordable housing for low- to extremely low-income households. The submittal of funding applications would occur during their specified time frames. Other assistance provided to nonprofits would include development incentives, such as a streamlined application review process and other mechanisms specific to the development to ensure the production of successful housing projects.
- Coordinate with Los Angeles County Development Authority (LACDA) and other Los Angeles County agencies to promote local supportive housing development and rental opportunities for Lancaster residents.
- Continue to enhance development opportunities for the construction of affordable housing through shared appreciation covenants, conditions and restrictions, the provision of technical assistance, and use of real property acquisition powers of the Lancaster Housing Authority, which action results in the consolidation of small, infill parcels and the development of affordable housing.
- Leverage direct funding resources of the City and Lancaster Housing Authority with State and federal funding sources such as such as HUD Section 208/811 loans, HOPE II and III Homeownership program funds, HOME funds, CDBG funds, Low-Income Housing Tax Credit

Programs, and other grant and loan programs in order to facilitate the provision of single and multi-family dwelling units available to extremely low-, very low-, low-, and moderate-income households.

- Seek funding sources to support additional homeownership opportunities for Lancaster residents.
- Seek funding sources to support rehabilitation and repairs of existing housing stock for Lancaster low-income residents. Provide incentives for consolidation of parcels in higher density residential and mixed-use areas, including rounding up when calculating allowable units. Provide technical assistance with consolidation of parcels. Technical assistance includes land development counseling by Development Services staff.

Funding Source:	*HUD, HOME, CHFA, Department Budget*
Responsible Party:	*Development Services, Housing Authority, Housing & Neighborhood Revitalization*
Timeframe:	*Ongoing; seek funding sources to support homeownership and residential rehabilitation within five years of Housing Element adoption; consult with developers regarding lot consolidation and provide technical assistance on an ongoing basis*

PROGRAM H-2.2: ADDRESS HOMELESSNESS

Continue to implement the 2018 Homelessness Plan, which aims to decrease the number of persons experiencing homelessness, reduce the impact of homelessness, align City resources with County investments through a regional approach, and improve the quality of life for all residents. Additionally, the City will continue its participation in the regional Antelope Valley Homeless Coalition. This partnership provides a coordinated effort, in conjunction with the Los Angeles Homeless Services Authority (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 Continuum of Care.

Additionally, the City will identify and promote community-based organizations focused on delivering supportive services that meet the specific needs of people in need of Continuum of Care programs, ranging from domestic violence to homelessness.

Funding Source:	*Department Budget, CDBG*
Responsible Party:	*Public Safety and Parks, Recreation and Arts*
Timeframe:	*Ongoing*

PROGRAM H-2.3: EXTREMELY LOW-INCOME AND SPECIAL NEEDS HOUSING

- Provide housing opportunities to meet the housing needs of special needs residents (including the elderly, disabled, developmentally disabled, large families, the homeless, farmworkers, and

extremely low-income households) by giving priority to development projects that include a component for special needs groups in addition to other lower-income households.

- Revise the Zoning Ordinance to expand incentives available to senior housing to all special needs housing types, including reduced parking standards.
- Encourage developers of single-family dwellings, multi-family dwellings, and mixed-use developments to incorporate universal design and/or "visitability" improvements.
- Prioritize funding toward housing projects serving extremely low-income and/or special needs households, as available.
- Continue to evaluate on a case-by-case basis the potential to convert motels to single-room occupancy dwellings (SROs), which are micro units that may or may not include cooking facilities.
- Annually pursue State, Federal, and other funding opportunities, allocate available affordable housing funds to increase the supply of safe, decent, affordable housing in Lancaster for lower income households (including extremely low-income households), such as seniors, disabled (including developmentally disabled), the homeless, and those at risk of homelessness.
- Annually outreach to developers to promote affordable housing development in the city and support the funding applications by developers in their pursuit for affordable housing funds. Specifically, outreach to developers that are experienced in producing special needs housing and housing for extremely low-income households. Provide information to developers regarding impact fee waivers and reductions that are available in priority areas of the community.
- Review and revise the Zoning Ordinance as appropriate to incorporate regulatory concessions to further encourage the development of diverse housing types, such as multifamily, SRO units, to address the identified housing needs for ELI households.

Funding Source:	*Department Budget*
Responsible Party:	*Development Services, Housing & Neighborhood Revitalization*
Timeframe:	*Ongoing; complete zoning text amendments within two years of Housing Element adoption; annually pursue funding opportunities and outreach to extremely-low income and special needs housing developers; update the Zoning Ordinance within three years of Housing Element adoption.*

PROGRAM H-2.4: HOUSING FOR PERSONS WITH DISABILITIES

Assist developers who seek State and federal monies in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities. Prioritize funding toward housing for persons with disabilities, as available.

Funding Source:	*Department Budget*
Responsible Party:	*Development Services*
Timeframe:	*Ongoing; review funding availability annually through the Annual Action Plan process for CDBG and HOME funds; provide letters of support for projects at applicants' request*

PROGRAM H-2.5: SECTION 8 VOUCHER PROGRAM AND PUBLIC HOUSING

- Continue partnership with the Los Angeles County Development Authority (LACDA), which administers the Housing Choice Voucher (Section 8) rental assistance program in Lancaster. Support additional Housing Choice Vouchers in the community and encourage rental property owners to rent to Housing Choice Voucher holders and register their units with the LACDA.
- Prioritize Housing Choice Vouchers for extremely low-income households.
- Affirmatively market and promote the use of Housing Choice Vouchers in high opportunity areas.
- Advertise and encourage landlords in Lancaster to participate in the Homeless Incentive Program run by LACDA, which provides financial support for property owners who rent to homeless Section 8 voucher holders.
- Continue to monitor the number of residents accessing the Housing Choice Voucher program, households on the wait list, and units available for rent. Direct interested residents to the County website and continue to provide information on the program, including new legal requirements pursuant to SB 329, which prohibits housing discrimination on the basis of source of income (including Housing Choice Vouchers).

Funding Source: *Department Budget, HUD*
Responsible Party: *Lancaster Housing Authority*
Timeframe: *Ongoing*

PROGRAM H-2.6: DENSITY OVERLAY

To further encourage flexibility within the HDR zone and commercial zones where high-density residential is permitted, establish a new Housing Density Overlay Zone that allows up to 50 units per acre. Applicants will be required to apply for a zone change to achieve the maximum overlay density.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Adopt Housing Density Overlay in conjunction with Housing Element adoption*

PROGRAM H-2.7: VISITABILITY/HOUSING MOBILITY

Visitability is a growing trend nationwide. The term refers to housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers. A house is visitable when it meets three basic requirements:

- One zero-step entrance
- Doors with 32 inches of clear passage space
- One bathroom on the main floor you can get into in a wheelchair

The City will promote visibility through information on the City's website and at public counters.

Funding Sources: *Department budget; State and local grants*
Responsible Party: *Development Services*
Timeframe: *Ongoing; provide information on visitability by 2026*

PROGRAM H-2.8 LEVERAGE CITY-OWNED LAND FOR THE DEVELOPMENT OF AFFORDABLE HOUSING PROJECTS

The City is proactively following all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as "surplus properties" under California Law. When properties are deemed surplus by the City, the City then sends a Notice of Availability to all required parties regarding the availability of City-owned land available for purchase or lease. The City is proactively working to address Lancaster's housing needs and severe jobs-housing imbalance, including affordable housing projects on vacant or underutilized City- and Housing Authority-owned sites that are zoned appropriately as well as business attraction efforts to create new jobs on industrial parcels. The City's Housing Authority has a significant supply of land acquired for the express purpose of providing affordable housing; these sites are the subject of a number of current and upcoming affordable housing projects. Schedule of Action: Surplus Land Declarations were made and Notices of Availability posted/distributed for a total of 175 parcels on Sept. 8, 2020; Feb. 8, 2022; and Oct. 11, 2022. Below are pending projects resulting from these batches of surplus land, as well as Requests for Proposals issued by the Lancaster Housing Authority:

- 114 units of multi-family affordable housing in north downtown, walkable to Lancaster's main street, Metrolink station, and bus stops
- 600+ units of multi-family housing on 27 acres, a minimum of 15% (90 units) of which will be affordable, to include supportive commercial uses on-site
- HNR4: in negotiations on a Disposition and Development Agreement for 500+ units of single-family affordable housing on 67 acres
- HNR3: RFP for 35-acre mixed-use development opportunity with focus on affordable housing issued by Lancaster Housing Authority; responses due 3/3/22
- HNR8: nearing completion of a DDA with Habitat for Humanity for 8 single-family affordable homes; preliminary designs submitted
- In negotiations on a DDA for approximately 276 units of multi-family housing with a minimum of 15% (42 units) of affordable housing
- HNR6: Lancaster Housing Authority has completed shovel-ready plans for a 32-unit affordable apartment complex; RFP for a developer to be released in 2023
- HNR7: Lancaster Housing Authority has completed shovel-ready plans for a 12-unit affordable apartment complex; RFP for a developer to be released in 2023
- HNR9: Lancaster Housing Authority has completed shovel-ready plans for a 36-unit affordable apartment complex; RFP for a developer to be released in 2023

Funding Sources: *Department budget; State and local grants*

Responsible Party: *Lancaster Housing Authority*

Timeframe: *Ongoing*

Goal H-3.	To preserve existing housing stock within areas for which a desirable living environment can be provided and to promote conversion of such residential areas for which a desirable living environment cannot be sustained
Policy H-3.1	Encourage retention at no less than present levels the number of subsidized housing units of all types, and expand affordable housing opportunities for very low-, low-, and moderate-income households.
Policy H-3.2	Regulate the conversion of existing rental apartment housing and mobile home parks to condominium or cooperative housing to prevent a decline in the supply of rental housing. Place particular emphasis on minimizing hardships created by the displacement of very low-, low-, and moderate-income households.
Policy H-3.3	Regulate the conversion of existing mobile home parks to non-residential uses to maintain a valuable source of affordable housing.
Policy H-3.4	Improve and preserve the existing supply of low- and moderate-income housing.
Policy H-3.5	Prevent the physical deterioration of existing sound housing stock within Lancaster and encourage continued maintenance.
Policy H-3.6	Improve the livability of existing residential neighborhoods and prevent their deterioration by ensuring that an adequate level of public improvements and neighborhood facilities are available.
Policy H-3.7	Encourage energy conservation and sustainable living building measures in new and existing homes and the addition of energy conservation devices/practices in existing developments.

PROGRAM H-3.1: MONITOR AND PRESERVE AFFORDABLE HOUSING AND AT-RISK UNITS

In order to meet the housing needs of persons of all economic groups, the city must guard against the loss of housing units available to lower-income households. Over the next 10 years (2021-2031), nine assisted developments that provide 661 affordable, multi-family units have expiring affordability covenants. The city's objective is to either retain or replace as low-income housing all at risk units in the city. The community development department will implement the following programs on an ongoing basis to conserve its affordable housing stock.

- Maintain an inventory of affordable housing units citywide, with unit affordability information to ensure landlords are compliant with deed restrictions.
- Continue to monitor the status of subsidized affordable projects, rental projects, and mobile homes, when possible, to ensure long-term affordability.
- As needed, support funding applications to preserve at-risk units.

- Establish contact with public and nonprofit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. Where feasible, provide technical assistance and support to these organizations with respect to financing.
- Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. Provide tenants in at-risk projects information regarding Housing Choice Voucher rent subsidies.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Ongoing; in response to notices of conversion to market rate, establish contact with potential purchasers and tenants immediately*
Quantified Objective: *Preserve 661 units of affordable housing units through the planning period*

PROGRAM H-3.2: HOME OWNERSHIP ASSISTANCE

The City's First Time Home Buyer Program ("FTHB") makes available a limited number of deferred payment (no monthly loans (with no interest) second mortgage loans. FTHB assistance can provide the lower of: up to 33 percent (33%) of the purchase price, or the amount required to maintain a 40% front end ratio, or the program maximum of $150,000. The FTHB loan can also be used for a portion of reasonable closing costs for which the applicant does not have sufficient resources.

In addition, the City will continue to support first-time, low- and moderate-income home buyers in Lancaster by connecting interested residents and members of the public to the Mortgage Credit Certificate and First Home Mortgage programs, run locally by Los Angeles County Development Authority (LACDA). Direct residents to the LACDA offices and website and review key eligibility requirements. Advertise and encourage interested first-time, low-income homebuyers in Lancaster to apply for the federal Home Ownership Program (HOP), financed with HOME funds provided by the U.S. Department of Housing and Urban Development (HUD). Coordinate with the Housing Authority and community-based organizations to publicize these housing assistance programs.

The City will provide information on regional and local first time homebuyer programs on the City's website and via social media and via staff assistance at City Hall.

Funding Source: *Department Budget, HOME*
Responsible Party: *Development Services, Housing & Neighborhood Revitalization*
Timeframe: *Ongoing*

PROGRAM H-3.3: CODE ENFORCEMENT AND RENTAL HOUSING INSEPCTION

Continue to use code enforcement to support housing preservation and neighborhood quality and identify housing maintenance issues. Expedite rehabilitation of substandard and deteriorating housing by offering technical assistance to homeowners and occupants.

Continue to require a business license for all rental housing and conduct inspections of rental housing to promote health and safety and ensure substandard housing conditions are remedied.

Funding Source: *Department Budget*

Responsible Party: *Housing & Neighborhood Revitalization, Public Safety*

Timeframe: *Ongoing*

Quantified Objective: *1,000 annual residential rental inspections for a total of 8,000 during the Housing Element planning period*

PROGRAM H-3.4: ENERGY CONSERVATION

- Encourage energy-efficient design and energy conservation, and help residents minimize energy-related expenses. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.
- Encourage maximum utilization of federal, State, and local government programs, such as the County of Los Angeles Home Weatherization Program, that assist homeowners in providing energy conservation measures.
- Continue to provide information on home loan programs available through the City, and encourage residents to use the programs to implement energy-efficient design.
- Encourage and explore additional funding opportunities for energy conservation devices, including but not limited to lighting, water heater treatments, and solar energy systems in all residential projects.
- Review ordinances and recommend changes where necessary to encourage energy-efficient housing design and practices that are consistent with State regulations and advances in technology. Continue to enforce the State energy standards of the California Green Building Code.

Funding Source: *Department Budget*

Responsible Party: *Development Services*

Timeframe: *Ongoing; energy conservation information available two years after adoption of the Housing Element*

Goal H-4.	To address and where legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities
Policy H-4.1	Review and adjust residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to constrain housing development.
Policy H-4.2	Utilize density bonuses, fee reductions, or other regulatory incentives, as available and appropriate, to minimize the effect of governmental constraints.
Policy H-4.3	Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.
Policy H-4.4	Facilitate coordination between lending institutions, the real estate and development communities, and the City to better understand and address non-governmental constraints and facilitate production of affordable housing.
Policy H-4.5	Eliminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the city.

PROGRAM H-4.1: PLANNING AND DEVELOPMENT FEES

Continue to conduct periodic reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided, including an assessment of newly instituted incentives/fee reductions for development, adopted in 2021. The City will post the latest 2021 fees on the city website and whenever any updates are made to the citywide fee schedule in order to comply with Government Code Section 65940.1(a)(1). Advertise to developers the available incentives for senior housing development and development in pre-designated areas, where impact fees are waived, as well as fee reductions in the Central Core, and financing options for development fees citywide.

Funding Source: *Department Budget*

Responsible Party: *Development Services*

Timeframe: *Ongoing; the fee schedule adopted in 2021 will be posted to the City's website in March 2022.*

PROGRAM H-4.2: ENCOURAGE HOUSING IN MIXED USE ZONES

Review the existing standards for Mixed Use zones (MU-N, MU-C, MU-E, MU-TOD) and consider changes that would further encourage residential development, including:

- A reduction/revision to the required commercial components based on location proximate to arterial streets.
- Consider revisions that would make the Mixed Use Zoning standards more clear and user-friendly.
- Remove Conditional Use Permit requirement for multi-family projects of 16 or more units in Mixed Use zones.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Review existing standards and complete zoning text amendments by 2023*

PROGRAM H-4.3: DEVELOPMENT PROCESS STREAMLINING

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 needed, prioritize the hiring of additional staff to meet State-mandated timelines. The City is in the process of building a new database to support project tracking, and anticipates this to be fully operational within the next six years. The City will coordinate software updates among departments, prioritize securing and using grant funding for software upgrades for permit tracking, and implement a comprehensive permit and development (land management) tracking database.

As of 2020, HCD determined that the City of Lancaster was subject to SB 35 streamlining for proposed developments with 10 percent or greater affordability. To accommodate future SB 35 applications and inquiries, the City will create and make available an informational packet that explains SB 35 streamlining provisions in Lancaster and provides SB 35 eligibility information.

Funding Source: *Department budget*
Responsible Party: *Development Services*
Timeframe: *Ongoing; SB 35 informational material within one year of Housing Element adoption; research and apply for available grants within four years of Housing Element adoption to support a fully functional land management database within 6 years of Housing Element adoption.*

PROGRAM H-4.4: DENSITY BONUS

Maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law. Update the City's density bonus ordinance to comply with Government Code §65915. In addition, currently, the density bonus ordinance is referenced in the Residential Zones Chapter of Title 17 of the Municipal Code. Ensure it clearly applies to both

residential and mixed-use zones, as well as Commercial zones where housing may be conditionally allowed, by also cross referencing the density bonus in other chapters of the Zoning Ordinance. Consider providing additional incentives to developers to encourage use of the density bonus. Continue to promote the program and survey developers about interests in and constraints to using a density bonus.

Funding Source: *Department budget*
Responsible Party: *Development Services*
Timeframe: *Adopt a density bonus ordinance within two years of Housing Element adoption; ongoing*

PROGRAM H-4.5: ZONING ORDINANCE COMPLIANCE WITH HOUSING ACCOUNTABILITY ACT AND MINISTERIAL APPROVAL OF PROJECTS

- Amend the Zoning Ordinance to comply with Housing Accountability Act requirements, which requires that multi-family housing (and mixed-use buildings containing at least two-thirds residential) cannot be denied or density reduced unless specific findings can be made.
- Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with State objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design.
- Review findings of approval for Director's Review and ensure that review complies with requirements for ministerial approval of particular projects, including ADUs (Government Code Section 65852.2[a][3]), supportive housing, emergency shelters, manufactured housing, etc.; amend the Zoning Ordinance as necessary to comply and remove subjective findings.
- Amend the Zoning Ordinance to identify projects that require Site Plan Review and Director's approval.

Funding Source: *Department budget*
Responsible Party: *Development Services*
Timeframe: *Ongoing; adopt zoning text amendments related to Housing Accountability Act Requirements, ministerial approvals, and review processes within three years of Housing Element adoption.*

Program H-4.6: FARMWORKER HOUSING IN RESIDENTIAL ZONES

Amend Zoning Ordinance regulations for the residential zones (RR-1, RR-2.5, and SRR) to comply with California Health and Safety Code Section 17021.6, which generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less designed for use by a single household) be treated as an agricultural use.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Within three years of Housing Element adoption*

PROGRAM H-4.7: ZONING FOR EXTREMELY LOW-INCOME AND SPECIAL NEEDS HOUSING

- To fully comply with Government Ordinance Section 65583(a)(4), clearly indicate that emergency shelters are a permitted use in the LI zone, without any discretionary permits required, and add a new section to the Zoning Ordinance outlining additional performance criteria for the use, as specifically outlined by State law.
- Review the Zoning Ordinance and make any necessary changes to ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers).

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Within three years of Housing Element adoption*

PROGRAM H-4.8: NON-GOVERNMENTAL CONSTRAINTS

Continue to monitor and evaluate development standards and advances in housing construction methods. Although the City has limited influence over non-governmental constraints, if non-governmental constraints are identified, the City will review, and if necessary, revise any development regulations or processes that can potentially lessen those constraints.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Ongoing*

PROGRAM H-4.9: LARGE HOUSING FACILITIES FOR PERSONS WITH DISABILITIES

Review and revise the Zoning Ordinance as needed to similarly permit large residential care facilities in zones where residential uses are permitted or pursue other mitigating options to remove constraints to development. Ensure that permit requirements and necessary findings for residential care facilities and other housing facilities for persons with disabilities of seven or more people are consistent with state law and fair housing requirements.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Within three years of Housing Element adoption*

Goal H-5.	To promote and affirmatively further fair housing opportunities and promote housing throughout the community for all
Policy H-5.1	Affirmatively further fair housing related to the sale, rental, and financing of housing to avoid discrimination based on race, religion, age, sex, marital status, ancestry, national origin, color, familial status, or disability, or any other arbitrary factor.
Policy H-5.2	Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.
Policy H-5.3	Prohibit and prevent housing discrimination in accordance with federal and State fair housing law.
Policy H-5.4	Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.

PROGRAM H-5.1: FAIR HOUSING

Continue to work with and refer fair housing complaints to the Housing Rights Center (HRC), whose services include counseling and mediation between tenants and landlords, fair housing trainings, workshops, and outreach. Facilitate public education and outreach by creating informational, multilingual informational material on fair housing that will be made available at public counters, libraries, post office, other community locations, and on the City's website. Publicize HRC's educational workshops for property owners, property managers, and tenants.

Funding Source: *CDBG*
Responsible Party: *Housing & Neighborhood Revitalization*
Timeframe: *Ongoing*

PROGRAM H-5.2: AFFIRMATIVELY FURTHERING FAIR HOUSING

A summary of the fair housing issues, contributing factors, and the City's actions/targets/timeframes in addressing these issues is summarized in the table below.

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
Housing Discrimination Persons with Physical or Mental disabilities (Priority: High)	• Landlords/property owners lacking the knowledge of what constitutes as a fair housing violation or how to process reasonable accommodation requests	To protect against landlord discrimination against persons with disabilities and to address the needs of elderly individuals with disabilities in the central and northwestern parts of the city, the City will implement the following actions: • Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various state and federal housing programs and fair housing law. Maintain and update biannually referral information on the City's website and at a variety of other locations such as community and senior centers, local social service offices, in City utility bills, and at other public locations including City Hall and the library. Add resources and information in Spanish and make available to the public. Perform targeted outreach via an annual fair housing informational mailer to areas with high concentrations of people with disabilities such as in the central and northwestern parts of the city. *Timeframe: Ongoing; post fair housing information to the City's website and other locations and begin targeted outreach by 2024.* • Refer residents involved in housing-related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the Housing Rights Center and to the State Department of Fair Employment and Housing. Review data on disputes and complaints with the HRC during annual meetings with the organization [*see bullet next page*]. *Timeframe: Ongoing.* • Continue to inform rental property owners of reasonable accommodation procedures and disability access laws by providing property owners with

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		informational materials, online and when they apply for a rental business license, about their legal obligations. Perform targeted outreach biennially to property owners in areas with high concentrations of people with disabilities such as in the central and northwestern parts of the city through a direct mailing to the rental business license list. *Timeframe: Ongoing; develop informational materials and begin targeted outreach by 2024.* • Continue to accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code and review annually to ensure this information is easily accessible via digital and analog formats. *Timeframe: Ongoing; ensure information is available in digital and analog format by 2024.* • Coordinate and meet annually with the Housing Rights Center regarding randomized fair housing audits of developments to ensure they are complying with state and federal fair housing laws, particularly when assessing for discrimination against persons with disabilities, since this is an emerging trend in fair housing complaints. Discuss with Housing Rights Center the targeting of audits in areas where there are significant complaints, such as areas with significant proportions of elderly residents and persons with disabilities in the central and northwestern parts of the city. *Timeframe: Coordinate with HRC in 2023 and annually thereafter.* • Include a fair housing presentation in a City Council meeting at least once annually. *Timeframe: by 2024.* • Update the City's 2015 Analysis of Impediments (AI) to Fair Housing every five years and implement the fair housing recommendations for 2015 and any recommendations associated with the upcoming AI. *Timeframe: By 2025; update the AI again in 2030.*

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		• Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements. *Timeframe: Ongoing* • Use funding from CDBG and HOME funds for the development affordable housing and improvements to services in low-opportunity and disadvantaged communities (also known as environmental justice communities) throughout the Entitlement Area. As part of the next Consolidated Plan for 2025, establish priorities for the distribution of funds, which may include criteria such as income targeting, housing for special needs including seniors and persons with disabilities, support services, and designated disadvantaged communities (as identified in the Environmental Justice Element) and areas of concentrated poverty that serve to affirmatively further fair housing. Provided funding opportunities arise, pursue at least one additional grant annually, through State, Federal or other sources. *Timeframe: Ongoing as part of the Annual Action Plan process and as part of Consolidated Plan updates in 2025 and 2030.* ***Funding Source:*** *Department Budgets* ***Responsible Party:*** *Development Services, Housing & Neighborhood Revitalization, Housing Authority* Related program actions in other programs in this Housing Plan: • Encouraging visitabliity in new ADU construction (Program H-1.5). The City will create and provide informational materials to ADU developers, provide this information on the City's website and at public counters, and post twice per year on social media about visitability.

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines

		• Providing more housing opportunities for special needs individuals, such as those with disabilities, extremely-low income households, large families, the homeless, farmworkers, and the elderly (Program H-2.3). The city will provide additional points in scoring responses to RFPs that provide housing for ELI or special needs households.
		• Encouraging Housing Choice Voucher mobility through affirmatively marketing and promoting the use of Housing Choice Vouchers in high opportunity areas (Program H-2.5) To continue to encourage property owners to accept Housing Choice Vouchers, especially in higher opportunity areas, the City will:
		  ○ Create and send an informational mailing to rental business license addresses located in moderate and high opportunity areas in the city (as indicated in Figure 5.2) to provide information on the Housing Choice Voucher and
		  ○ Prepare a handout for projects proposed in these areas to inform developers and future property management about Housing Choice Vouchers.
		• Promoting housing designed for visitability (Program H-2.7). The City will provide information on the City's website and at public counters and create two social media posts per year to encourage visitability.
		• Increasing affordable housing production in the community, providing more housing choice through development of:
		  • HNR1: 114 units of multi-family affordable housing in north downtown, walkable to Lancaster's main street, Metrolink station, and bus stops
		  • HNR3: 600+ units of multi-family housing on 27 acres, a minimum of 15% (90 units) of which will be affordable, to include supportive commercial uses on-site
		  • HNR4: in negotiations on a Disposition and Development Agreement for 500+ units of single-family affordable housing on 67 acres
		  • HNR3: RFP for 35-acre mixed-use development opportunity with focus on affordable housing issued by Lancaster Housing Authority; responses due 3/3/22

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		• HNR8: nearing completion of a DDA with Habitat for Humanity for 8 single-family affordable homes; preliminary designs submitted • In negotiations on a DDA for approximately 276 units of multi-family housing with a minimum of 15% (42 units) of affordable housing • HNR6: Lancaster Housing Authority has completed shovel-ready plans for a 32-unit affordable apartment complex; RFP for a developer to be released in 2023 • HNR7: Lancaster Housing Authority has completed shovel-ready plans for a 12-unit affordable apartment complex; RFP for a developer to be released in 2023 • HNR9: Lancaster Housing Authority has completed shovel-ready plans for a 36-unit affordable apartment complex; RFP for a developer to be released in 2023
Access to Opportunities (Priority: High) Racially/Ethnically Concentrated Areas of Poverty (Priority: High)	• Lack of major employment centers and proficient schools • Disparities in job readiness and educational attainment • Increasing measures of segregation • Lack of higher opportunity areas	The two identified fair housing issues are closely related, as such, the meaningful action items address both issues. To address the 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, the City will implement the following actions: • Evaluate all proposed amendments to the General Plan Land Use Map and the Zoning Map for their effect on the City's policy of integrating diverse housing opportunities in each neighborhood or planning area. Include a compilation of the review of these amendments in the City's General Plan annual report. *Timeframe: Ongoing* • The City will identify a developer and rezone 35 acres of Housing Authority property (HNR-3) for higher density residential use in 2023. The RFP for HNR-3 was released in December 2022. • Strengthen regional collaboration and opportunities for transit-oriented development around the Lancaster Station and other major transit stops in the central and eastern parts

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		of the City by biannually engaging in discussions and partnerships with Metro, Antelope Valley Transit, California High-Speed Rail Authority, and Metrolink. *Timeframe: As funding opportunities become available, coordinate with LA Metro's Transit Oriented Communities (TOC) Technical Assistance Program and/or TOC Grant Writing Assistance for support in any of the City's transit-oriented development initiatives, policies, and/or projects; annually meet with Antelope Valley Transit, Metrolink and the California High-Speed Rail Authority to discuss roadway improvements and transit changes.* • In addition to entitlement funds, pursue at least one additional funding application annually for targeted investment in rehabilitation, affordable housing, parks, transit and active transportation in central and eastern Lancaster. *Timeframe: one funding application annually.* • Issue RFP in 2023 for Park Master Plan, using an equity lens to determine park and recreation needs in the city and to identify priority projects. *Timeframe: Issue RFP in 2023 for a target Parks and Recreation Master Plan completion/adoption in 2025.* • Target outreach for the City's housing rehabilitation program and first-time homebuyer programs to central and eastern Lancaster, with a direct mailing regarding the program in biennially. *Timeframe: Biennially* • Implement recommendations from the Safer Streets Action Plan and prioritize those improvements identified in the eastern and central portions of the city, including signal hardware and traffic and/or pedestrian safety improvements at 92 intersections, 7 commercial driveways and 6 road segments with a history of severe crashes, and systemic application of safety countermeasures to similar intersections across these communities. *Timeframe: Ongoing; apply for funding to complete recommended projects through HSIP Call for Projects (Cycle 11) in 2023; apply for regional funding for 5th Street Corridor School Connections Project in 2023.* • Inform residents of the potentials of lead-based paint (LBP) hazards in homes, evaluate the degree of LBP hazards, mitigate these hazards, provide clearance on the rehabilitated

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		areas affected by the LBP work, and provide all appropriate notices for all projects associated with first-time homebuyer and rehabilitation projects funded with HOME. *Timeframe: Ongoing* • Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Invest resources to provide interpretation and translation services when requested at public meetings. *Timeframe: Ongoing.* • Continue to convene the Social Equity Commission to examine the City's current policies, including an annual review of policies, and annually engage the community via email, website posts and in annual progress meetings on various aspects of race and equity as part of an evolving effort to address systemic racism and bias in the policies and practices of municipal government. Complete drafting of the Social Equity Commission's Equity report and implement recommendations related to: ○ Addressing inequities related to access of areas of high opportunity, proficient schools, and high-quality jobs; ○ Promoting equitable investment and development in areas with high poverty rates and concentrations of non-white individuals, particularly in the central and eastern areas of the City; and ○ Addressing fair housing issues. *(Timeframe: Ongoing; Draft Equity Report in 2023 for City Council review; Implement recommendations on a schedule identified in the Equity Report once the report is finalized)* ○ Hold annual progress meetings with the Commission and Equity Report community stakeholders to review progress on implementation of the above recommendations. ○ Bring a housing topic for presentation once per year to this group, such as a review of spending by the Housing Authority, or what programs and policies the HA is thinking about implementing and/or updating.

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		• To enhance housing mobility and create more housing options in areas near transit, the City will continue to encourage development within and around the Downtown core through the following measures: ○ Implement the Downtown Specific Plan (2008) to create a walkable downtown area. ○ Fully exempt housing projects from development impact fees in identified Project areas (The BLVD, Front Row Center, Medical Main Street, and Parkway Village) and for all housing projects designed for seniors and handicapped persons whose disabilities seriously restrict operation of a motor vehicle, and provide impact fee reductions (50 percent for multifamily and 100 percent for mixed use in the Central Core. *Timeframe: Ongoing* ○ Update the Lancaster Transit-Oriented Development Zones (adopted in 2015) to promote high-quality, walkable, mixed-use, and transit-oriented neighborhoods surrounding the Lancaster Boulevard core and the Metrolink station. Issue an RFP in 2023 to overhaul the city's existing TOD Zoning Districts zoning regulations to encourage streamlining and clarity in the development review process, to be completed and adopted in 2024. Periodically review and identify any necessary changes to facilitate transit-oriented development in the central area of Lancaster.*Timeframe: Ongoing; update TOD Zones in 2023/2024.* • Implement the Actions to facilitate place-based revitalization of neighborhoods identified in the Environmental Justice Element, such as: ○ Implement enhanced pedestrian and bicycle infrastructure in the environmental justice community based on community-identified mobility needs to encourage more active lifestyles. Implement recommendations from the Safer Streets Action Plan and prioritize those improvements identified in the eastern and central portions of the city, including signal hardware and traffic and/or pedestrian safety improvements at 92 intersections, 7 commercial driveways and 6 road segments with a history of severe crashes, and systemic application of safety countermeasures to similar intersections

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		across these communities. *Timeframe: Ongoing; apply for funding to complete recommended projects through HSIP Call for Projects (Cycle 11) in 2023; apply for regional funding for 5th Street Corridor School Connections Project in 2023.* ○ Create quarterly social media posts to convey information to the public and include these messages on the city website and at public counters. Ensure the information is available in multiple languages. Review public information annually for translation and accessibility. *Timeframe: Priority; Ongoing and evaluate the City's website for translation in 2024* ○ Meet once a year with Antelope Valley Transit and Metrolink to work to improve access and connectivity to transit as well as enhance transit amenities, such as bus shelters, real-time information, etc. *Timeframe: Ongoing; meet with Antelope Valley Transit and Metrolink annually* ○ Identify opportunity areas and review this list annually for opportunities to create small parks or open spaces in areas that generally lack parks or green spaces. Use an equity lens in the Lancaster Parks Master Plan to begin in 2023. *Timeframe: Ongoing; evaluate City-owned land in eastern Lancaster for park potential in 2024* ○ Develop and support talent development strategies and incentives to maximize opportunities for local employment. Ensure an annual meeting occurs of local business representatives to review strategies and incentives. *Timeframe: Ongoing; continue to support talent development through local business incentives and resources, including the Development Fee Incentive Program and promotion of local opportunity zones* ○ Coordinate partnerships between major employers and higher-education institutions to develop a highly skilled workforce. Convene a meeting twice a year with Antelope Valley College, the America's Job Center of California (AJCC) and other stakeholders. *Timeframe: Ongoing; coordinate with Antelope Valley College and the America's Job Center of California (AJCC) biennially*

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		○ Identify best practices for innovative housing options that prioritize community ownership and support resident efforts to build intergenerational wealth. Meet annually with regional collaborations like SCAG to review best practices and actions the City might take to promote innovative housing and community ownership. *Timeframe: Ongoing; participate in regional efforts through the Southern California Association of Governments* ○ Support collaborations between public health professionals, environmental health inspectors, and building departments to connect clients with professionals who can assess and address multiple aspects of housing that affect health and safety. Proactively collaborate, including annual outreach to community organizations like Antelope Valley Partners for Health to discuss health and safety issues related to housing, such as lead paint and review the city's policies for remedies and abatement. *Timeframe: Ongoing* ***Funding Source:*** *Department Budgets* ***Responsible Party:*** *Development Services, Housing & Neighborhood Revitalization, Housing Authority* Related program actions in other programs in this Housing Plan: • Reviewing and revising existing standards for mixed use zones in 2023 to further encourage residential development in these areas. Mixed use zones are intended to create a synergy between housing and commercial development in order to provide residents better access to jobs, retail, and entertainment. Changes will provide clarity to existing regulations to reduce delays in interpretation and encourage additional development. Revisions will be adopted in 2023. (Program H-4.2)

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		• Continuing to implement the 2018 Homelessness Plan and identify and promote community-based organizations focused on delivering supportive services to meet the needs of people in need of Continuum of Care programs, ranging from domestic violence to homelessness. (Program H-2.2). Send a biannual email to residents and interested partners to publicize the work of CBOs and relay recent implementation successes of the 2018 Plan, and ensure CBO partners meet annually to discuss messaging and other opportunities for City support. • Providing more housing opportunities for special needs individuals, such as those with disabilities, extremely-income households, large families, the homeless, farmworkers, and the elderly (Program H-2.3). • Encouraging Housing Choice Voucher mobility through affirmatively marketing and promoting the use of Housing Choice Vouchers in high opportunity areas (Program H-2.5). Housing Choice Vouchers in Lancaster are administered by the County of Los Angeles Housing Authority. While Lancaster represents 1.6% of the population of Los Angeles County, 35% of Section 8 users live in Lancaster. To continue to encourage property owners to accept Housing Choice Vouchers, especially in higher opportunity areas, the City will: ○ Create and send an informational mailing to rental business license addresses located in moderate and high opportunity areas in the city (as indicated in Figure 5.2) to provide information on the Housing Choice Voucher and ○ Prepare a handout for projects proposed in these areas to inform developers and future property management about Housing Choice Vouchers. *Details and timeframes for implementation can be found under each program.*
* State law requires that prioritization of contributing factors giving highest priority to those factors that most affect fair housing choice or access to opportunity in Lancaster.		

Summary of Quantified Objectives

Table H-2.1 summarizes the City's quantified objectives for the 2021-2029 planning period by income group. While all programs list specific action to be undertaken, only key programs include quantified objectives. The objectives are aggregated from the programs that indicate quantified objectives and are grouped under three categories as indicated in State Housing Element law.

- The Construction Objective represents the City's 2021-2029 RHNA.
- The Rehabilitation Objective represents objectives for residential rental inspections.
- The Conservation/Preservation objective refers to the preservation of 661 units of affordable housing identified in the affordable housing at-risk analysis in Chapter 3: Community Profile and Needs Assessment.

Table H-2.1: Quantified Objectives

Objectives	Income Levels				Total
	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (120%+ AMI)	
Construction Objective *	2,224	1,194	1,328	4,277	9,023
Rehabilitation Objective	8,000				8,000
Conservation/Preservation Objective	661		--	--	661

*Note: The City of Lancaster is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.

CHAPTER 3
COMMUNITY PROFILE/HOUSING NEEDS ASSESSMENT

Population and Employment Trends

To best understand the types of housing that are needed to meet existing and future demand, Housing Element law requires that the Housing Element assess local population demographics and housing stock characteristics. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking changes in the demographics can also help City leaders better respond to or anticipate changing housing demand.

Current Population and Population Growth

Between 2010 and 2020, as reported by the California Department of Finance, the population of Lancaster grew approximately 3.2 percent, from 156,633 to 161,699 residents. This growth rate was slightly less in Lancaster than in Los Angeles County as a whole (4.1 percent). The Southern California Association of Governments (SCAG) growth forecast predicts a steady increase in population through 2045. From 2020 to 2045, SCAG estimates that the Lancaster's population will grow by nearly 32 percent, while countywide population is expected to increase by 14.8 percent. These population forecasts are linked to anticipated housing needs, determined by the California Department of Housing and SCAG.

Table H-3.1: Population Growth and Projected Growth

	2010	2020	2045	% Change 2010-2020	% Change 2020-2045
Lancaster	156,633	161,699	213,300	3.2%	31.9%
Los Angeles County	9,758,256	10,172,951	11,677,000	4.1%	14.8%

Source: CA DOF E-5 Population and Housing Estimates, SCAG Growth Forecasts

In addition to population projections, several other demographic characteristics and trends can indicate housing needs. Among these characteristics are age composition, racial and ethnic composition, and employment.

Age

Population age distribution serves as an important indicator of housing needs, because housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. **Table H-3.2** shows the age groups of Lancaster residents. In 2018, residents between 25 and 44 years old represented the largest age group (28 percent). Residents within the age groups zero to 14 and 45 to 64 years old represented nearly a quarter of the population each. When compared with the Southern California region at large, Lancaster has a larger share of its population that is younger than 18 (28.7 percent compared to 23.4 percent. Lancaster's seniors (65 and above) make up nearly 10 percent of the population, which is lower than the regional share of 13 percent. This younger demographic is also reflected in the median age; Lancaster's median age is 32.4 years, compared with the County (36.2 years) and the state (36.3 years). The large population of children and young adults means that demand will likely continue to grow for larger family-sized units.

Table H-3-2: Age

Demographic Profile	2010		2018	
Age	Count	Percentage	Count	Percentage
0-14	38,095	24%	37,912	24%
15-24	27,672	17.7%	23,419	15%
25-44	42,575	27%	44,215	28%
45-64	35,632	23%	38,500	24%
65+	12,659	8%	15,616	10%
Median Age	30.4		32.4	

Sources: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

Race and Ethnicity

Table H-3.3 shows the racial/ethnic distribution of population in the City of Lancaster. Hispanic (40 percent) and White (31 percent) residents make up the majority of the City's population, followed by Black (21 percent), and Asian/Pacific Islander (four percent). When compared with Los Angeles County at large, Lancaster has fewer Hispanic residents (40 percent compared to 48 percent) and Asian residents (four percent compared to 14 percent), but more Black (21 percent compared to eight percent in the County) and White (31 percent compared to 26 percent) residents. Since 2010, the Hispanic population in Lancaster has increased five percent while the White and Black population decreased (four and one percent, respectively).

Table H-3.3: Race and Ethnicity

Demographic Profile	2010		2018	
Race/Ethnicity	Count	Percentage	Count	Percentage
White (non-Hispanic)	55,236	35%	49,669	31%
Hispanic	55,592	35%	63,403	40%
Black	34,618	22%	33,958	21%
Asian/Pacific Islander	7,684	5%	7,121	4%
Other	674	0%	5,511	3%

Sources: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

Note: Other includes American Indian and Alaska Native alone, and two or more races

Employment

Lancaster has 56,103 workers living within its borders who work across 13 major industrial sectors. **Table H-3.4** provides detailed employment information. Many Lancaster residents work in educational services, health care and social assistance (27 percent), and retail trade (12 percent). Between 2010 and 2018, there was an increase in educational services, health care, and social assistance. At the same time retail trade decreased.

Table HE-3.4: Employment by Industry

Employment by Industry	2010		2018	
	Count	Percentage	Count	Percentage
Educational services, and health care and social assistance	13,391	24%	14,877	27%
Retail trade	7,897	14%	6,863	12%
Manufacturing	5,950	11%	5,823	10%
Professional, scientific, and management, and administrative and waste management services	4,419	8%	4,572	8%
Construction	4,027	7%	4,146	7%
Arts, entertainment, and recreation, and accommodation and food services	3,914	7%	4,274	8%
Finance and insurance, and real estate and rental and leasing	3,163	6%	2,274	4%
Other services, except public administration	2,598	5%	3,087	6%
Transportation and warehousing, and utilities	2,647	5%	3,030	5%
Public Administration	4,798	9%	4,597	8%
Wholesale Trade	1,332	2%	963	2%
Information	1,255	2%	1,095	2%
Agriculture, forestry, fishing and hunting, and mining	483	1%	502	1%

Sources: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

These trends are important to understand, as certain industries are generally associated with lower median earnings. In Lancaster, educational services, health care and social assistance workers have a median income of $36,775, and those in retail trade have a median income of $26,458, both below the City median of $37,428.

The 10 largest employers in Lancaster and the surrounding areas are outlined in **Table H-3.5**. According to the 2018 Economic Census prepared by the U.S. Census Bureau, 21 percent of employed residents work within Lancaster in local businesses. The aerospace industry, including Edwards Air Force Base, Lockheed Martin, and Northrop Grumman, continue to be the Antelope Valley's largest employers.

Table H-3.5: 10 Principal Employers, 2019

Employer	Number of Employees	Percentage
Edwards AFB	11,149	13.3%
China Lake NWC	9,906	11.8%
County of Los Angeles	4,211	5%
Northrop Grumman	4,200	5%
Lockheed Martin	3,700	4.4%
Antelope Valley Union High School District	2,500	3%
Antelope Valley Hospital Medical Center	2,425	3%
Lancaster School District	2,200	2.6%
General Atomics	2,000	2.4%
Robertson's Ready Mix	2,000	2.4%

Source: City of Lancaster Comprehensive Annual Financial Report, June 30, 2019

Other major employers located within Lancaster's boundaries include Antelope Valley College, Kaiser Permanente, BYD (the largest battery electric bus manufacturer in North America), Lance Camper, Westside School District, Rite Aid Distribution Center, Michael's Distribution Center, Morton Manufacturing, and Sygma.

Household Characteristics

Characteristics for Lancaster households are summarized in **Table H-3.6**. The number of households in Lancaster have increased by 4.5 percent (2,067 households) since 2010. The percentage of owners in Lancaster has experienced a decline over recent decades, from 62.9 percent in 1990, to 60.4 percent in 2010, to 53.4 percent in 2018. Meanwhile, the percentage of single-family homes has increased from 63.3 percent in 1990 to 70 percent in 2018 (see **Table H-3.6**). This data suggests that there are many renter households living in single-family structures, and points to need for the City to encourage the diversification of future housing construction.

Income

According to the 2018 American Community Survey, the median household income for Lancaster was $52,504, which is lower than the County of Los Angeles median household income of $64,251. Median household income differs significantly by tenure in Lancaster; owner households earn more than double what renter households make.

Table H-3.6: Household Characteristics by Tenure

Household Characteristic	Owner Households		Renter Households		All Households	
	Count	Percentage	Count	Percentage	Count	Percentage
Number of Households[1]	25,462	53.4%	22,188	46.6%	47,650	100%
Median Household Income[1]	$73,168		$34,135		$52,504	
Household Income Categories[2]						
Extremely Low Income (0-30% AMI)	3,280	12.6%	8,785	39.5%	12,065	25%
Very Low Income (30-50% AMI)	3,415	13%	4,325	19%	7,740	16%
Low Income (50-80% AMI)	5,520	21%	4,270	19%	9,790	20%
Moderate Income (80-100% AMI)	3,615	14%	1,920	8.6%	5,535	11.5%
Above Moderate Income (100% + AMI)	10,050	39%	2,945	13%	12,995	27%
Total	25,885	100%	22,240	100%	48,125	100%
RHNA Allocations						
Total number of projected Extremely Low-Income Households (RHNA)[2]	N/A		N/A		1,112	
Overpayment						
All Households Overpaying for Housing	8,175	31%	10,760	48%	18,930	39%
Lower Income Households Overpaying for Housing (*0-80%)[2]	6,750	55%	10,380	60%	17,130	58%

Source[1]: US Census Bureau, American Community Survey 2014-2018 5-year estimates

Source[2]: U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Tables 2013-2017

Census data estimates that 23.8 percent of Lancaster households live in poverty, as defined by federal guidelines. This proportion is higher than Los Angeles County where 16 percent of residents live in poverty. The poverty threshold is set by the U.S. government to indicate the least amount of income a person or family needs to meet their basic needs. Poverty thresholds are established based on family size and are updated annually in relation to the Consumer Price Index, but do not vary geographically. In Lancaster, certain populations are much more likely to be living in poverty. For example, 39 percent of Black residents, 38 percent of Native American residents, and 30.1 percent of adult residents without a high school education are living in poverty.

Because poverty thresholds do not differ based on geographic differences, a better measure to understand income disparities can be to identify various percentages compared to the median income for a particular area. For housing planning and funding purposes, the Department of Housing and Urban Development (HUD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the county:

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI
- Moderate-Income Households earn 80-100 percent of AMI (HCD uses 120%)
- Above Moderate-Income Households earn over 100 percent of AMI (HCD uses 120%+)

Comprehensive Housing Affordability Strategy (CHAS) data provides special Census tabulations (developed for HUD) and calculates household income adjusted for family size and tenure. As shown in **Table H-3.6,** in Lancaster above moderate-income households comprise the largest share of all households (27 percent), and extremely low-income households comprise the second largest category (25 percent). Income also differs by tenure; as indicated in **Table H-3.6**, more renter households are in the lower income categories (0-80 percent AMI) than owner households.

Housing Overpayment

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, child-care, and food. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. In Lancaster, 39 percent of households are overpaying for housing. Lower income households have a higher rate of overpayment at 58 percent.

Housing Stock Characteristics

Housing Stock

In 2020, the Department of Finance estimates there are 48,816 occupied housing units in the city. Compared to 2010, the city's occupied housing stock has increased by 1,824 units. Most of the City's housing stock is made up of single-family homes (71.8 percent) with only 20.8 percent multi-family. Census data indicates that 2.9 percent of owner units and 6.7 percent of rental units are vacant; however, anecdotal evidence from discussions with owner operators and potential tenants indicates that rental vacancies are extremely low and available units are hard to come by.

Lancaster was developed as a community of single-family dwelling units and has primarily remained as such. Single-family detached units represent 70.2 percent of the City's housing stock, with single-family attached units representing 1.5 percent, multi-family units representing 20.8 percent, and mobile homes and other housing filling out the remaining 7.4 percent.

Table H-3.7: Housing Stock Characteristics by Tenure

Housing Characteristic	Owner Households	Renter Households	All Households
Single Family Detached	N/A	N/A	37,465 (70.2%)
Single Family Attached			832 (1.6%)
Multi-Family Units			11,126 (20.8%)
Mobile home, other units			3,974 (7.4%)
Total units			53,397
Average or median Household Size			3.17
Vacancy Rate	2.9%	6.7%	9.3%
Overcrowded Units	252	458	710
Units Needing Replacement/Rehabilitation	N/A	N/A	530
Monthly Median Housing Cost	$1,420	$1,162	N/A

Note: Does not sum to 100% due to vacant units
Sources: US Census Bureau, American Community Survey 2014-2018 5-year estimates, CoreLogic September 2020, and California Department of Finance E-5 Population and Housing Estimates
Note: Total vacancy rate also includes seasonal, recreational, or occasional use and "other" vacant units.

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Lancaster, 4.2 percent of housing units are overcrowded. Overcrowding is more prevalent in rental households than owner households. Lancaster experiences less overcrowding than Los Angeles County at large, where 11 percent of households are overcrowded.

Housing Condition

The condition of housing stock can be an indicator of potential rehabilitation needs. Based upon observations and experience of staff in the Housing and Neighborhood Revitalization Department and

Code Enforcement Division, the City estimates that in 2020, fewer than 50 housing units are in severe need of replacement or substantial rehabilitation due to housing conditions.

The good condition of most housing in Lancaster is primarily due to the City's relatively young housing stock. According to the American Community Survey, 68 percent of Lancaster's housing stock was built 1980 or later, and 33 percent was built 1990 or later. Since the age of housing in Lancaster is fairly new the housing conditions of these units is generally good. Less than 1 percent of Lancaster's housing stock is in need of rehabilitation or replacement, due to inadequate kitchen and/or plumbing facilities. A higher percentage of renter-occupied housing units lack kitchen and/or plumbing facilities (1.6 percent) than owner-occupied housing units (.3 percent). Substandard housing that is dilapidated beyond repair is usually demolished. There is not a significant number of substandard units within the city.

Housing Cost

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. The Lancaster median home price in September 2020,[1] based information provided by CoreLogic, was $368,000, which is 18.7 percent higher than the median price in September 2019. As of January 2021, data reported by the Greater Antelope Valley Association of Realtors reported a median sales price of $380,000, with 52 homes (37 percent) selling at a cost between $300,000 and $400,000. Many homes also sold at lower cost; 26 homes sold during January 2021 at prices between $200,000 and $299,999, and an additional four homes sold even lower. The median home price in Los Angeles County in September 2020 was $710,000, nearly double the median price Lancaster at the same time.

According to the 2018 Census, 46.5 percent of Lancaster households live in rental housing. Census data shows that the average rent in Lancaster is $1,162 per month with most (39.6 percent) paying between $1,000 and $1,499 in rent. The real estate website Zumper.com reports a median rent of $1,395 for one-bedroom units, $1,495 for two-bedroom units, and $1,900 for three-bedroom units in Lancaster as of December 2020. As of July 2021, limited rentals were available, based on a search of the real estate website Zillow.com. Six apartments and townhomes were listed for rent in Lancaster and 13 single-family houses were listed for rent. One-bedroom units ranged from $1,375 to $1,728; two-bedroom apartments ranged from $1,375 to $1,750. Houses ranged from $1,950 to $3,200 with a median rent of $2,437. **Table H-3.8** shows that the HUD-determined fair market rents for Los Angeles fall within the range of the rents within Lancaster. The rental rates in Lancaster generally are less than the HUD determined fair market rents, indicating that certain parts of Los Angeles County are potentially more expensive than local rents.

Table H-3.8: Fair Market Rents in Los Angeles County

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2020 FMR	$1,279	$1,517	$1,956	$2,614	$2,857

Sources: FY2020 Fair Market Rents. U.S. Department of Housing and Urban Development (HUD)

[1] These sales prices were recorded during the worldwide COVID-19 pandemic, which began in March 2020.

Special Housing Needs

Housing-element law requires local governments to include an analysis of housing needs for residents in specific special needs groups and to address resources available to address these needs. These special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances. Table H-3.9 summarizes the special needs population by group within the city of Lancaster.

Table H-3.9: Special Needs Groups

Special Needs Category	Count	Percent
Persons with Disabilities[1]	8,092	5% of population
Persons with Developmental Disabilities[2]	1,117	0.7% of residents
Elderly (65+ years) [1]	15,616	9.7% of residents
	8,658 households	18.2% of households
Large Households (5+ members) [1]	8,836 households	18.5% of households
Farmworkers[1]	323 persons	0.5% of labor force
Female Headed Households[1]	9,075 households	19% of households
People Experiencing Homelessness[3]	1,076	N/A

Sources:

1. US Census Bureau, American Community Survey 2014-2018 5-year estimates

2. California Department of Developmental Services, 2020; DDS consumer count by CA ZIP Codes 93534, 93535, 93536

3. 2019 Greater Los Angeles Homeless Count Report

Persons with Disabilities including persons with Developmental Disabilities

Disabled residents face housing access and safety challenges. Disabled people, in many cases, are of limited incomes and often receive Social Security income only. As such, most of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units.

There are 8,092 residents with a disability in Lancaster, representing five percent of residents. Disabilities are more commonly found in the elderly population. The most commonly occurring disability amongst seniors 65 and older is an ambulatory disability, experienced by 20 percent of Lancaster's seniors. Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Lancaster, 21 percent of the population with a disability is employed, compared to 53 percent of the non-disabled population, as estimated by the US Census Bureau, American Community Survey 2014-2018 5-year estimates.

The State Department of Developmental Services (DDS) provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The North Los Angeles Regional Center serves residents in Lancaster. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. Some of the services and support that regional centers provide include: information and referral; assessment and diagnosis; counseling; individualized planning and service coordination; resource development; advocacy; family support; and placement of out-of-home care. In Lancaster, 1,117 persons are reported as consumers of the services provided at the local Regional Center. This includes 344 persons 18 years and older and 773 persons under 18 years old receiving services from DDS. The majority of individuals with developmental disabilities live in home settings, often with service and care from a family member and/or health provider. In addition, according to the State Department of Social Services, 62 small residential care facilities with capacity to support 282 residents are located in Lancaster. In addition, 57 residential care facilities for the elderly accommodate 699 Lancaster disabled seniors.

For those living in single-family homes, residents can benefit from wider doorways and hallways, access ramps, larger bathrooms with grab bars, lowered countertops, and other features common to "barrier free" housing. Location is also important for disabled people because they often rely on public transit to travel to services like grocers or medical offices. The City's Municipal Code provides reasonable accommodation procedures to support fair housing opportunities to persons with disabilities.

Elderly (65+ years)

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, are usually retired and living on a limited income, and are more likely to have high health care costs and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing. There are 8,658 households headed by elderly residents, representing 18 percent of total households in Lancaster. The majority of households headed by elderly residents are married-couple households. A total of 16.5 percent of seniors over 65 years old are living in poverty in Lancaster.

Many Lancaster seniors reside in conventional single-family homes. Beyond conventional housing, however, Lancaster also has been active in providing for a variety of housing options that are age-restricted for seniors, including new senior housing and maintaining existing senior housing. The City has also worked towards removing constraints in order to support the development of senior housing. These efforts have included reducing parking requirements for senior housing projects, exempting senior housing from impact fees, and adopting a Senior Mobile Home Park zone to preserve senior housing. The City offers approximately 4,409 affordable housing units reserved for lower income families and seniors. The Los Angeles County Development Authority (LACDA) also provides housing choice vouchers to very low-income seniors. These vouchers are not tied to a specific project but can be used anywhere where accepted.

In addition to housing, an appropriate mix of affordable support services provided locally can benefit seniors living in Lancaster. Support services are essential in facilitating the ability of seniors (and any

household) to live as independently as possible without having to change their residences. The Los Angeles County Department of Workforce Development, Aging, and Community Services oversees the Antelope Valley Senior Center, which provides an array of educational, social, and recreational activities to persons 50 years and older. The center also provides food bank distribution to income-qualifying seniors over 60, and telephone reassurance calls to the homebound. Adult protective and mental health services and programs as well as other social services are also part of the center's programming.

Large Households (5+ members)

Large households, defined by HCD as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing costs, both of which may result in unit overcrowding. There are 8,733 large households in Lancaster, representing 18 percent of all households. A larger percentage of owner households are large households (10 percent) as compared to rental households (eight percent). Census data shows that 25 percent of families with five or six members and 22 percent of families with more than seven members live under the poverty rate compared to 20 percent for all Lancaster families.

Housing costs are generally lower in Lancaster than the rest of the County for both homeowners and renters. Even so, 39 percent of total households are cost burdened. Rental assistance is available from the Los Angeles Community Development Corporation and County Housing Authority which administers the Housing Choice Voucher/Section 8 program. According to the City's FY 2021-FY 2025 Consolidated Plan, as of March 2020, approximately 3,771 eligible family households earning low or very low incomes have been provided with housing choice vouchers. These vouchers are portable and not tied to a specific apartment project. Additionally, there are approximately 4,409 affordable housing units reserved for lower income families and seniors in Lancaster.

Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. Farmworkers are typically categorized into permanent, seasonal, and migrant. Permanent farmworkers are typically employed year-round by the same employer. Seasonal farmworkers work an average of less than 150 days per year. Migrant farmworkers are seasonal farmworkers who have to travel to do farm work and do not return to their permanent residence within the same day.

According to the U.S. Department of Agriculture, there are 3,266 total farmworkers in the County of Los Angeles, declining from 3,825 farmworkers in 2012. Census data shows that there are only 323 residents who might be working as farmworkers in Lancaster, representing only 0.5 percent of the city's labor force. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show very limited farmland of statewide importance in Lancaster. Similar to the region, agriculture in Lancaster has declined during the past decades and will continue to do so as the city continues to urbanize. Due to the low number of agricultural workers in the city, the housing needs of migrant and/or farm worker housing need can be met through general affordable housing programs.

Throughout the county, the housing needs of farmworkers can be supported with additional affordable housing. The State Housing and Community Development Department administers more than 20 programs that award loans and grants to local public agencies, private non-profit and for-profit housing developers, and service providers every year. This money supports the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, childcare facilities, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for low-income workers. Many of these programs and funding sources can be utilized to provide housing for farmworkers.

Female Headed Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them. There are 9,075 female-headed family households in Lancaster, representing 19 percent of households. A total of 3,645 female-headed family households live in poverty.

The primary need for female-headed households is for more affordable housing and supportive services, including childcare. The Child Care Resource Center (CCRC) offers several financial assistance, or subsidy, programs to qualifying families on a non-discriminatory basis, including California State Preschools, Head Start, center based and family child care homes. Rental assistance is available to female-headed households through the Los Angeles Community Development Corporation and County Housing Authority's Housing Choice Voucher/Section 8 program. Approximately 82 percent of the 3,771 households in Lancaster receiving housing choice vouchers are female-headed households. Additionally, 4,409 affordable housing units are reserved for lower income families and seniors in Lancaster.

People Experiencing Homelessness

Homelessness continues to be a regional and national issue. The City of Lancaster is part of the county-wide Los Angeles Continuum of Care (LACoC) to provide assistance to homeless persons at every level of need and assist in the move from homelessness to permanent housing. The continuum of care begins with assessment of the needs of the homeless individual or family. The person/family may then be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living. The LACoC services and facilities available for the homeless in Lancaster are coordinated by the Los Angeles Homeless Services Authority (LAHSA).

Because of the transient nature of homelessness, gauging an estimate of homeless persons is difficult. One source of information on homelessness is the 2019 Greater Los Angeles Homeless Count Report. In 2019, there was a total of 1,046 homeless individuals in Lancaster, 89 percent of which were unsheltered. Homelessness has been rising in Lancaster; in 2017, the point in time count identified 642 homeless individuals.

Lancaster operates homeless services in accordance with the LACoC. Currently, the High Desert Multi-Ambulatory Care Center (MACC), operated by the Salvation Army, offers beds and shelter. The City of Lancaster has cultivated and is committed to implementing a multi-faceted approach to tackling the complexities of homelessness. These strategies include a new facility, Kensington Campus; the Lancaster Community Homelessness Plan, tailored specifically to our community needs; and a number of key partnerships, including a newly formed Homeless Impact Commission. The Lancaster Community Homelessness Plan (adopted in 2018) aims to decrease the number of persons experiencing homelessness in the City of Lancaster, reduce the impact of homelessness within the City of Lancaster, 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 entire community), provide equal placement of attention on public safety and community vitality, seek a collaborative approach, and engage the community.

By employing multiple approaches to mitigating homelessness, along with cultivating vital relationships locally and with key regional supporters, the City of Lancaster will effect positive change throughout the Antelope Valley, while providing relief and measurable progress to the benefit of Lancaster residents and businesses alike.

Energy Conservation Opportunities



Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

Lancaster is serviced by Southern California Edison (SCE) to deliver electricity to residents and businesses, while the City, through the Community Choice Aggregator Lancaster Choice Energy (LCE), is responsible for purchasing the energy that flows throughout the community. Lancaster has implemented zoning regulations that require the generation of solar energy from new residential development, at a minimum average of one kilowatt per house. The City also encourages ride share opportunities to reduce energy consumption.

Southern California Edison (SCE) offers a variety of energy conservation services as part of its Energy Savings Assistance Fund. The energy assistance fund helps those who qualify by income manage their electricity bills. This program primarily benefits low-income households, seniors, disabled, and non-English speaking residents. Another program, the Residential Multifamily Energy Efficiency Rebate Program, provides incentives for property owners to create energy efficient improvements through lighting, HVAC, and insulation. SCE also offers a number of rebate programs, making energy efficient kits available to residents at no cost. In addition to SCE's offerings, Lancaster has provided energy efficiency programs as a Public Utilities Commission certified Energy Efficiency Program Administrator through the

Direct Install program, which helps small businesses reduce their energy consumption and the Energy Advisor program, which provides advice for residents looking to reduce their energy consumption.

The City has been proactive in promoting solar power alternatives, conservation, and smart energy. LCE is solely in the business of power generation and searches for the best deals on both conventional and renewable energy resources for Lancaster residents. Customers have three options from which they can choose: Clear Choice, Smart Choice, and Personal Choice. Clear Choice provides 35 percent renewable energy, Smart Choice provide 100 percent renewable and Personal Choice is offered for Net Energy Metering customers who sell their excess power generated back to LCE.

At-Risk Housing Analyses

Government Code Section 65583(a)(9) requires that the City include an analysis of existing assisted housing developments (as defined by the statute) that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing developments are multi-family rental housing projects that receive or have received government assistance under federal programs (i.e., State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program [CDBG], HOME Investment Partnerships Program, and Low-Income Housing Tax Credits [LIHTC]).

Over time, affordability covenants and deed restrictions may expire, potentially resulting in the affordable units being converted to market-rate housing. Over the next 10 years (2021-2031), nine assisted developments that provide 661 affordable, multi-family units have expiring affordability covenants (**Table H-3.10**). The majority of these developments' affordability covenants are associated with Mortgage Revenue Bonds (MRB) which are now expiring. Each of these at-risk units have been categorized into the following levels of conversion risk:

- Very High Risk – Affordability restrictions end in less than a year, there are no known overlapping subsidies that extend affordability, and the development is not owned by a stable mission-driven nonprofit developer.
- High Risk – Affordability restrictions end in one to five years, there are no known overlapping subsidies that extend affordability, and the development is not owned by a stable mission-driven nonprofit developer.
- Moderate Risk – Affordability restrictions end in five to ten years, affordability restrictions end in one to five years, there are no known overlapping subsidies that extend affordability, and the development is not owned by a stable mission-driven nonprofit developer; however, Section 8 project-based or housing choice vouchers in use.
- Low Risk – Affordability restrictions extend beyond 10 years or the development is owned by a stable mission-driven nonprofit developer.

Table H-3.10: Affordable Housing At-Risk of Converting to Market Rate

Name	Address	Affordable Units	Total Units	Funding Source	Affordability Expiration	Risk Level

Table H-3.10: Affordable Housing At-Risk of Converting to Market Rate

Name	Address	Affordable Units	Total Units	Funding Source	Affordability Expiration	Risk Level
Montecito Apartments	835 W Ave L	39	192	MRB	2022	Moderate
Silver Winds	45180 Fern Ave	25	124	MRB	2026	Moderate
The Willows	1650 W. Ave. K-8	47	232	MRB	2026	Moderate
West Park Villas	1800 W Ave J-12	55	272	MRB	2026	Moderate
High Valley Apartments	2325 West Avenue J 8	92	140	LRA/MRB/ Sec8/Sec 221(d)(4)	2028	Moderate
Sierra Retirement Village	43321 Sierra Hwy	96	97	LIHTC	2029	Moderate
Sunset Ridge	43244 16th St. West	160	800	MRB	2029	Moderate
Cordova Park	43530 Gadsden Ave	84	208	MRB	2031	Moderate
Sienna Heights	43519 Kirkland Ave	63	314	MRB	2031	Moderate
Total:		661				

Source: City of Lancaster, 2021

All of the units that are at risk of losing their affordability restrictions during this planning period are covered by project-based Section 8 contracts or accept Section 8 Housing Choice Vouchers from their tenants. These contracts will likely be renewed; many on an annual basis. The passage of the Housing Opportunities Extension Bill in 1996 allowed owners of projects with Section 8 contracts to opt-out of the program with a six month notice prior to expiration of the contracts. For owners who elect to remain in the program, HUD has the authority to renew these contracts on an annual basis pending funding availability.

With the initial renewal, HUD surveys the project's market rents and adjusts them accordingly. If the rents are significantly above market, there is no incentive to convert to market rates. This appears to be the case in all of the unit-based Section 8 projects in Lancaster, since HUD uses market rents based on Los Angeles County, which exceeds local rents in Lancaster. Data from HUD's project-based Section 8 expiring contracts database indicates that none of the projects have elected to opt-out of the program. It appears that the affordability of the Lancaster rental housing market enables HUD to provide these projects with contracts that make it advantageous for the owners not to opt out of the program.

Another 2,464 units of affordable housing are not at risk of converting to market rate in the next 10 years. **Table H-3.11** provides an inventory of assisted rental housing developments with expiring covenants after 2031 by type of assistance and expiration date.

Table H-3.11: Assisted Housing (Not At-Risk of Converting in Next 10 Years)

Name	Address	Afford-able Units	Total Units	Funding Source	Affordability Expiration
Village Pointe	1037 East Avenue K	155	160	HUD	2034
Lancaster Homes Apartments	711 W. Jackman St	120	120	HUD	2034
Aurora Village	43862 15th Street West	129	132	LIHTC	2052
Village Pointe Apartments	43732 Challenger Way	199	200	LIHTC	2055
Village at Beechwood	44063 Beech Avenue	99	100	LIHTC; CalHFA	2057
Aurora Village II	43945 12th Street West	138	140	LIHTC	2060
Arbor Grove	855 W. Jackman Street	150	150	LIHTC	2060
Arbor Court I	44958 10th Street West	83	84	LIHTC	2061
Laurel Crest Apartments	45114 Beech Avenue	71	72	LIHTC	2061
Poppyfield Estates	530 W. Jackman Ave.	99	100	LIHTC	2062
Essex Apartments	44916 N. 10th Street West	149	150	LIHTC; HUD	2062
Arbor Lofts fka The Commons of Lancaster	665 West Lancaster Blvd.	20	21	LIHTC	2063
Arbor on Date	44927 Date Avenue	39	40	LIHTC	2064
Sagebrush II	707 Milling Street	39	40	LIHTC	2065
Sagebrush I	44826 Fig Avenue	20	21	LIHTC	2065
Cedar Ridge Apartments	2105 East Avenue J8	109	109	LIHTC	2067
Sierra Villa East	621 East Avenue I	90	91	LIHTC; HUD	2068
Fernwood Senior Apartments	45151 Fern Avenue	75	76	LIHTC; HUD	2068
College Park Apartments	43331 30th Street West	60	61	LIHTC; HUD	2068
Avenida Crossing Apartments	2317 West Avenue J 8	76	77	LIHTC	2069
Copper Square Apartments	45431 30th Street West	201	204	LIHTC	2070
Antelope Valley Veterans and Families	44000 Sahuayo Street	74	75	LIHTC	2070
Antelope Valley Apartments	43460 32nd Street West	119	121	LIHTC; HUD	2070
Kensington Campus	45260 32nd Street West	50	50	LIHTC	2072
Kensington II	Avenue I	50	51	LIHTC	2072
Kensington Homes	45244 32nd St W	50	51	LIHTC	2073
Total:		2,464			

Source: City of Lancaster, 2021

Preservation and Replacement Options

The affordable housing units listed in **Table 3.9** are considered at-risk of converting to market-rate in the next 10 years and must be analyzed in this Housing Element. All of the projects are owned by for-profit entities; as such, the preservation of affordability is likely linked to continued low market rents in Lancaster as compared to HUD Fair Market rents. Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

Rental Assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Housing Choice Voucher/Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Unit sizes for the at-risk properties range from studios to four-bedroom units and are distributed among very low- and low-income categories. The total annual subsidy to maintain the 661 at-risk units is estimated at about $5.7 million[2].

Transfer of Ownership

If the current organizations managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term. The estimated market value for the 661 affordable units that are potentially at risk of converting to market rate is close to $132 million.

Table H-3.12: Assisted Housing Acquisition Cost

Project Size	Developments at Risk (Units)
0-bdrm	10
1-bdrm	178
2-bdrm	317
3-bdrm	118
4-bdrm	38
Total	661
Annual Operating Costs	($3,067,500)
Gross Annual Income	$15,046,700
Net Annual Income	$11,979,200
Market Value	$131,771,204

Notes: Fair Market Rents (2020) for Los Angeles-Long Beach-Glendale HUD Metro Area

Average Size: Studio = 500 sqft, 1-bed = 700 sqft, 2-bed = 900 sqft, 3-bed = 1200 sqft, 4-bed = 1500 sqft

[2] Rental subsidies are calculated using the difference in affordability (by income level and unit size) and the fair market rent for the metro area.

Table H-3.12: Assisted Housing Acquisition Cost

Project Size	Developments at Risk (Units)

5% vacancy rate and annual operating expenses per square foot = $5.00

Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of $167.27 per square feet (ICC Building Valuation Data 2020) and the average size of units, the construction cost of replacing all 661 affordable at-risk units would be approximately $102.6 million.

Entities Interested in Participating in California's First Right of Refusal Program

An owner of a multi-family rental housing development with rental restrictions (i.e., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants), may plan to sell their "at risk" property. The California Department of Housing and Community Development (HCD) have listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract, or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner. HCD has listed 42 entities that may be interested in participating in California's First Right of Refusal Program in Los Angeles County (https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx). Included in the list is the Los Angeles County Development Authority and Abbey Road, both of which have been involved in affordable housing projects in Lancaster.

Financial Resources

A critical component to implement any of these preservation options is the availability of adequate funding, which can be difficult to secure. In general, Low-Income Housing Tax Credit funding is not readily available for rehabilitation and preservation, as the grant application process is highly competitive and prioritizes new construction. The City's previous funding source, Low/Mod Housing Funds available through the Redevelopment Agency, no longer exist due to the dissolution of Redevelopment nearly a decade ago. Available funding sources that can support affordable housing preservation include sources from the federal and state governments, as grant/nonprofit support.

Federal Funding

- HOME Investment Partnerships (HOME) Program
- Project-Based Vouchers (Section 8)
- Section 811 Project Rental Assistance

State Funding

- Affordable Housing and Sustainable Communities Program
- Golden State Acquisition Fund (GSAF)
- Project Homekey
- Housing for a Healthy California
- Multifamily Housing Program (MHP)
- National Housing Trust Fund
- Predevelopment Loan Program (PDLP)

Another option to preserve the affordability of at-risk projects is to restructure the financing of the projects by paying off the remaining balance or writing down the interest rate on the remaining loan balance. The feasibility of this option depends on whether the complexes are too highly leveraged.

Projected Housing Need (RHNA)

Housing Element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNA-Plan prepared by the jurisdiction's council of governments. The California Department of Housing and Community Development (HCD), in conjunction with the SCAG, determine a projected housing need for the region covered by SCAG. This share, known as the Regional Housing Needs Allocation (RHNA), is 1,341,827 new housing units for the 2021-2029 planning period throughout the SCAG region. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels. The City of Lancaster has a RHNA of 9,023 housing units to accommodate in the housing element period. The income distribution is as shown in **Table H-3.13**.

Table H-3.13: Regional Housing Needs Allocation 2021-2029

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low[1]	0-50%	2,224	25%
Low	>50-80%	1,194	13%
Moderate	>80-120%	1,328	15%
Above Moderate	120%+	4,277	47%
Total	---	9,023	100%

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation Therefore, the City's very low-income RHNA of 2,224 units can be split into 1,112 extremely low-income and 1,112 very low-income units.

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CHAPTER 4
CONSTRAINTS ON HOUSING PRODUCTION

This section identifies and analyzes potential and actual governmental and non-governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. Potential constraints include physical constraints, land availability, the economics of development, and governmental regulations, all of which may impact the cost and amount of housing produced. These constraints may result in housing that is not affordable to low- and moderate-income households or may render residential construction economically difficult for developers.

State law requires that Housing Elements identify and analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels and disabilities. This constraints analysis must also demonstrate efforts by the local jurisdiction to remove governmental constraints that hinder achievement of its housing goals.

Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market factors, over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions that local governments might take to offset their effects. The primary non-governmental constraints to the development of new housing are land costs, construction costs, and environmental constraints.

Development Costs

Land Availability and Cost

Costs associated with the acquisition and improvement of land include the market price of raw land, the costs of holding land throughout the development process, and the necessary improvements to the land prior to construction. Land holding costs are determined by interest rates on acquisition and development loans during development. Interest rates are not under the control of local jurisdictions;

therefore, the greatest inroad that can be made on holding costs would be through shorter processing times for development permits.

Land costs and the cost of holding land throughout the development process can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. However, Lancaster has a large supply of vacant land, which lowers the overall cost of land in comparison to other denser areas in Los Angeles County. Average land costs in undeveloped single-family residential neighborhoods of Lancaster are about $18,600 per acre.[1] Among the variables affecting the cost of land are the size of lots, location and amenities, the availability and proximity of public services, and the financing arrangement between the buyer and seller.

The City cannot control the market price of land, which may be affected by speculation, demand, and supply. The price of land can also escalate through land fragmentation, which is a problem in some areas of Lancaster, and can result in a significant constraint on housing production. Land fragmentation, which was originally allowed by inadequate regulation of land subdivisions in the past, often resulted in parcels that are uneconomical or difficult to develop because of size, inadequate access, or scattered ownership.

In Lancaster, the problem is most acute on the east and west side of the City, where fragmented areas adjacent to existing development hamper logical urban expansion. Often, these areas are "skipped over" in favor of land further away from the urban core, encouraging "leap-frog" development and urban sprawl. The result is that developers incur greater costs from infrastructure extensions, the City incurs greater costs for providing services and these costs are passed on to the potential buyers in the form of higher housing prices. While lower land costs on the urban fringe may initially offset some of the increased development costs, land fragmentation and sprawling land use patterns will ultimately result in higher housing prices and higher costs to the community who must serve these developments.

In Lancaster, much of the existing available land has not been subdivided yet into legal lots. Generally, the subdivision application process is completed by a different entity than that which completes the building application and construction process. Throughout the region, local builders report a shortage of available legal lots upon which to build. As such, additional entitlement work by private industry is necessary to prepare the land for development.

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials—these are the most significant cost components of developing residential units, and they have grown dramatically in recent years. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the state and national

1 A review of vacant residential land sales on Zillow.com on February 23, 2021 provided 1,098 vacant lots for sale within the City. Land costs were estimated from a quarter (275 listings) of this sample and may not be representative of general land costs in the City.

economies. Such policies unilaterally impact construction in a region and therefore do not deter housing construction in any specific community.

According to data from the California Construction Cost Index, hard construction costs in California grew by 44 percent between 2014 and 2018, or an additional $80 per square foot. [2] Construction costs are estimated to account for upwards of 60 percent of the production cost of a new home, especially for multi-unit residential buildings which often require the use of more expensive materials, like steel, and need additional amenities such as parking structures. [3] Variations in the quality of materials, type of amenities, labor costs and the quality of building materials could result in higher or lower construction costs for a new home. Pre-fabricated factory built housing, with variation on the quality of materials and amenities may also affect the final construction cost per square foot of a housing project.

An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not consider regional differences, nor does the data include the price of the land upon which the buildings are built. The 2020 national averages for costs per square foot of apartment units and single-family homes are as follows:

- Type I or II, Multi-Family: $129.23 to $167.27 per sq. ft.
- Type V (Wood Frame), Multi-Family: $112.76 to $147.50 per sq. ft.
- Type V (Wood Frame), One- and Two-Family Dwelling: $122.46 to $141.72 per sq. ft.

The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale.

Availability of Financing

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. Two types of capital are involved in the housing market: 1) capital used by developers for initial site preparation and construction and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a loan. In general, financing for new residential development is available at reasonable rates. However, economic fluctuations due to COVID-19 have caused caution among lenders and may have lasting effects through this Housing Element planning period. And while interest rates are low, lenders are considering applicants much more closely than in the past, leading to credit tightening despite affordable interest rates.

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2 Hayley Raetz, Teddy Forscher, Elizabeth Kneebone and Carolina Reid, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, The Terner Center for Housing Innovation, University of California Berkeley, March 2020, p.8, http://ternercenter.berkeley.edu/uploads/Hard_Construction_Costs_March_2020.pdf

3 Ibid., Raetz et al, p.4.

Government Code 65583(a)(6) Development Analysis

Government Code section 65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in site inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category.

Requests for Lower Development Densities

The City of Lancaster works with developers to help move housing projects forward; some developers choose to pursue a lower density than the maximum allowed. The market demand is very high for single-family housing in Lancaster, due largely to the comparably lower land costs in Lancaster (when compared with Los Angeles County at large). The General Plan, Zoning Ordinance, and Specific Plans have been crafted to encourage new housing development throughout the city, with a high level of flexibility for developers to design their projects. The General Plan, adopted in 2009, introduced mixed use in a large variety of areas throughout the City. In recent years, development interest in these areas has increased. However, projects in Lancaster are often developed below maximum density, due to the significant availability of lower-cost, vacant land. Even projects that include affordable units often do not achieve maximum densities.

- Terracina (SPR 19-07): Located in the HDR zone, this 264-unit affordable housing project could achieve a density of 30 units per acre but is under construction at 23.3 units per acre. The project includes significant amenities including a large community space with a pool, sports court, tot lot, and barbecue and picnic area. Parking is provided in surface spots. Unit sizes range from one-bedroom to four-bedroom models, allowing for a variety of household types.
- The Emerald (SPR 20-02): Located in the HDR zone where the maximum density is 30 units per acre, this project is proposed at 18.5 units per acre. This approved project, a 72-unit affordable housing complex includes five two-story residential buildings and a complementary community center/office building to provide supportive services. Units will be a mix of one-, two-, and three-bedrooms; parking is provided in surface spots.
- CUP 20-02: Located in the Mixed Use Corridor zone, this project will provide 392 units, 78 of which will be affordable to low-income households. The Mixed-Use Corridor zone has no maximum density; the project is proposed at 15.6 units per acre.

Table H-4.1: Affordable Housing Developments

Name	Locations	Project Density	Total Units	Affordable Units	Zoning
Approved					
Abbey Road	West Side of Sahuayo St and North of Ave K-4	34.8 du/ac	80	78	Lancaster Business Park SP
Terracina SPR 19-07	1752 East Avenue J-4	23.3 du/ac	264	264	High Density Residential (HDR)

Table H-4.1: Affordable Housing Developments

Name	Locations	Project Density	Total Units	Affordable Units	Zoning
SPR 20-02	Northwest corner of 27th Street West and Avenue K-12	18.5 du/ac	72	71	HDR (HDR)
CUP 21-03	Southwest corner of Sierra Highway and Avenue I	20.14 du/ac	114	114	Commercial (C)
Under Review					
CUP 20-02	20th and I	15.6 du/ac	392	78	Mixed Use Corridor (MUC)

As such, the previous Housing Element and this Housing Element use conservative estimates of development capacity for each site. For example, while there is no density limit in the mixed-use zones, the General Plan assumes an average of 21 units per acre, and assumptions for capacity in the Housing Element are far lower (between 8 and 16 units per acre, depending on zone). For the 2021-2029 Housing Element planning period, the City will track requests for lower development densities on all sites in the sites inventory through Program H-1.2 to ensure no net loss.

Building Permit Timeframe

Unlike many urbanized jurisdictions in California, in Lancaster, the vast majority of projects are single-family developments that require a recording of a parcel map and tentative tract maps for infrastructure. Then these entitlements are generally sold to another entity to pursue the actual building process. As such, the length of time between receiving approval for housing development and submittal of an application for building permit is typically at least a year, depending on project complexity and the development consultant's lead time to get construction documents complete. For example, a residential project with more complex grading or drainage plans may take longer than usual to submit permits. In certain cases, applicants choose to submit building permits before receiving entitlements. The City allows developers to start building permit plan check while in the entitlement process to streamline development with a hold harmless letter, if so desired.

Local Efforts to Remove Nongovernmental Constraints

The primary non-governmental constraint is the overall cost of affordable housing development (high land and development costs) in most parts of the State. In general, constructing affordable housing, especially for low- and very low-income households, is not profitable to housing developers. Therefore, deed-restricted affordable units require subsidy beyond available density or financial incentives. This places the construction burden on non-profits and similar grant-funded housing developments and may result in affordable projects that are not always dispersed throughout the region but are concentrated in limited areas with lower development costs. While the City can offer developer incentives such as expedited permit processing or fee deferrals, it cannot afford to fully mitigate the high cost of development for affordable housing developments. The City's Housing Authority provides opportunities for a variety of different housing types on Housing Authority owned land. For example, the City is

working with Bridge Housing to develop a 114-unit multi-family affordable housing development at the southwest corner of Sierra Highway and Avenue I at a density of 20 units to the acre. The Housing Authority also worked to entitle 167-unit single family development at the northeast corner of Division Street and Avenue I. Additionally, the City released a Request for Qualifications in June 2021 for real estate broker services to sell real property owned by the City. The scope of services included developing strategies for sale of designated City-owned properties, developing marketing materials, coordinating real estate transactions, and encouraging innovative ideas for marketing available properties to local, regional, and national audiences.

With the dissolution of Redevelopment in California, the ability of local jurisdictions to provide financial support has been significantly curtailed. Ultimately, the City's ability to provide support is limited to the land that is owned by the City. The City of Lancaster will continue to help facilitate housing development by providing technical assistance, regulatory incentives, and concessions, as available and appropriate. To encourage infill residential development the City recently approved the Lancaster Health District Master Plan, allowing for 1,350 new apartments and 250 condominiums. The City is also pursuing the Parkway Village Specific Plan, which rethinks an area once envisioned as a large commercial complex anchored by big box stores. The Specific Plan will instead allow for a mix of housing, dining, shopping, schools, and gathering spaces.

Governmental Constraints

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain development and affordability of housing, State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

Governmental constraints are policies, development regulations, standards, requirements, or other actions imposed by various levels of government upon land and housing ownership and development. Land use controls, building codes, processing procedures and development fees are all factors that may hamper the maintenance, improvement and/or development of housing in Lancaster. State and federal regulations such as those related to environmental protection, building codes, and other topics have significant and often adverse impacts on housing costs and availability. While constraints exist at all levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

Land Use Controls

Land Use Controls

The City of Lancaster's General Plan 2030 Plan for Physical Development (adopted in 2009) sets forth the City's policies for guiding local development. These policies, together with zoning regulations, establish the amount and distribution of land for different uses within the City. **Table H-4.2** summarizes the General Plan land use designations and the zoning districts that either allow by right or conditionally permit residential development.

Table H-4.2: Residential General Plan Land Use Designations and Zoning Districts

General Plan Land Use Designations	Density	Corresponding Zoning Districts
Non-Urban (Rural) Residential	0.4 to 2.0 units per acre	RR-2.5 rural single-family residential RR-1 low density single-family residential SRR single-family residential
Urban Residential[1]	2.1 to 6.5 units per acre based upon infill requirements	R-15,000 single-family residential R-10,000 single-family residential R-7,000 single-family residential
Medium Multi-Family Residential	6.6 to 15 units per acre	MDR medium density multi-family
High Multi-Family Residential	15.1 to 30 units per acre	HDR high density multi-family
Mixed Use	21 units per acre (average)	MU, mixed use[2]

Notes:

1. Several variations based on infill requirements: Infill R-7,000 (with RPD), Infill R-7,000 (alley access, with RPD), SFR corner duplex

2. Several M-U variations based on proximity and integration of residential and commercial uses: MU-N, MU-C, MU-E, MU-TOD, MU-H

Source: City of Lancaster General Plan 2030; City of Lancaster Municipal Code Title 17

The City adopted a density bonus ordinance in 2013 as part of its comprehensive update to the Zoning Code. While consistent with Government Code 65915 at the time of adoption, the State Legislature has passed numerous changes to the density bonus requirements. Program H-4.4 in the Housing Plan includes actions to ensure the City's density bonus ordinance is consistent with the most current State laws.

Table H-4.3 summarizes the housing types permitted by zone. Each use is designated by a letter denoting whether the use is permitted (P), requires director's review (D), conditionally permitted (C), or not allowed (N/A). The lower-level director's review is a non-discretionary process where an application is typically reviewed by a staff planner against the City's zoning regulations. A Director's Review does not require noticing to neighbors or a public hearing. The stated intent and purpose of a Director's Review is to facilitate substantiation and corroboration of facts and testimony vital to the administration of this title and is required or may be used for:

1. Determination of whether or not a proposed development will properly comply with the provisions and development standards prescribed in this title or as prescribed by the commission or director;

2. Indication of compliance, or plans and intentions to comply with the regulations and standards prescribed in this title.

Findings for approval of a Director's Review are:

1. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this title;
2. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice; and
3. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

Program H-4.5 is included in the Housing Plan to revise the findings of approval for Director's Review of ministerial projects to comply with (Government Code Section 65852.2[a][3]) and other requirements for ministerial review of particular housing projects, such as supportive housing.

As part of a previous Housing Element update, the City removed the Conditional Use Permit (CUP) requirement for multi-family housing in the MDR and HDR zones. In Mixed-Use Zones, a conditional use permit for larger projects (greater than 15 units) provides oversight where complexities exist, to ensure complex uses are appropriately sited. To further streamline development, Program 4.2 is included in the Housing Plan to remove the CUP requirement for large multi-family complexes (greater than 15 units) in the Mixed Use Zones.

In addition, the Mixed-Use Planned Development process allows for projects that do not entirely meet the Mixed Use development standards, but do meet the overall design intent, to provide additional flexibility outside of the application of objective design standards. . In reviewing and approving a mixed-use planned development, the following findings shall be made:

1. The mixed-use planned development meets the goals of the Lancaster General Plan, pertaining to community design, and the objectives to "enhance overall community form, create a vibrant sense of place," and to "improve the city's visual identity by utilizing design standards that instill a sense of pride and well-being in the community."
2. The mixed-use planned development adheres to the Lancaster Design Guidelines and the design and performance standards listed in Section 17.10.070, and is consistent with the mission statement of "implementing quality design for timeless architecture that enhances the community's image, pride and quality of life."
3. The mixed-use planned development is comprehensive, covers a logical planning area, and provides the opportunity for unique and creative designs that are not possible under the city's typical development regulations.

The Mixed-Use Planned Development process allows for greater flexibility and creativity in design and is not a potential constraint to building multi-family dwellings. The City's objective design standards for residential development are clear and non-subjective. By removing the CUP requirement with Program

4.2, applicants have a clear pathway toward development of a small or large multi-family project that complies with objective standards. If an applicant chooses to propose a design that does not comply with the objective standards, the Mixed-Use Planned Development process provides an option that does not rely on difficult-to-make variance findings.

Table H-4.3: Zoning Districts and Permitted Land Uses

Land Uses	RR-2.5 RR-1 SRR	R-15,000 R-10,000 R-7,000	MDR HDR	MU-N	MU-C	MU-E	Notes
Single-Family house on individual lot	P	P	D	P	N/A	N/A	Manufactured housing on a foundation is treated the same as a single-family house
Multi-Family Dwelling: 2 or 3 units	N/A	N/A	D	--	--	--	
Multi-Family Dwelling: 15 or fewer units	N/A	N/A	P	P	P	P	
Multi-Family Dwelling: 16+ units	N/A	N/A	P	C	C	C	Program H-4.2 will remove the CUP requirement in MU zones.
Duplex on single family-corner lot in new subdivision	N/A	P	N/A	--	--	--	Minimum dimensions of 100' by 100'
Residential Planned Development	C	C	C	C	C	C	
Accessory Dwelling Units	D	D	D*	--	--	--	*For single family homes in MDR and HDR zones, use, development standards and permit requirements shall be determined by the Director when compatible with existing and surrounding areas and adjacent properties. Program H-1.5 will revise ADU regulations to comply with State law.
Mobile home on individual lot	D	D	D	--	--	--	Mobile home parks allowed only in MPH zone.
Emergency Shelters	--	--	C	--	--	--	
Single Room Occupancy	N/A	N/A	D	--	--	--	Subject to Section 17.08.245: 1.Minimum 200 square feet of floor area. 2.Each unit shall have its own bathroom, including toilet, sink and shower. 3.A community kitchen with facilities for cooking, refrigeration, and washing

Table H-4.3: Zoning Districts and Permitted Land Uses

Land Uses	RR-2.5 RR-1 SRR	R-15,000 R-10,000 R-7,000	MDR HDR	MU-N	MU-C	MU-E	Notes
							utensils shall be provided on each floor, or each individual SRO housing unit shall have facilities for cooking, refrigeration, and washing utensils. 4.Facilities for community garbage storage or disposal shall be provided on each floor.
Community care facility, < 6 beds	P	P	P	--	--	--	
Community care facility, > 6 beds	C	C	C	--	--	--	
Assisted living facility: 15 or fewer units	C	C	P	P	P	P	
Assisted living facility: 16 or more units/Congregate care facility	N/A	C	C	C	C	C	

Source: Lancaster Municipal Code, 2020

Residential Development Standards

Development standards include zoning ordinances, subdivision ordinances, and building code requirements. The most far-reaching constraints are those contained in a city's zoning ordinance, which is the most traditional tool used by a local jurisdiction to regulate the use of private land. Zoning regulates the use; density; floor area; setbacks; parking; and placement and mix of residential, commercial, and industrial projects to reflect the community's development goals and objectives. **Table H-4.4** to **H-4.6** summarize key development standards for the residential zones.

Table H-4.4: Single Family House on Rural Residential Lot Development Standards

Development Standard	RR-2.5	RR-1	SRR
Site Specifications			
Min. Lot Size (square feet)	100,000	40,000	20,000
Minimum width (feet)	165	110	85
Minimum depth (feet)	250	130	120
Building Placement			

Table H-4.4: Single Family House on Rural Residential Lot Development Standards

Development Standard	RR-2.5	RR-1	SRR
Front yard (feet)	40	30	30
Garage Location (feet)	All garages shall be located at or behind the wall plane where the front entrance is located.		
Rear (feet)	30	25	20
Interior side yard (feet(	20	15	10
Interior side yard: total sum of two yards (feet)	40	30	25
Street side yard (feet)	40	30	20
Building Size and Massing			
Height Limit (feet)	40	40	35
Lot Coverage	30%	40%	40%
Parking	2 spaces within an enclosed garage per Section 17.08.100		

Source: City of Lancaster Municipal Code, 2020

Table H-4.5: Single Family House on Residential Lot Development Standards

Development Standard	R-15,000	R-10,000	R-7,000	Infill R-7000 (w/RPD)	Infill R-7000 (alley access w/RPD)	SFR corner duplex
Site Specifications						
Min. Lot Size (sf.)	15,000	10,000	7,000	5,000	3,500	10,000
Minimum width (ft.)	85	70	60	50	40	100
Min. width – corner lot (ft.)	100	85	75	60	50	
Minimum depth (ft.)	120	100	100	85	75	100
Building Placement						
Front yard plan build-to-line (ft.)	20-32	16-28	14-26	12-20	10-18	16-28
Required min. porch size (ft. x ft.)[1]	6 x 12	6 x 12	6 x 12	6 x 10	6 x 8	6 x 12
Garage Location (ft.)	All garages shall be located at or behind the wall plane where the front entrance is located. A homebuilder with a subdivision with at least four floor plans may have one floor plan that has a garage located in front of the front entrance plane.					
Rear (ft.)	20	20	15	12	0	N/A
Interior side yard: min (ft.)	5	5	5	5	0	10
Interior side yard: total sum of two yards (ft.)	20	15	15	10	10	N/A
Street side yard (ft.)	15	15	10	10	10	N/A

Table H-4.5: Single Family House on Residential Lot Development Standards

Development Standard	R-15,000	R-10,000	R-7,000	Infill R-7000 (w/RPD)	Infill R-7000 (alley access w/RPD)	SFR corner duplex
Building Size and Massing						
Height Limit (ft.)	35					
Lot Coverage	40%	40%	50%	55%	60%	45%
Parking	2 spaces within an enclosed garage per Section 17.08.100					

Source: City of Lancaster Municipal Code, 2020

Notes:

a. A tandem garage parking arrangement may be considered if the applicant cannot meet the requirement to place a two-car garage behind the plane of the house.

b. Corner lots featuring side yard driveway access require a minimum 20-foot driveway and street side yard setback.

1. To the satisfaction of the Director, an alternative frontage feature may be proposed in lieu of a porch if it achieves the same design intent and variation

Table H-4.6: Multi-Family Development Standards

Development Standard	MDR/HDR 2-15 units	MDR/HDR Large Building[2]
Site Specifications		
Min. Lot Size (sf)	6,000	6,000
Minimum width (ft.)	60	60
Min. width – corner lot (ft.)	80	75
Minimum depth (ft.)	100	100
Building Placement		
Fronting local, collector, or other residential street with on-street parking (feet). Transitional infill guidelines apply (Sec 17.08.070.D)	0-12	0-12
Fronting local, collector, or other residential street with on-street parking and adjacent to single-family uses along the same street (feet).	8-20	8-20
Fronting arterial street with no on-street parking (feet)	20-32	20-32
Rear yard (ft)	15	15
Interior side yard (ft)	10	15
Street side yard (ft)	15	20
Building Size and Massing		

Table H-4.6: Multi-Family Development Standards

Development Standard	MDR/HDR 2-15 units	MDR/HDR Large Building[2]
Lot Coverage	50%	50%
Building height within 100 ft of SFR zone (ft)	35	35
Height Limit (ft)	55	72
Parking		
Location of on-site parking	Behind the front façade of the residential building	40 ft. from front property line
Number of parking spaces	Per Section 17.08.100	Per Section 17.08.100
Open Space and Landscaping		
Open Space/recreation area	Min. 8% of lot area, min. 20' width and depth	Min. 8% of lot area, min. 50' width and depth
Landscaping	Min. 15% of lot area	Min. 15% of lot area
Solar Provision		
Min. photo-voltaic kW per unit per Sec 17.08.305	0.5 kW	0.5 kW

Notes:

Small apartment/condominium building/complex (two to fifteen units)

a. On-site management shall be provide for apartments four units or greater.

b. A minimum four feet by four feet covered entryway shall be provided for each apartment or condominium unit. The entryway may be enlarged and designed as a porch.

c. Required amenities for units in a small apartment include in-unit laundry hook-ups.

d. Required amenities for units in a small condominium, beyond those required for apartments, include garage parking with storage shelves for each unit, and a minimum four feet by eight feet porch, patio, or balcony area.

e. Other site amenities may include a barbeque area, pool, recreation courts, and shall be centrally located and easily accessible for residents.

f. Trash enclosure location(s) and access shall be designed to the satisfaction of the Director. The trash enclosures shall meet the following requirements:

1. Locate trash enclosures away from view, from primary entrances drive or streets;
2. Design the trash enclosure to be a minimum of 165 square feet;
3. Accommodate source separation of recyclable materials in accordance with State requirements;
4. Design trash enclosures with a non-combustible, overhanging, trellis or roof cover; and
5. Separate trash enclosure from adjacent parking with a 6-foot wide minimum planter.

Large apartment/condominium building/complex (sixteen or more units)

a. On-site management shall be provide for apartments four units or greater.

b. A minimum four feet by four feet covered entryway shall be provided for each apartment or condominium unit. The entryway may be enlarged and designed as a porch.

c. Required amenities for units in a small apartment include in-unit laundry hook-ups.

Table H-4.6: Multi-Family Development Standards

Development Standard	MDR/HDR 2-15 units	MDR/HDR Large Building[2]

d. Required amenities for units in a small condominium, beyond those required for apartments, include garage parking with storage shelves for each unit, and a minimum four feet by eight feet porch, patio, or balcony area.

e. Other site amenities may include a barbeque area, pool, recreation courts, and shall be centrally located and easily accessible for residents.

f. Trash enclosure location(s) and access shall be designed to the satisfaction of the Director. The trash enclosures shall meet the following requirements:

1. Locate trash enclosures away from view, from primary entrances drive or streets;

2. Design the trash enclosure to be a minimum of 165 square feet;

3. Accommodate source separation of recyclable materials in accordance with State requirements;

4. Design trash enclosures with a non-combustible, overhanging, trellis or roof cover; and

5. Separate trash enclosure from adjacent parking with a 6-foot wide minimum planter.

Residential Parking Standards

Parking requirements vary depending on the type of dwelling, and in the case of multi-family units, the number of bedrooms per unit. The requirement for a single-family house and a multi-family structure up to four units (fourplex) is two spaces, non-tandem within an enclosed garage per unit. The parking requirement for single family homes and plexes are not a development constraint and are comparable to other jurisdictions throughout the state. Parking requirements for multi-family developments as described in Table H-4.5 are not a constraint on large projects since market demands do not warrant high density projects greater than three stories in height that may require a parking structure and/or underground parking. Instead, most apartments and condos are built at two to three stories, accompanied by on-site surface and/or garage parking. The City's parking requirements may potentially have an impact on smaller, infill parcels, as opposed to large sites that offer more design flexibility. Smaller sites, with other applicable development requirements, tend to limit the arrangement and placement of required parking, buildings and open space. However, the 2013 revision to the City's residential standards now allows for reduced setbacks, and in certain areas, a shift to form-based regulations, such as those applicable to Downtown Lancaster, all of which allows for greater flexibility in site design. Parking for accessory dwelling units will be revised, as indicated in Program H-1.5, will be modified to comply with State law.

Table H-4.7: Parking Requirements by Use

Use	MDR/HDR 2-15 units MDR/HDR Large Building[2]
Single-family house	2 parking spaces within an enclosed garage
2nd dwelling unit	1 uncovered parking space
Guest house/carriage unit	1 uncovered parking space
Duplex/triplex/four-plex	2 parking spaces within an enclosed garage for each unit

Table H-4.7: Parking Requirements by Use

Use	MDR/HDR 2-15 units MDR/HDR Large Building[2]
Apartments, 5 or more units	
Studio/loft and one bedroom	1 and ½ covered spaces for each unit
Two or more bedrooms	1 and ½ covered and ½ uncovered for each unit
Guest parking	1 uncovered space for every 4 units
Condominiums	
Studio/loft and one bedroom	1 and ½ covered spaces for each unit
Two or more bedrooms	1 and ½ covered and ½ uncovered for each unit
Guest parking	1 uncovered space for every 4 units
Boarding or rooming house, hostel, fraternity or sorority house	1 uncovered space for each guest room and 2 spaces within an enclosed garage for resident manager
Senior apartments/condominiums	1 covered parking space for each unit and 1 guest space for every 4 units
Senior residential care facility	1 space for every 3 beds and 1 space for each resident employee
Churches	1 space for each 5 fixed seats or for each 45 square feet of seating area within the main auditorium; 24 inches of bench shall be considered a fixed seat
Daycare center (nursery/preschool)	5 spaces per 100 students
Elementary and middle school	15 spaces per 100 students
High school	26 spaces per 100 students
Colleges/universities	33 spaces per 100 students, plus one space per bed in dormitories

Notes:

1.An uncovered parking space shall not include the driveway area for a garage.

2.Parking lots or areas for ten (10) or more contiguous uncovered vehicle parking spaces shall comply with the requirements of subsection 17.08.090.D. (Parking design and performance standards) for design and development of landscaping and surface parking area.

3.Parking for uses subject to conditional use permit shall meet the requirements specified in the permit or as otherwise provided in this title.

4.Requirements for uses not specifically listed herein shall be determined by the director based upon the requirements for comparable uses and upon the particular characteristics of the use.

5.The number of parking spaces required may be reduced, at the discretion of the director, if the builder can sufficiently demonstrate, through research and analysis that the development warrants fewer parking than is required. Such parking reductions may be granted if the development is located near public transit or if the builder pays in-lieu parking fees for future public parking, transportation, or pedestrian and bicycle trail improvements.

6.For multi-family uses, a private owner retains the right to assign parking spaces for tenants and visitors, provided there are enough parking spaces per city code.

Table H-4.7: Parking Requirements by Use

Use	MDR/HDR 2-15 units MDR/HDR Large Building[2]

D. Accessible parking. Housing providers shall adhere to the accessible parking regulations of the American Disabilities Act "ADA," Part 20 of the United States Code of Federal Regulations, and the state building code. In accordance to these regulations, housing providers shall establish the following number of accessible parking spaces for multiple-family developments:

Mixed Uses

The City has four mixed use zones all of which allow for residential uses, either in conjunction with another office or commercial use, or stand-alone. These zones are: MU-N (Mixed Use-Neighborhood), MU-C (Mixed Use-Commercial), MU-E (Mixed Use- Employment), and MU-TOD (Mixed Use-Transit Oriented Development). The MU-TOD zone is addressed by the Lancaster T.O.D. Zones Master Plan which was adopted in 2015 and follow its own set of standards and guidelines. MU-N, MU-C, and MU-E allow for multi-family uses. Multi-family projects with fifteen or fewer housing units are permitted uses, while projects with sixteen or more units require a conditional use permit. The following applies for the ratio of uses:

- When a development is located on a project site that is located within 660 feet of an intersection of two major arterial streets, a minimum of 25 percent of the development shall be non-residential uses, as measured by ground floor area.
- When a development is located on a project site that is located within 660 feet of an intersection of two secondary arterial streets, or an intersection of a major arterial with a secondary arterial, a minimum of 10 percent of the development shall be non-residential uses, as measured by ground floor area.

The development regulations in Mixed Use zones vary depending on the type of building that is proposed. **Table H-4.**8 summarizes these regulations. Since the mixed use zones were adopted over a decade ago, the City has seen many inquiries, but limited development in these zones. Oftentimes, the complex requirements for a commercial component based on the project's location in proximity to major arterial streets deter residential developers who inquire. Program H-4.2 is included in the Housing Plan to analyze and amend the Mixed Use zones to better encourage development within these areas.

Form-Based Codes

In addition to the three mixed-use zones city wide, the City has adopted three form-based master plans/specific plans that replace the zoning for a particular catalyst area: the Downtown Specific Plan, the Lancaster TOD Zones, and the Lancaster Health District Master Plan.

Downtown Specific Plan

The Downtown Specific Plan includes form-based development standards in conjunction with simplified use regulations for 140 acres in the downtown area, located within the City's urban core. The regulating form-based code focuses attention on the form, placement, and appropriate use of buildings. The code encourages better site and building design through bulk and mass regulations that are more defined, promoting an attractive and pedestrian-oriented environment. Under the Downtown Specific Plan, multi-family residential uses are allowed "by right," without a conditional use permit and detached single-family homes are only permitted in the Neighborhood Office District. The unit capacity is not determined by density, but rather, the defined building envelope, as well as the building types that are permitted. See **Figure H-4.1**.

The Downtown Specific Plan gives developers a much greater capability to develop high density residential projects in the heart of the city's core, as a result of the reduction in parking requirements, ability to build up to five stories in height, and generous bulk and mass regulations. Efforts to clarify development regulations through form-based codes should provide developers increased certainty in estimating development costs, and consequently, an increased willingness to proceed on projects located in the City.

Table H-4.8: Residential Development Standards in Mixed Use Zones

Development Standard	Single-Family House	Apartment / Condo (2 to 15 units)	Apartment / Condo (16+ units)	Mixed-Use
Site Specifications				
Min. Lot Size (sf.)	4,750	10,000	40,000	10,000
Minimum width (ft.)	50	100	160	100
Minimum depth (ft.)	85	80	160	80
Building Placement				
Front build-to-line (ft.)	10-18	12-18	12-20	0-12 10-18 (major arterials)
Rear (ft.)	10	10	10	10
Side yard (ft.)	0 ft with min. 10 ft building separation. Street side yard facing a corner shall have 10 ft landscaping	5 ft, 10 ft for 2nd story portion, 15 ft for 3rd story portion. Side street yard face a corner shall have 20 ft landscaping	10 ft, 15 ft for 2nd story portion, 18 ft for 3rd story portion	5
Minimum frontage ratio	65%	60%	60%	60%
Building Size and Massing				
Height Limit	2 stories	3 stories	4 stories 5 stories (major arterials)	4 stories 5 stories (major arterials)
Parking				
Number of spaces	2 spaces in an enclosed 20 ft x 20 ft garage	2 spaces within an enclosed garage for each unit and uncovered off-street guest parking for every 4 units	Studio and 1-bedroom units: 1.5 covered parking spaces; 2- and 3-bedroom units: 2 covered parking spaces; Guest parking: 1 space for every 4 units	

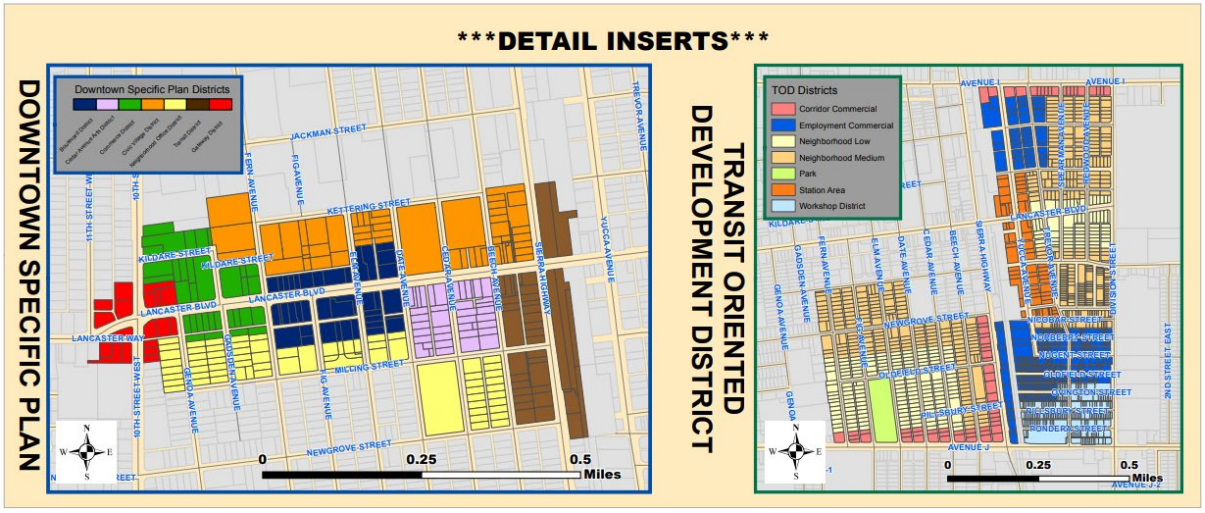
Source: City of Lancaster Municipal Code, 2021

Lancaster TOD Zones

The Lancaster Transit Oriented Development (TOD) Zones, located east of Division Street between Avenue J and Avenue I, immediately surround the Downtown Specific Plan area to the south and east (**Figure H-4.1**). The TOD Zones form-based code is intended to restore, intensify, and reanimate the area surrounding the City's historic downtown. Represented as MU-TOD on the zoning map, the zoning is further divided into sub-zones: Station Area Zone, Corridor Commercial Zone, Employment Commercial Zone, Workshop District Zone, Neighborhood Medium Zone, and Neighborhood Low Zone. Under the TOD Zones, a majority of residential uses are allowed "by right," without a conditional use permit, and mixed-use is allowed by right in nearly all zones (with the exception of the lower density Neighborhood Moderate Zone where a conditional use permit is required and Neighborhood Low Zone where is it not permitted). For all TOD Zones, the unit capacity is not determined by density, but rather, the defined building envelope, as well as the building types that are permitted, providing flexibility to developers in site design.

The Metrolink Station sits at the eastern edge of the Downtown Lancaster Specific Plan area and is a key component in design considerations for the TOD Zones, with more intensive development focused within the Station Area. Residential uses are encouraged in all zones, with the exception of the Employment Commercial Zone and the Workshop District Zone. The Metrolink Station is located on the eastern boundary of the Downtown Specific Plan area, abutting the TOD zones. This area supports higher density development, including urban apartment buildings and mixed-use projects up to five stories (65 feet). Corridor Commercial allows for housing up to three stories and 48 feet in height. Neighborhood Medium Zone allows multifamily in a variety of building formats up to three stories/45 feet in height, and Neighborhood Low Zone allows smaller scale housing (including single family, duplexes, triplexes, and quadplexes), up to two stories/24 feet in height.

Figure H-4-1: Downtown Specific Plan and MU-TOD Zones



Lancaster Health District Master Plan

In 2021, the City of Lancaster adopted the Lancaster Health District Master Plan. Building on a core campus of existing medical service providers including Antelope Valley Hospital, Kaiser Permanente, City of Hope, High Desert Medical Group, and many other medical offices, drug stores and supporting businesses along Avenue J, the Health District will attract, organize, and support a broad range of health and wellness businesses, in a walkable and mixed-use environment. Of the 272.4 acres within the Plan Area, over 110 are vacant or undeveloped. Much of the land near the hospital is owned by the Antelope Valley Health District (AVHD). Large parcels of vacant land both north and south of Avenue J-8 are owned by private parties who share the vision for the Health District and look forward to developing their land with housing, medical offices, hotels and other uses that will support the viability and growth of the District.

The Health District Master Plan replaces existing zoning with a new Mixed Use – Health District zone. Within the new zone are three new sub-districts/zones: District Core, District General, and District Edge. Residential uses are allowed by right in all zones, with a maximum height of six stories/75 feet in District Core, four stories/50 feet in District General, and three stories/30 feet in the District Edge zone. For all Health District Zones, residential unit capacity is not determined by density, but rather, the defined building envelope, as well as the building types that are permitted, providing flexibility to developers in site design.

Opportunities for Energy Conservation

Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design, reduced dependence on vehicles, and reduced greenhouse gas emissions. The City continues to achieve incremental improvements in energy conservation through implementation of California's Green Building Standards Code, Title 24 of the California Code of Regulations, known as CALGreen. CALGreen applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structures and also applies to most additions and alterations to existing buildings, including residential structures. Efforts to educate the community about energy conservation include the provision of information regarding energy efficient rehabilitation techniques and referrals to energy conservation programs, including handouts at the Building Counter. The City, through Lancaster Choice Energy, provides Lancaster residents and business owners with cleaner economical energy options. While the standard product, Clear Choice, is the most popular and offers 35 percent renewable energy, LCE also offers Smart Choice with 100 percent renewable energy. Lancaster Choice Energy has developed solar projects in the community and continues to push the bar to offer a cleaner mix of energy sources for its customers.

The City's 2013 Residential zoning ordinance update included a requirement for new residential developments to generate solar energy. Effective January 2020, solar panels are required on all single-family residences and multi-family residences up to three stories high throughout California. The California Clean Energy Commission found that, with the solar panel requirement, the cost of a newly constructed single-family home will increase by approximately $8,400, equivalent to roughly $40 extra per month in mortgage payments. However, the CEC also predicts that while upfront costs of new

homes will increase, single-family homeowners are estimated to save about $80 a month on electricity costs ($40 net savings each month).

Consistent with State law, all new multi-family developments that are three stories or less are also required to install solar energy systems, at 0.5 kW per unit. Some multi-family developments in the community have existing solar, such as Arbor Court, as well as many other commercial and institutional buildings. These solar energy systems may be purchased or leased. Either way, the City does not believe this requirement will be a constraint to multi-family development.

On-/Off-Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. Housing construction in Lancaster is subject to a variety of site improvement and building code requirements. Because much of Lancaster is vacant, developers are generally responsible for covering the full cost of water, sewer, road, and drainage improvements to service their projects.

On-site improvements typically include landscaping, curb, gutter, sidewalk, and the paving of streets for circulation. A typical single-family residential development has internal streets (residential local streets) that have 60-foot rights-of-way, which include 36-foot curb-to-curb paving, 5½ foot sidewalks on each side, and 6½ foot alternate street sections or parkways. This standard was established for adequate traffic flow and to allow for street parking on each side, and does not present a burden beyond what is necessary to achieve health and safety requirements in the community.

Off-site improvements typically include:

- Sewage collection and treatment
- Water systems, including lines, storage tanks, and drainage facilities
- Public recreation facilities

The costs of on- and off-site improvements are an inherent part of the development process, and as such are usually passed along to the homebuyer as part of the final cost of the home, or are a factor in the eventual rental rates on a property. The on- and off-site improvement standards imposed by the City are typical for most communities and do not pose unusual constraints for housing development. As the City moves forward with land use planning that promotes compact growth patterns, site improvement requirements and associated costs may decrease, as density increases, and development is encouraged nearer the urban core. In general, the ability to permit increased units within a project area reduces the improvement requirements on a per unit basis.

Locally Adopted Ordinances

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development. The City of Lancaster does not have any requirements specific to inclusionary housing and does not regulate short-term rentals. The City has two local ordinances that could impact the cost and supply of development: a infill provision incentive and the requirement for rental housing to obtain a business license and inspections.

Infill Incentives

The 2013 Residential zoning ordinance includes an infill provision that allows developers to build up to eight housing units per acre in the single-family R-7000 zone (implementing Policy 18.2.1 and Specific Action 18.2.1(c) of General Plan 2030), which yields up to twice the number of housing units than typically allowed. To qualify for infill, the project site must be located in the urbanized area of Lancaster, or be located adjacent to commercially zoned land, or be surrounded by existing development on all sides, or combines four or more adjoining parcels. The infill qualifying criteria is drafted to strategically address the many parcels in the urbanized areas of Lancaster that continue to sit vacant and are bypassed for development, as a result of land fragmentation, as well as the abundance of available land on the fringes of Lancaster. City staff believes that the development of infill properties in Lancaster is critically important for the fiscal sustainability of the City, since infill development takes advantage of existing infrastructure, whereas development on the fringe results in the extension of City resources and services, as well as infrastructure that the City will need to maintain indefinitely. This incentive is intended to reduce the cost, and increase the supply, of residential development.

Rental Business Housing License

The City requires a business license for all rental housing, as adopted by Ordinance No. 869 in January 2007, and codified in Chapter 5.40 of the Lancaster Municipal Code. The purpose of the rental housing business license, and associated inspection program, is "for the protection of the health and safety of the people of Lancaster" and the promotion of "sound and wholesome residential rental properties and residential rental units" (Lancaster Municipal Code 5.40.020). The requirement for a business license is a fairly standard practice for many municipalities throughout the region. In Lancaster, a rental housing business license is required for all residential units where the property owner is not living in that unit, with exception of family members residing rent-free or if the home is not being used as a rental. These exceptions include:

- Housing accommodations in hotels, motels, inns, or tourist homes. This exception does not apply to single room occupancy hotels.
- Housing accommodations in any hospital; state licensed group homes; convent, monastery, or other facility occupied exclusively by members of a religious order; extended medical care facility; asylum; on-campus fraternity or sorority houses; or on-campus housing accommodations owned, operated or managed by an institution of higher education, a high school, or an elementary school of occupancy by its students.
- Mobilehomes, or mobilehome parks, or recreational vehicles, or recreational vehicle parks.
- Housing accommodations in any group home

An application for a rental housing business license is submitted to the Housing and Neighborhood Revitalization Department either online or by mail and is processed within twenty days of submission. The contents of the application include:

- The type of ownership of the proposed residential property (i.e. individual, partnership, corporation etc.)
- Name of the owners and contact information

- Address of the residential rental property
- Description of any other businesses operated or to be operated at the same premises
- Authorization for the city to verify information on the application through a background check
- Authorization for the city to inspect the property
- Accompanied with a copy of current certification of rental inspection compliance
- Any other identification and information needed to verify information on the application

The property owner is responsible for completing the business license application annually. There is both a business license fee and an initial inspection fee, and a re-inspection fee (if applicable) as shown in **Table H-4.9.**

Table H-4.9: Rental Housing Business License Fees

	License/ Processing		Unit Fee		Inspection Fee[1]		SB 1186 Fee		Total Fee
New Application	$52.00	+	$7.77/unit	+	$107.00/unit	+	$4.00	=	$170.77
Renewal	$27.00	+	--	+	--	+	$4.00	=	$31.00
Adding Units to Existing License	$18.00	+	$5.00/unit	+	107.00/unit	+	--	=	$130.00

Notes:

1. If there is more than one unit at an address, the Inspection Fee for the first unit is $107.00 and the Inspection Fee for any additional unit(s) at the same address is $27.00 each.

Source: City of Lancaster, 2021

Requiring a business license is fairly standard and costs are very low. The inspection process ensures housing remains safe and healthy for Lancaster tenants and is not considered a constraint to new housing. The business license also provides a mechanism for the City to contact landlords and property owners when the City receives complaints from tenants regarding code enforcement issues. The rental housing business license is in compliance with Health and Safety Code Sections 1267.8 and 1566.4, Fair Housing Laws (Gov. Code, Section 65008), and Housing Element Law (Gov. Code, Section 65583).

Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. Lancaster has adopted the 2019 edition of the California Building Code, based upon the 2018 International Building Code (IBC), which establishes minimum construction standards. As required of all jurisdictions in California, Lancaster has adopted the 2019 California Green Building Code and established construction standards necessary to protect public health, safety, and welfare. The California Building Code ensures that barrier-free design is incorporated in all buildings, facilities, site work and other developments to which this code applies and to ensures that they are accessible to and usable persons with disabilities.

The City has adopted local amendments to the Building code. These relate to the materials used for roof covering on buildings and issuance of permits by licensed contractors. These amendments are intended to ensure safe housing and are not considered constraints to new housing development.

Code Enforcement

The City enforces code compliance to promote property maintenance in accordance with the City Zoning and Building ordinances and State and County Health Codes. The Development Services Department and Public Safety Department provides a range of services, housing programs, and projects designed to assist in the maintenance and improvement of the quality of life in Lancaster's neighborhoods. The goal is to make every neighborhood a desirable place to live, work, and play by encouraging development and redevelopment through strategic investment of public resources. The Departments contain different divisions such as Code Enforcement, Housing, and Mobile Home Park Inspections, working in tandem to achieve this goal. The Code Enforcement Division is dedicated to ensuring compliance with the City's Housing Code. The Housing Code requires homeowners and landlords to maintain all housing (single family residences, apartments, condominiums, etc. regardless of when built), within the city limits in a safe and clean condition.

Across the city, a team of inspectors work with residents making them aware of City Codes and assisting them in resolving existing code violations. A Code Enforcement official receives and investigates complaints regarding alleged violations of the Municipal Code such as property maintenance violations, inoperable vehicles on property, waste of water, or zoning violations. Complaints are either submitted online at the city's website or called in. Building code violations are referred to the Building and Safety Division for rectification. These standards are necessary to ensure the health and safety of those residing in the dwelling. Building Department staff provides technical assistance and advises property owners of necessary repairs and options to comply with the code.

Enforcement of building code and zoning standards do not constrain the production or improvement of housing in Lancaster, but instead serves to maintain the condition of the city's neighborhoods. Further, the California Building Code is adopted by many cities throughout Southern California and does not, in general, pose a constraint to residential development.

Zoning for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. The City of Lancaster accommodates a wide variety of housing types as summarized below.

Multifamily Rental Housing

Multi-family developments are permitted by-right in the MDR and HDR zones. Duplexes and triplex are permitted in MDR and HDR zones with a director's review to ensure the site plan conforms with development standards. These zones are meant for developments with higher densities of 4 or more dwelling units. In the mixed-use zones (MU-N, MU-C, MU-E), developments with 15 or fewer units are permitted by-right, but developments with 16 or more units are conditionally allowed. High-density residential land uses are also permitted by-right in all zones that permit residential uses in the Downtown Specific Plan and in Lancaster's TOD Zones. In 2021, the City adopted a new Mixed Use zone (MU-H) as part of the Health District Master Plan. Multi-family residential uses are allowed by right in all zones within the Health District Master Plan.

In 2013, the City updated the zoning ordinance to allow for the administrative review and approval of multi-family development. Proposed multi-family developments of more than four units in the MDR and HDR are processed by planning staff and would not require a conditional use permit and public hearing before the Planning Commission. This removes the uncertainty of the potential of reduction in housing units during the public hearing process, and assists the City and State in reaching housing production and affordability objectives. City staff would still ensure that proposed developments meet all standards and regulations of the City's zoning code, design guidelines, and conformance with any other applicable city or community plans. Conditional use permits are only required in the MU-N, MU-C, and MU-E zones for projects with 16 or more units. In order to ensure compliance with the Housing Accountability Act, Program H-4.5 is included in the Housing Plan to amend the Zoning Ordinance to add reference to the Housing Accountability Act requirements, indicating that multi-family housing (and mixed use containing at least two-thirds residential) cannot be denied nor density reduced and that the City will adopt objective design standards to provide clarity in project review.

Housing for Agricultural Employees (permanent and seasonal)

The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires that any employee housing occupied by six or fewer employees shall be considered a single-family structure within a residential land use and must be treated the same as a single-family dwelling of the same type in the same zone. In addition, employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household, must be considered an agricultural land use and be treated the same as any other agricultural activity in the same zone. While the majority of Lancaster's agricultural uses no longer exist, in the RR-1, RR-2.5, and SRR zones, commercial crop production and light agricultural uses are allowed. Employee housing for agricultural employees are not addressed in the Zoning Ordinance. Program H-4.6 is added to the Housing Plan to modify the Zoning Ordinance to clearly comply with State law.

Emergency Shelters

Government Code Section 65583(a)(4), also known as SB 2, requires jurisdictions to permit emergency shelters without a Conditional Use Permit (CUP). Emergency shelters are allowed with an administrative (non-discretionary) Director's Review in the Light Industrial (LI) zone.

The Director's Review application does not require a public hearing, and is an efficient method of review. The time period for this review varies, depending on whether there is an existing structure or not. For a request within an existing building, the Director's Review process may require a few days up to a few weeks. The City would analyze the submitted request with a description of the operation and would consult other departments and agencies to determine if they have comments and conditions for the proposed use, such as building and safety requirements, as applicable to any other use in the same zone. Requests involving new construction would be subject to site plan review, which would take approximately two to six months to review, depending on the level of environmental review required. The City's Director's Review process is the simplest form of administrative review, with no discretionary action on the part of elected officials. To fully comply with Government Code Section 65583(a)(4), Program H-4.7 is included in the Housing Element to clearly indicate that emergency shelters are a

permitted use in the LI zone, without any discretionary permits required, and to add a new section to the Zoning Ordinance outlining additional performance criteria for the use, as specifically outlined by State law.

The LI zone encompasses 1,857 acres and has sufficient capacity for new year-round shelters. This zone has a mix of medium- to large-sized buildings that could transition to reuse as homeless shelters. In addition, within this zone are 1,372 acres of vacant land that could accommodate new shelters. Based on the size of the zone identified and the availability of vacant land within the LI zone, the zone has sufficient capacity to accommodate the city's homeless need in new shelters that could be built on this land. (In 2019, the 2019 Greater Los Angeles Homeless Count reported a total of 1,046 homeless individuals in Lancaster, 89 percent of which were unsheltered.)

The previous Lancaster Community Shelter, which provided 105 beds, was 7,700 square feet. Due to management changes, the facility was closed. To address this gap in provision of emergency housing, the Kensington campus was developed and opened in Lancaster in 2020, located at Avenue I and 32nd Street West. Kensington provides 153 emergency shelter beds and 100 units of transitional and supportive housing on a 14-acre campus that is a mix of permanent housing, supportive housing, jobs, counseling, and other services.

Recent State Law (AB 101) AB 101 requires that Low-Barrier Navigation Centers be allowed as a by right use in areas zoned for mixed-use and nonresidential zones permitting (by right or conditionally) multi-family uses. Low Barrier Navigation Centers are not currently addressed in the City's zoning code. Program H-4.7 is included in the Housing Element indicating that the City will revise the Zoning Ordinance to ensure that the City meets the requirements of AB 101.

Transitional and Supportive Housing

State law (SB 2) requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses. In Lancaster transitional and supportive housing are considered single-family or multi-family uses and are permitted in all residential zones and thus held to the same development standards as other residential uses of the same type in the same zone.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by right in zones where multi-family and mixed-uses are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development meets specified criteria. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 also requires local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a CUP or other similar discretionary entitlements. Program H-4.7 is included in the Housing Element to ensure AB 2162 compliance.

Single-Room Occupancy (SRO)

Single-room occupancy hotels and/or boarding homes are collectively referred to as SROs. SRO units are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. The 2013 Residential zoning ordinance update added SROs as an allowed use in the City's multi-family zones, as a way to provide a form of affordable private housing for lower-income households, seniors, and persons with disabilities. Standards for SROs include: minimum 200 sq. ft. area; individual bathrooms; individual cooking facilities or community kitchen; and community garbage disposal. A property owner seeking a permit to construct an SRO, including the conversion of an existing building (e.g., hotel) would submit a Director's Review application for City review.

Mobilehomes/Factory-built housing

State law requires that mobile and manufactured homes be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured housing is allowed to be built on a foundation and can be subject to design review. Mobile home/factory built dwellings are permitted by right in all of the single family residential zones with approval of a Director's Review. When building plans are submitted, the plans are routed to the Community Development Division for review against applicable zoning standards. The manufactured homes are subject to the same property development standards as a single family detached unit. The City requires that the dwelling has non-reflective exterior material on the roof and siding and that the foundation system complies with the Health and Safety Code. Also, in the commercial and industrial zones, if there is an existing residential use, this dwelling may continue to be used as a permitted use. Program H-4.5 is included in the Housing Element to review and revise as necessary the Director's Review process to ensure compliance with State law for ministerial approvals.

Accessory Dwelling Units (ADU)

Accessory dwelling units (ADUs) can be an important source of affordable housing since they are smaller than primary units and do not have direct land acquisition costs. ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. Lancaster complies with Government Code Section 65852.2; as such, ADUs are permitted by right in the single-family residential zones R-7000, R-10,000, R-15,000, SRR, RR-1, RR-2.5 and are subject to all development standards of the underlying zoning district with a few minor exceptions.

The City last updated its ADU ordinance in 2013. The State Legislature has passed numerous changes to the ADU requirements (previously known as second units) to promote the development of ADUs. These include allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single-family uses, modifying fees from utilities such as special districts and water corporations, and reducing parking requirements. AB 2299 provides that any existing ADU ordinance that does not meet the new requirements is null and void as of January 1, 2017. In such cases, a jurisdiction must approve accessory dwelling units based on Government Code

Section 65852.2 until the jurisdiction adopts a compliant ordinance. Jurisdictions are not required to create ordinances for ADUs; however, any jurisdiction that does adopt an ADU ordinance, must submit the ordinance to HCD within 60 days. Program H-1.5 in the Housing Plan commits the City to adopting an updated ADU ordinance to comply with Government Code Section 65852.2.

Housing for Persons with Disabilities

Housing element law requires that, in addition to the needs analysis for people with disabilities, the housing element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrate local efforts to remove any such constraints; and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Zoning and Land Use

Under the California Lanterman Developmental Disabilities Services Act ("Lanterman Act"), small State-licensed residential care facilities for 6 or fewer persons must be permitted in all zones that allow single- or multi-family uses, subject to the same permit processing requirements and development standards; Lancaster is compliant with the Lanterman Act. Additionally, to provide additional opportunities for residential care facilities, large residential care facilities with more than six persons are allowed with Conditional Use Permit in all residential zones. Lancaster is still generally a rural community and demand for larger residential care facilities is low. According to the California Department of Social Services, the City currently has 62 adult residential care facilities with an average capacity of 5 persons and 57 elderly assisted living facilities with an average capacity of 12 persons. Assisted living facilities of 15 or fewer persons are permitted with approval of a CUP in multi-family residential and mixed-use zones. The City has not received any applications for projects for residential care facilities for 7 or more persons during the last planning period as demand for this model of housing is low in Lancaster.

Table H-4.3 (Zoning Districts and Permitted Land Uses) summarizes all types of housing, including those that are tailored to support persons with disabilities and the zones in which these uses are allowed. There are no facility concentration or distance requirements or similar limitations for any of these facilities. The applicable development standards are no more restrictive than standards that apply to other residential uses of the same type permitted in the same zone. However, larger housing facilities of seven or more people for persons with disabilities are subject to a CUP in some zones, which could potentially subject housing for persons with disabilities to higher discretionary standards. Program H-4.9 has been added to the Housing Plan to ensure that permit requirements and necessary findings for residential care facilities for seven or more persons with disabilities are consistent with state law and fair housing requirements. The Zoning Code will be reviewed and revised as needed to allow large residential care facilities for persons with disabilities with the same permit and processing requirements as similar uses in the same zone.

Definition of Family

The definition of "family" may limit access to housing for persons with disabilities when municipalities narrowly define the word, illegally limiting the development of group homes for persons with

disabilities, but not for housing similar sized and situated families. The Lancaster Zoning Ordinance defines "family" as:

- an individual or two or more persons living in a single dwelling unit
- the persons living together in a licensed residential facility, including transitional and supportive housing.

This definition does not narrowly define families and does not discriminate against people with disabilities and allows for a variety of household types.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a modification is reasonable depends on the circumstances and must be decided on a case-by-case basis. The City adopted a reasonable accommodation ordinance in 2011. The City's Reasonable Accommodation Ordinance is included in Section 17.08.500 of the Lancaster Municipal Code. A reasonable accommodation request is submitted to the Community Development Division through an application or letter. The Community Development Division will then review the request and make a written determination within forty-five days. The written decision must be consistent with the fair housing act and is based on the following findings:

1. The housing accommodation will be used by an individual disabled under the fair housing act.
2. The request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the fair housing act.
3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the city.
4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning.
5. The requested reasonable accommodation would not impair the reasonable use of adjacent properties.

These findings are meant to ensure that the requested accommodation is necessary and that it does not impair other individual's access or use of adjacent properties. For example, if a disabled individual had ramping constructed so they could access their dwelling unit, it should be ensured that ramp does not block ingress/egress points for neighboring dwelling units.

Reasonable accommodation procedures are available and in place; however, no recent requests for reasonable accommodation have been received. The City routinely approves wheelchair ramps and other modifications for accessibility to housing without the need for a separate review and approval process. As such, the existing process is not a constraint to housing for persons with disabilities.

Fees and Exactions

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Impacts fees are also charged to cover the cost of providing municipal services or mitigating project impacts. These fees are summarized in **Table H-4.10**. The total amount of fees varies from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts. Most cities do not control school and water impact fees. These services are managed by separate districts.

The City assesses various fees to cover the costs of permit processing (**Table H-4.10**). Most of the fees charged are flat fees based on the cost of services, with a few fees dependent on the size of the project. State law requires that locally imposed fees must not exceed the estimated reasonable costs of providing the service. Lancaster abides by State law with respect to fees and exactions.

Table H-4.10: Development Fees

Fee Category	Fee Amount
Planning and Application Fees	
Annexation	Deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved
Variance	$6,909 per application
	$2,619 per application – when submitted with another application
Conditional Use Permit	$12,845 per application ($25,000 deposit - Hazardous Waste Facilities)
Conditional Use Permit Extension	$2,481 per application
General Plan Amendment / Zone Change	$13,566 per application
Zone Change - Standalone	$10,502 per application
Site Plan Review	$8,918 per application
Site Plan Review Modification	$2,448 per application
Directors Review:	
A	$237 per application
B	$654 per application
C	$957 per application
D	$1,915 per application
E	$1,204 per application
F	$467 per application
G	$6,233 per application
Specific Plan:	
Review	Deposit of $20,000 with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

Table H-4.10: Development Fees

Fee Category	Fee Amount
Amendment	Deposit of $10,000 with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.
Development Agreement	Deposit determined by Staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.
Time Extension Review:	
Staff Level	$1,260 per application
Tentative Map	$2,344 per application
Preliminary Project Review:	
Initial	$2,217 per application (this fee is credited towards future fees)
Subsequent	$1,106 (this fee is not credited)
Zoning Letter	$104 per application
Appeals:	
Planning Commission	$1,519 per appeal
Architectural Design Commission	$1,519 per appeal
City Council - Planning	$1,590 per appeal
Subdivision	
Lot Line Adjustment	$141 per application
Tentative Administrative Parcel Map Review	$2,828 per map
Tentative Parcel Map	$10,392 per map
Tentative Tract Map	$11,663 per application
Environmental	
Environmental Impact Report	Deposit of $25,000 with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

Source: City of Lancaster, 2021

The City also charges impact fees to ensure that services and infrastructure are in place to serve planned developments (**Table H-4.11**). State law requires that impact fees have a substantial nexus to the development and that the dedication of land or fees be proportional to its impact.

In 2021, Lancaster completed a comprehensive review of fees and adopted a new schedule of fees. This process was undertaken in response to developer discussions about ways to encourage more development. This new fee structure furthers the General Plan goals of encouraging infill development closer to the City's core rather than continuing sprawl, while retaining the City's business-friendly atmosphere. As part of the process, a comprehensive fee study was completed. The fee study revealed that Lancaster's fees were very low, especially compared to neighboring jurisdictions and recommended

increases of 200-300 percent for certain fees. The City opted not to implement those increases, as an incentive to development. Instead, increases were more modest, but will be increased annually moving forward, consistent with increases in the Consumer Price Index (CPI). Where fees were identified to be higher than actual costs, those fees were lowered (e.g., Drainage Facilities). Program H-4.1 is included in the Housing Plan to comply with new transparency requirement for posting all up-to-date fees on the City's website consistent with Government Code Section 65940.1(a)(1). The City's latest schedule of fees will be posted on the City's website on March 2022.

Table H-4.11: Building and Development Impact Fees

	2018		2021	
	SFR	MFR	SFR	MFR
New Construction Permit (Plan check and inspection)	$5,778 (2,000 sf)	$14,637 (10,000 sf)	$3,376	$12,336
Traffic Signal (per unit)	$1,124		Central: $212 Outer: $1,180.20	Central: $142 Outer: $1,180.20
Traffic (per unit)	$1,790	$1,592	$1,879.89	$1,671.97
Los Angeles County Traffic (all projects within the areas bounded by Avenue J-8, 40th Street West, Avenue L-8 and 100th Street West)	$1,578 per PM		$1,578 per mile	$1,578 per mile
Planned Local Drainage Facilities (per unit)	$4,780	$2,390	$2,952.66	$2,952.66
Urban Structure Program:				
Park Development (per unit)	$2,534		$2660.70	$2660.70
Administrative Offices (per unit)	$61		$64.24	$64.24
Corporate Yard (per unit)	$57		$60.65	$60.65
Dwelling Unit (Park In Lieu; per unit)				
1 Bedroom or Studio	$500		$500	$500
2 Bedroom or Mobile Home	$750		$750	$750
3 Bedroom or More	$1,000		$1,000	$1,000
Biological Impact (per gross acre)	$770		$770	$770
Open Space Fee (per unit)	$0		$315	$214

Source: City of Lancaster, 2018 and 2021

As part of this process, a number of new incentives are included: Central Core Incentives, Predesignated Project Area/Senior Housing Incentives, and Financing Incentives. Each is described below.

Central Core Impact Fee Reductions

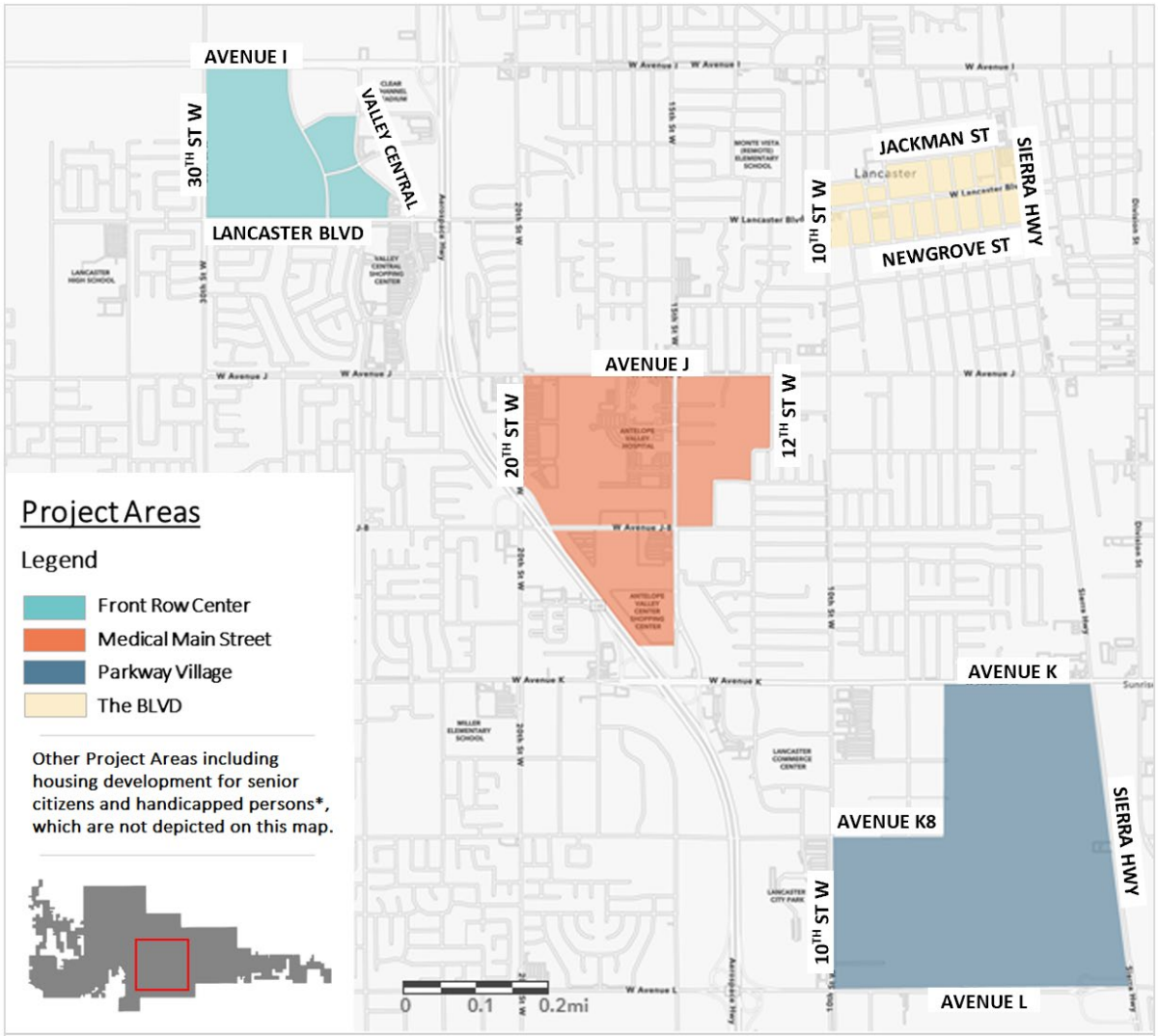
To promote increased development and density in the City's Core, projects will receive a fee reduction based on the amount of lot coverage that a developer builds for a given project, relative to the average lot coverage for that land use, and the maximum lot coverage allowable. High density residential

projects can achieve up to a 50 percent fee reduction and mixed-use residential projects are eligible for up to a 100 percent fee reduction. The Central Core includes the areas bounded by Avenue I, 20th Street East, Avenue L and 30th Street West.

Pre-designated Project Areas (No Impact Fees)

Within pre-designated project areas (Medical Main Street, Parkway Village, Front Row Center, the BLVD) and senior housing developed anywhere within City limits, ***no impact fees are charged***.

Figure H-4.2: Predesignated Project Areas (No Impact Fees)



*Multiple family housing development maintained for the occupancy of the elderly in which not more than 10% of the occupants are under 62 years of age, or for handicapped persons whose disabilities seriously restrict operation of a motor vehicle.

Financing Incentives

To support developers throughout the city in building financing opportunities for development, the City joined the Statewide Community Infrastructure Program (SCIP) and the Bond Opportunities for Land

Development (BOLD) Program. SCIP is a tax-exempt financing program offered through the California Statewide Communities Development Authority to help developers finance public infrastructure and impact fees. Applicants benefit from SCIP because it allows them to obtain low-cost, long-term financing of fees and improvements, which can otherwise entail substantial cash outlays. The program finances development impact fees and other public infrastructure with long-term assessments levied on the developed properties. The participating cities and counties can get paid up front and the loans are repaid by future property owners over 30 years. Typically projects with between $500,000 and $20,000,000 in impact fees and/or public infrastructure participate in the program.

The BOLD Program offers a means to finance new or continuing construction of infrastructure and public facilities through bonds the California Municipal Finance Authority (CMFA) issues as an alternative to issuance of land-secured bonds directly by a public entity. Repayment of the bond is in the form of special taxes payable by home buyers or other end users, levied under the special taxing authority provided by a Community Facilities District (CFD). By working directly with developers, the BOLD Program facilitates financing for infrastructure and fee obligations of developers, covering a broad range of development cost obligations necessary for new development imposed by municipalities, including both facilities and/or impact fees.

Since joining these two programs in March 2021, the City has heard from multiple developers interested in participating and utilizing these incentives.

City Wide Community Facilities District

The City has long struggled to ensure ongoing maintenance of developer installed facilities, including traffic signals, streetlights, etc. As a result, starting in 2021, Lancaster will begin requiring all new residential development projects to annex to City of Lancaster CFD No. 2021-1 (Public Services). The purpose of the CFD is to ensure that new development pays its own way for Parks & Recreation, Public Works and Public Safety-related services, as well as other public services that are eligible for CFD funding.

Fee Summary

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the city. Lancaster has established multiple incentives to encourage development in the city.

Table H-4.12 identifies the estimated fees for a few sample projects: a single-family housing tract (43 units) and a 264-unit multifamily project. These projects both reflect fees that were in place prior to the City's establishment of new fees; new projects have not yet completed the development process under the new fee system. Development fees include entitlement fees, building and safety plan check fees, and impact fees, which make up approximately five percent of a home purchase price in Lancaster. These fees are typical for most communities and are lower than those of surrounding communities, as determined by a 2021 fee study.

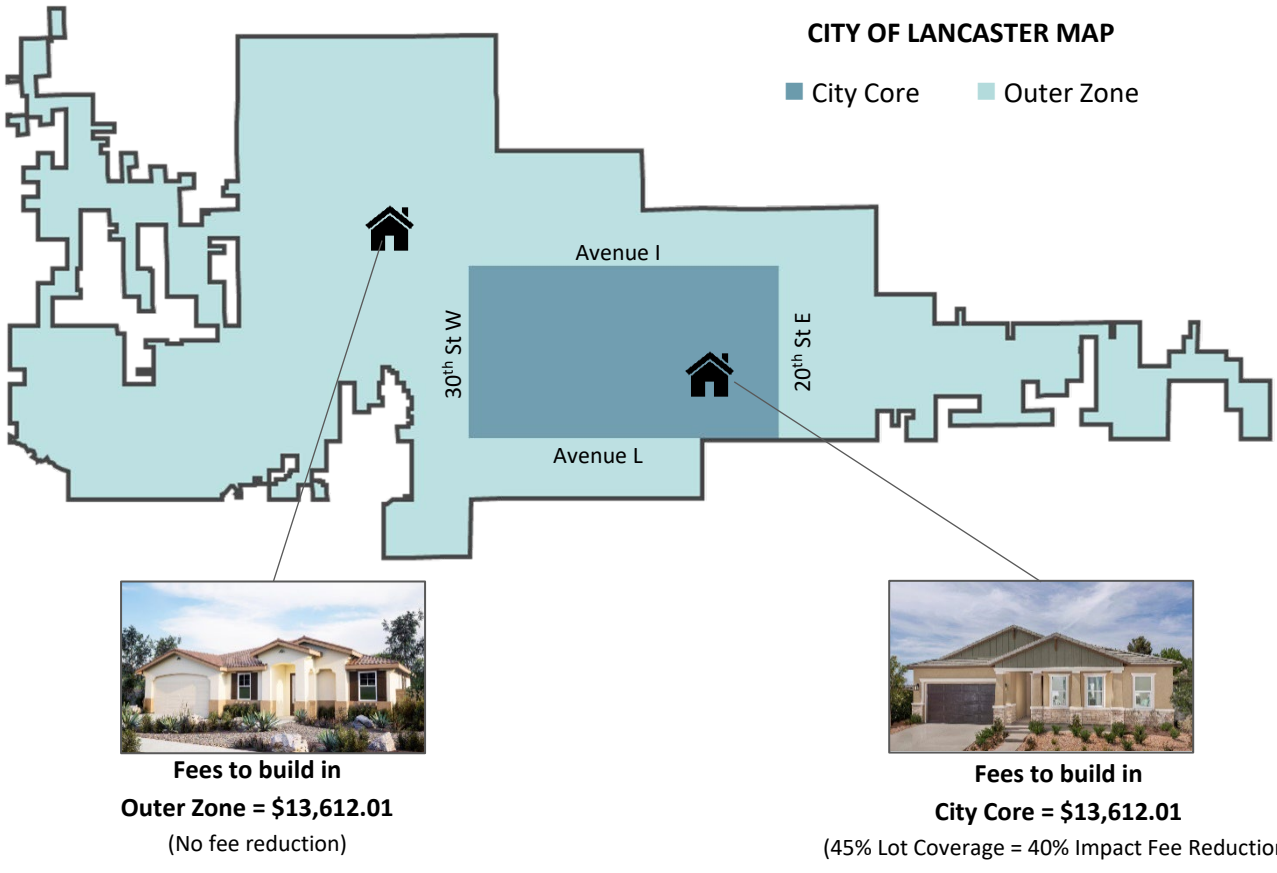
Table H-4.12: Proportion of Fee In Overall Development Cost For A Typical Residential Development

Development Cost for a Typical Unit	Single-Family	Multi-Family
Total estimated fees per unit	$16,729	$10,545
Typical estimated sales price per unit	$371,000	$221,000
Estimated proportion of fee cost to overall sale price per unit	5%	5%

Source: City of Lancaster, 2021; Corelogic Lancaster Home Sales for Single Family and Condominiums, 2020

The City will continue to review the new development impact fee structure to ensure incentives are working as planned. **Figure H-4.3** and **Table H-4.13** provides a program scenario summarizing the change in fees for a 2,000 square foot single family home.

Figure H-4.3: Fee Reduction Program Scenario



Fees to build in
Outer Zone = $13,612.01
(No fee reduction)

Fees to build in
City Core = $13,612.01
(45% Lot Coverage = 40% Impact Fee Reduction)

Table H-4.13: Fee Reduction Program Scenario (2,000 SF Single-Family Home)

	Current Fees	Proposed Fees: City Core	Proposed Fees: Outer Zone
Impact Fees	$10,488.11	$8,225.29	$9,193.49
Building and Safety	$6,981.83	$7,400.74	$7,400.74
Engineering	$5,859.69	$6,211.27	$6,211.27
Impact Fee Reduction ✓ High Density Residential ✓ 45% Lot Coverage → Fee Reduction = 40%	-	($3,290.12)	-
Impact Fee Financing		Eligible for SCIP/BOLD	Eligible for SCIP/BOLD
Max Financing Amount		$16,565.86	$11,702.51
SCIP or BOLD Financing Amount		$4,935.17	$9,193.49
Total Fees to Build	**$23,329.63**	**$18,547.18**	**$22,805.50**
Total Fees less SCIP or BOLD		**$13,612.01**	**$13,612.01**

Processing and Permit Procedures

Processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Statewide, common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer. The City of Lancaster's development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Processing times vary with the complexity of the project. **Table H-4.14** outlines the typical timelines for various residential projects in the city of Lancaster.

Table H-4.14: Planning Approval Procedure and Time Frame by Housing Type

Housing Type	Planning Application Procedure	Time Frame
Custom single-family house	Director's review (site plan)	"over-the-counter" to 1 month
Accessory dwelling unit	Director's review	"over-the-counter" to 1 month
Single-family subdivision	Tentative tract map (no EIR)	approximately 6 months
	Tentative tract map (with EIR)	9 to 12 months
Multi-family: 2 to 3 units	Director's review	4 to 6 weeks
Multi-family: 4+ units	Site plan review	2 to 6 months
Condominiums	Site plan review with parcel map	3 to 6 months

Residential Projects Procedures

Custom Single Family House

A custom single-family house requires the City to review and approve the site plan with a Director's review, to confirm that the project complies with all required development standards. The applicant for the house would then obtain all necessary building permits for construction.

Accessory Dwelling Units and Small Multi-Family Projects

Approval for an accessory dwelling unit, or for a small multi-family structure, such as a duplex or triplex, can be obtained through the Director's Review process. Although named "Director's Review," this is an application that is typically reviewed by a staff planner, who would review the request and plan against the City's zoning regulations. Given the minimal CEQA requirements for small structures, especially for an infill location, these uses can typically be approved within a week to 30 days, with standard conditions as listed in the City's zoning code and regulations. All design considerations would be reviewed at a staff level. In addition, to further ensure project streamlining, Program H-1.5 is added to the Housing Plan to identify an ADU specialist within the Community Development Division to respond to inquiries, ensure process streamlining deadlines are met, and support outreach efforts.

Single-Family Subdivision

A single-family subdivision would go through a tentative tract map process, which requires a public hearing before the City's Planning Commission. This process can generally be completed within six months, or up to 12 months if an EIR is required. After an application and map submittal has been deemed complete, the City will send notices to other departments and outside agencies to solicit comments and conditions. Soon after, city staff will host a development review meeting between the applicant, City staff and/or any other members of affected agencies. Typically, an applicant would go through at least one round of review and correction, which may prolong the review process, as the applicant makes revisions. Once all the corrections have been addressed, City staff would prepare a report with a recommendation and conditions for the Planning Commission's consideration to adopt. After tentative map approval, the applicant can submit for final map review and approval by the Development Services Department

Multi-Family Projects (4 or more units)

A multi-family development with four or more housing units would be required to go through a Site Plan Review process. Although still an administrative review, this process is more intensive than a Director's Review, given the greater complexity and potential impact to adjacent properties. With a Site Plan Review, the City notices other departments and outside agencies to solicit comments and conditions. The City then hosts a development review committee meeting to have the applicant and his/her engineer meet with City staff and other department and agency members. One or more rounds of review and corrections may be warranted. After all comments and corrections have been addressed, city staff would approve the project, subject to conditions. This process can take two to six months, depending on the level of environmental review. All design considerations are reviewed at a staff level.

Very few small apartment projects are proposed in Lancaster; multi-family developments under review in 2021 ranged from 118 units to 392 units. In general, processing time is loosely correlated to the scale of developments, as complexities arise and additional review is required for multiple buildings. Smaller multi-family residential developments will generally complete processing more quickly (approximately two months, assuming one round of review and resubmittal to address comments and provide a complete application). As with all projects, the completeness of the application when it is initially submitted is a complicating factor; some projects are submitted missing substantial information. City staff works with applicants to identify factors necessary to complete the application and comply with development standards. To ensure processing timelines are achieved, Program H-4.3 is included in the Housing Plan to prioritize hiring of additional staff, as needed, to meet State-mandated timelines.

Owner-Occupied Multi-Family Developments

Owner-occupied multi-family developments (condominiums) would also go through the same Site Plan Review process required for apartments; however, the applicant would also have to submit a Tentative Parcel Map for the subdivision of air-space required for condominiums. The Tentative Parcel Map can be submitted concurrently with the Site Plan Review so that it does not prolong the review and approval process longer than necessary. Although the Site Plan Review is processed and approved by City staff, the Tentative Parcel Map would be subject to a public hearing before the Planning Commission. The Planning Commission would only be able to review and approve the air- space subdivision, and not the multi-family structure itself. The Site Plan Review and Tentative Parcel Map required for condominiums take approximately three to six months for review and approval.

Site Plan Review

For all projects that require site plan review (multi-family projects with more than three units), the City recommends that applicants submit a preliminary proposal to Planning staff prior to submission of the formal application. This allows the Planning and Engineering staff to review the request and provide feedback to the applicant regarding conformity with the General Plan, potential environmental concerns, zoning and engineering requirements and specific traffic, siting, landscaping, and building design criteria to meet the City's Design Guidelines. Once this is done, the applicant may then submit a completed application to the Community Development Division, where staff will review to ensure all required forms are provided and signed. The processing time for a site plan review application will vary depending upon the complexity and magnitude of the proposal, but is estimated at 4 to 6 months.

The City's Site Plan Review procedures are not a constraint on the development of housing. The pre-application process provides an opportunity to applicants to address any potential issues very early on in the entitlement process, which ultimately supports processing application in a more timely manner. Program H-4.5 is included in the Housing Plan to modify the Zoning Ordinance to clarify projects for which Site Plan Review is applicable.

SB 743

SB 743 requires new metrics for identifying and mitigating transportation impacts within CEQA. In July 2020, the City of Lancaster adopted standards and thresholds for analyzing projects with respect to vehicle miles traveled (VMT). A series of screening criteria was adopted and if a project meets one of

these criteria, a VMT analysis is not required and it is assumed that no impacts would occur. Included in these criteria are: 1) project size - generates fewer than 110 trips per day; 2) project located in a low VMT area (15 percent below baseline for the Antelope Valley Planning Area (AVPA) at large); 3) transit proximity; and 4) affordable housing. Areas indicated in blue in **Figure H-4.4** are identified as low VMT areas, where VMT analysis is not required, streamlining the development review process significantly.

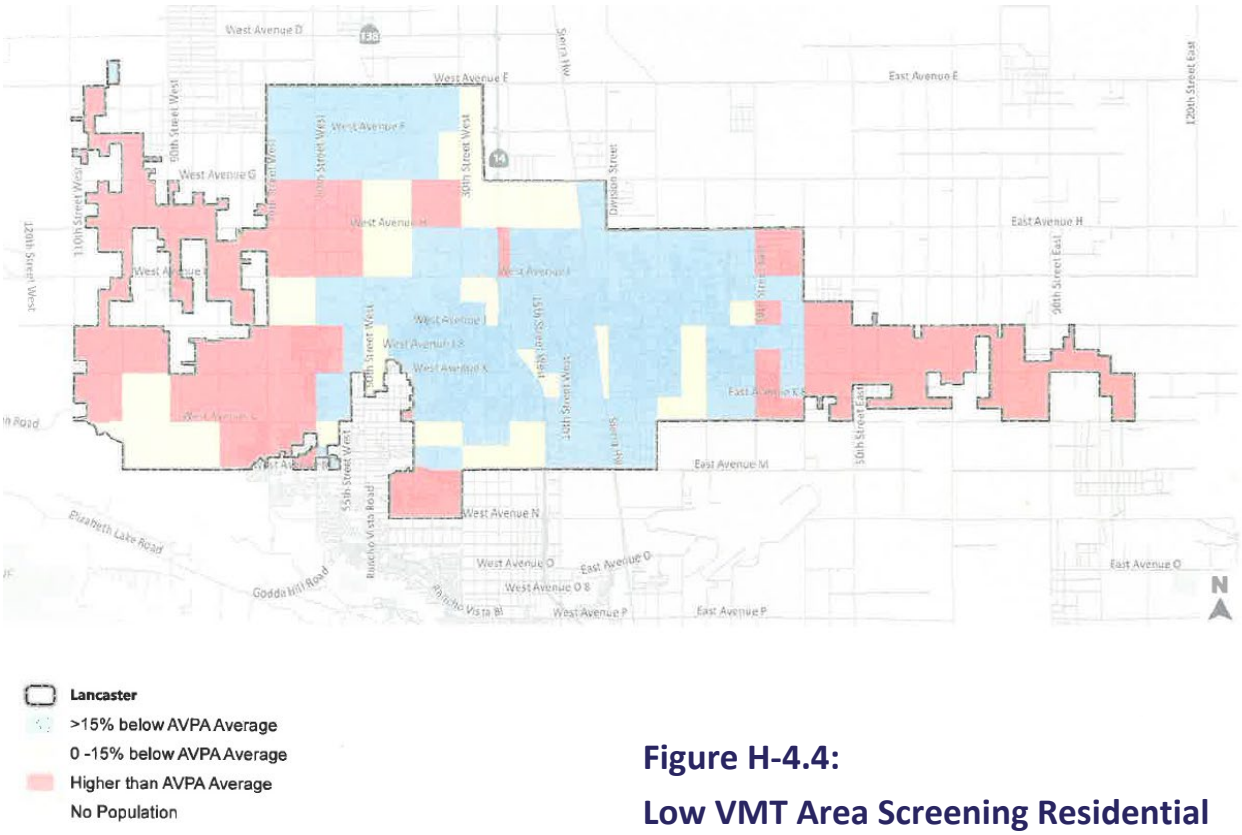


Figure H-4.4:
Low VMT Area Screening Residential

SB 35 Approval Process

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under the California Environmental Quality Act (CEQA). When the state determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above-moderate-income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10 percent affordability. SB 35 will automatically sunset on January 1, 2026.

As of 2020, the City of Lancaster was determined to be subject to SB 35 streamlining for proposed developments with 10 percent or greater affordability. The City has received one inquiry for SB 35 streamlining; however it was determined that the project did not qualify due to its locate and lack of surrounding urbanized uses, per SB 35 regulations. To accommodate any future SB 35 applications or

inquiries, Program H-4.3 calls for the City to create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Lancaster and provides SB 35 eligibility information. In addition, Program H-4.5 is included and specifies that City will adopt objective design standards to provide local guidance on design and standards for by-right projects as allowed by state law.

Environmental Constraints

Environmental constraints can also hamper development of sufficient housing for all economic segments, or elongate development processing timelines. The Safety Element of the General Plan identifies locations within the city that are susceptible to flooding, fire, landslides, and other hazards. Due to the relatively flat nature of Lancaster, the majority of the City is not subject to these hazards. Policies and programs to consider hazards and develop appropriate action plans are included in the Safety Element.

While the environmental conditions of a place (earthquake fault lines, locations of flooding and fire) are generally well documented, this process and the regulatory climate is constantly evolving. For example, in 2020, the California Fish and Game Commission accepted a petition protecting western Joshua trees under the State's Endangered Species Act, granting legal protection to the trees during the yearlong review to determine whether the species should be formally protected under the State law. During this review process, the California Endangered Species Act requires approval of a "taking" permit from the California Fish and Wildlife Department to remove any Joshua Trees located on project sites. This process will be continued if the Joshua tree is listed as endangered or threatened at the end of the yearlong review. Despite the threats of climate change to the species, in 2019, the U.S. Fish and Wildlife Service denied federal protection to the Joshua tree.

Affirmatively Furthering Fair Housing (GC 65583(c)(10)(A)

Introduction

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions. The primary data source for the AFFH analysis is the City of Lancaster 2015 Analysis of Impediments to Fair Housing Choice (AI), the State of California Department of Housing and Community Development (HCD) AFFH Data Viewer, and the U.S. Department of Housing and Urban Development Affirmatively Furthering Fair Housing Data and Mapping Tool.

Fair Housing Assessment

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor.

Fair Housing Enforcement and Capacity

The City of Lancaster 2015 Analysis of Impediments to Fair Housing Choice (AI) serves as the fair housing planning document for the city. It provides an overview of the laws, regulations, conditions, and other possible obstacles that could affect an individual's or household's access to housing in Lancaster.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. The AI examines local housing conditions, economics, policies, and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

The City of Lancaster contracts with the Housing Rights Center (HRC), a nonprofit organization dedicated to affirmatively furthering fair housing choice through the provision of education and direct client services. HRC promotes awareness of fair housing laws by targeting educational materials towards homebuyers, tenants, and housing providers such as sellers, owners, realtors, brokers, landlords, and property management firms. Direct client services range from providing advice concerning general housing issues to performing investigations and advising residents of their rights and remedies under the law in cases where evidence sustains the allegations of discrimination. HRC offers the following comprehensive fair housing services:

- Fair Housing Education
- Housing Discrimination Complaint Investigation
- Tenant and Landlord Counseling

The agency's education and outreach program includes workshops for consumers and housing providers to ensure there is compliance with fair housing laws. These workshops cover topics such as forms of housing discrimination, Fair Housing Certification Training Seminars for housing industry professionals, information on the latest fair housing laws, and more. HRC also works on increasing public awareness of fair housing issues by distributing hundreds of pieces of multilingual literature throughout the city, aimed at a variety of audiences.

The City promotes HRC services on their website and includes various links to fair housing information brochures, upcoming workshops, and links to additional local fair housing policies, studies, and reports.

Local Fair Housing Enforcement and Outreach

AFFH Data Viewer – Fair Housing Data

The HCD AFFH Data viewer provides additional information on local fair housing enforcement and outreach. Fair housing inquiries data from the U.S. Department of Housing and Urban Development (HUD) indicates that from 2013 to 2021 there were 66 inquiries originating from residents in Lancaster or 0.41 inquiries per thousand residents. The basis for the complaints is only available for 13 of the inquiries and include disability, race, familial status, and national origin. Of the 66 inquiries, 32 failed to respond, 20 had no valid issue found, nine had no valid basis, and the remaining either decided not to pursue or the complaint was not filed timely in court.

Compared with surrounding jurisdictions, the number of inquiries per thousand residents is generally the same as in Lancaster. Palmdale (0.37), Tehachapi (0.49), and San Fernando (0.37) are cities with similar levels of inquiries found in Lancaster. However, California City (0.67) and Barstow (0.86) had almost twice as many inquiries to that of Lancaster.

Housing Rights Center (HRC) – Fair Housing Data

Discussions with HRC revealed that the most common complaint originating in Lancaster and many other cities in Los Angeles County included discrimination based on physical or mental disability. This usually transpired either at the onset of tenancy or for in-place tenants. At the onset of tenancy, residents faced difficulty finding housing by having their application denied. In-place tenants reported their reasonable accommodation requests being denied. Reasonable accommodations usually include asking for ADA accessible parking spaces, installation of ADA accessible features such as ramps or handlebars, keeping service animals in their units, or transfer to units that were more ADA accessible. Other prominent complaints included issues with familial status where families with young children had more difficulty finding rental housing. Families would generally experience the most difficulty finding housing during the summer when children were out on school vacation. There have also been issues with children not being allowed to access common areas, such as pools or open spaces. Less prominent complaints included discrimination against race or national origin where tenants either had issues having certain repairs completed in a timely manner or being threatened about making requests for repairs or other issues based on their citizenship status.

Additionally, data provided by HRC shows that between Fiscal Year (FY) 2014-15 to FY 2020-2021, there were a total of 243 discrimination complaints filed in Lancaster with HRC. A majority (83 percent) of these complaints did not become cases and were usually resolved through counseling services. A little over three-quarters of the inquiries made related to physical or mental disability, which is by far the highest proportion of discrimination complaints filed. Only 44 cases were opened during this eight-year time period. Similarly, over 75 percent of opened cases were related to discrimination based on physical or mental disability. When a case is opened, it is resolved through mediation, conciliation, a referral to state and federal administrative agencies, or referral to HRC's Litigation Department.

According to HRC, previous trends regarding discrimination based on a tenant's disability have remained a consistent issue and predominant trend. Emerging trends include inquiries regarding COVID-19, housing rights for persons with disabilities and emotional support animals, and fair housing rights associated with AB 1482 (Tenant Protection Act of 2019). The HRC provided nine case summaries of cases opened between 2019 and 2021. Eight of these complaints were based on physical or mental

disability discrimination; the remaining one was based on gender discrimination. Five of the cases involved a potential eviction; two involved a request to allow an emotional support animal, and one involved a request to install grab bars and other ADA compliant support features. Of the nine cases, the HRC found two inconclusive with regard to a fair housing complaint and the remaining they found that the complaint alleged by the tenant could be sustained. Three cases were withdrawn by clients and five were successfully conciliated.

Integration and Segregation

The AFFH analysis must address areas of ongoing and concentrated segregation and integration and compare concentrations of protected characteristics and incomes. The following information discusses historic patterns of development, and the levels of segregation and integration for race and ethnicity, income, familial status, persons with disabilities.

Historic Patterns of Development

Lancaster and the broader Antelope Valley were primarily characterized by sparse agricultural development in the early twentieth century. It was not until the 1980s that the area began to experience a boom in economic growth and development. This growth was largely driven by the defense and aerospace industries overtaking agriculture as the primary drivers of the Antelope Valley's economy, which slowly developed throughout the twentieth century. In the 1930s, the U.S. Army Air Corps opened Muroc Air Base nearby, the first step toward the defense and aerospace industry's dominance of the Lancaster economy. After World War II, the facility was renamed Edwards Air Force Base, and became well known as the location where the speed of sound barrier was first broken, jets and stealth bombers were tested, and the space shuttle landed. The Air Force Base is a major economic force in the region, contributing jobs and facilitating the co-location of private aerospace industry such as Northrop Grumman and Lockheed Martin.

Between 1980 and 1990, the population of Lancaster doubled in size growing from 48,000 residents to 97,000. Lancaster and the Antelope Valley were an attractive location for homebuyers looking for more affordable options, particularly affordable single-family homes, that were still in close proximity to the City of Los Angeles. Over the years the area has become susceptible to the cyclical busts in the national economy. First with the recession of the early 1990s, which resulted in federal spending cuts to the aerospace and defense industries and second with the Great Recession of 2008 that decimated real estate values and increase unemployment rates. Despite these economic busts, the Antelope Valley has remained relatively affordable in comparison to the broader Los Angeles County region and provided great opportunities for many people of color to be able to purchase property.

This has resulted in an overall shift in the racial demographics. In the 1970s, the population of the Antelope Valley was predominantly White and many places were not welcoming of Black residents. However, the Antelope Valley was absent of redlining practices by the Home Owners' Loan Corporation which allowed Black families in the mid-twentieth century to purchase homes. Sun Village, an unincorporated community near the city of Palmdale, became the first Black enclave in the Antelope Valley. Because of these historical practices and Lancaster's continued affordability, the City is generally more integrated than the County. However, it is likely that racial covenants in some locations could have

resulted in ethnic minorities being denied access to home mortgages in ways that severely limited their ability to purchase a home or to rent a particular unit. Deleterious actions were continued in the early twenty-first century, with some mortgage brokers pushing minority borrowers into high-cost subprime mortgages that were not well suited to their needs and led to financial problems with high pressure sales practices and deceptive tactics. According to data from the 2007 Home Mortgage Disclosure Act (HMDA), four of every 10 home purchase mortgages issued to minorities in 2006 were subprime loans twice the number of subprime loans issued to White borrowers.

In addition, segregation amongst various racial and ethnic groups has grown since the 1990s, as discussed below. This could likely be attributed to the rapidly shifting demographics of the Antelope Valley since the 1990s.

Governmental Actions

In 1977, Lancaster officially became a City, having previously been an unincorporated area of Los Angeles County. Citizens in the area felt a need for better interaction with their policy making body and local control; and, with the work of the Citizens for Incorporation, cityhood became a reality. Early in 1979, the City's Redevelopment Agency was launched. This agency was instrumental in the creation of much of the City's key infrastructure. Throughout the 1980s, the City geared up for growth. Staff developed Lancaster's first master plan, issued nearly $40 million in bonds to help fund residential mortgages, and grew its balance sheet to show more than $6 million in fixed assets.

Prior to incorporating, Lancaster was subject to Los Angeles County zoning and development standards, which are fairly permissive compared to some other early incorporated cities in the County. Lancaster built new zoning standards based on this foundation, with an added local context. To encourage a variety of housing and development types, many specific plans have been adopted and implemented throughout the community, providing flexibility in zoning regulations.

No specific practices such as disinvestment in policies that contribute to disproportionate housing needs and demographic trends have been identified. The City has formed a new Social Equity Commission to support fair outcomes for all. As noted by the Commission, building greater social equity involves addressing existing outcome disparities due to race, income, age, gender, health, ability, and other factors.

The Social Equity Commission Vision is to ensure all citizens of Lancaster have equitable access to opportunities and resources necessary to thrive and succeed within an environment where everyone feels safe, heard, respected, and valued. The Social Equity Commission's mission is to cultivate and sustain equity, diversity and inclusion within our community through accountability, transparency and civilian oversight. We are committed to understanding and overcoming the most significant and addressable social equity challenges facing our community, and to stop further inequities from rising. We strive to raise the voices of underrepresented, underserved, or otherwise marginalized groups while serving as a communication bridge between the public and local government. In 2021, the Commission initiated drafting an Equity Report containing recommendations for City Council, anticipated in 2022. The Social Equity Commission has identified multiple possible recommendations that may help address existing challenges and factors that contribute to disproportionate housing needs, including analyzing

policing standards and providing resources to residents including job fairs, tools for financial literacy, education regarding student loans, interview skills workshops, etc.

Race/Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Hispanic (40 percent) and White (31 percent) residents make up the majority of the City's population, followed by Black (21 percent), and Asian/Pacific Islander (four percent). Figure H-4.5 shows the distribution of non-white residents in Lancaster based on 2018 block group data from HUD's AFFH Data Viewer. Most of the City block groups show a non-white population that is 40 percent or greater. There is a greater proportion of non-white residents on the eastside (61 percent or greater) than on the westside (41-60 percent). When compared with Los Angeles County at large, Lancaster has fewer Hispanic residents (40 percent compared to 48 percent) and Asian residents (four percent compared to 14 percent), but more Black (21 percent compared to eight percent in the County) and White (31 percent compared to 26 percent) residents. Since 2010, the Hispanic population in Lancaster has increased five percent while the White and Black population decreased (four and one percent, respectively).

The AFFH Data Viewer provides a measurement of the predominant racial/ethnic group for each census tract and the extent of the group's prominence. This is measured as predominant (> 50 percent), sizeable (10-50 percent), and slim (< 10 percent). Most census tracts in Lancaster have a sizeable White majority, particularly in the western side of the city (west of State Route 138). The eastside of Lancaster contains a sizeable Hispanic majority. The eastside also overlaps with areas of lower median incomes, environmental burdens, and higher proportion of renters.

Segregation data for the City of Lancaster compares favorably to the region in terms of absolute values, meaning that the City is more integrated than the region overall with respect to each of the four groups compared (White, Black, Hispanic, Asian).

According to HUD, "The dissimilarity index (or the index of dissimilarity) is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods within the same city. The dissimilarity index varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index of 100 indicates conditions of total segregation such that the members of one group are located in completely different neighborhoods than the second group. Neither extreme value is generally seen in most cities and metropolitan areas. Rather the value typically lies somewhere in-between 0 and 100. Index values

between 0.0 and 30.0 indicate low segregation, values between 31.0 and 60.0 indicate moderate segregation, and values between 61.0 and 100.0 indicate a high level of segregation.[4]

In Lancaster, HUD dissimilarity data shows that since 1990, segregation between several ethnic groups has been increasing, as shown in **Table H-4.15**. Segregation is the highest for Hispanic and Black residents. The dissimilarity index has doubled for Hispanic residents since 1990, which is potentially attributed to increases in the Hispanic population over the past decades. According to the 2014-2018 American Community Survey, Hispanics now make up the majority of the City's population at 40 percent. Nonetheless, the degree of segregation in the City is almost half of the level of segregation seen at the regional level for all racial/ethnic groups and can be considered low.

Table H-4.15: Dissimilarity Index for the City of Lancaster and Los Angeles Metropolitan Region

Racial/Ethnic Dissimilarity Index	City of Lancaster				Los Angeles-Long Beach-Anaheim Region
	1990 Trend	2000 Trend	2010 Trend	Current	Current
Non-White/White	10.95	18.69	21.98	23.79	56.94
Black/White	17.85	22.68	25.24	30.16	68.85
Hispanic/White	10.99	25.24	23.53	25.11	63.49
Asian or Pacific Islander/White	13.95	25.53	15.01	21.31	49.78

Source: HUD's Affirmatively Furthering Fair Housing Tool (AFFH-T), Table 3 – Racial/Ethnic Dissimilarity Trends, Data version: AFFHT006, released July 10th, 2020.

Note: The table presents Decennial Census values for 1990, 2000, 2010, all calculated by HUD using census tracts as the area of measurement. The "current" figure is calculated using block groups from the 2010 Decennial Census, because block groups can measure segregation at a finer grain than census tracts due to their smaller geographies. See https://www.hud.gov/program_offices/fair_housing_equal_opp/affh for more information.

Persons with Disabilities

There are 8,092 residents with a disability in Lancaster, representing five percent of residents. Disabilities are more commonly found in the elderly population. The most commonly occurring disability amongst seniors 65 and older is an ambulatory disability, experienced by 20 percent of Lancaster's seniors. Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Lancaster, 21 percent of the population with a

4 Peuquet, Steven W. *Using the "Index of Dissimilarity" to Measure Residential Racial Segregation.* Center for Community Research & Service, University of Delaware, accessed March 2021

disability is employed, compared to 53 percent of the non-disabled population, as estimated by the US Census Bureau, American Community Survey 2014-2018 5-year estimates.

Figure H-4.6 shows the population of persons with a disability by census tract in the city using American Community Survey (ACS) data from 2015-2019. At a regional level, Lancaster is similar to the rest of the county in that most of the census tracts have less than 10 percent of their population living with a disability. However, the map reveals there is a concentration of residents with disabilities around the central and northwestern parts of the city. These areas contain several senior care and assisted living facilities, which could explain the higher proportion of people with disabilities.

Familial Status

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them. There are 9,075 female-headed family households in Lancaster, representing 19 percent of households. A total of 3,645 female-headed family households live in poverty.

Figures H-4.7 and **H-4.8** shows the percent of children in married-couple households in the region and the percent of children in female-headed households (no spouse/partner), respectively, using ACS data from 2015-2019. The areas with the highest proportion of married-couple households are located north of Avenue I at 80 percent or greater. The area with the highest percentage of married-couple households, about 81 percent, are concentrated south of the Downtown area. Lancaster's familial status demographics are fairly similar to that of other Antelope Valley communities.

Income Level

In terms of employment and housing opportunities, Lancaster has high rates of unemployment, but market rate housing remains more affordable than Los Angeles County. According to data from the 2018 American Community Survey, the median household income for Lancaster was $52,504, which is lower than the Los Angeles County median household income of $64,251. It is also estimated that 23.8 percent of Lancaster households live in poverty. In Lancaster, certain populations are much more likely to be living in poverty. For example, 39 percent of Black residents and 38 percent of Native American residents are living in poverty. These disparities in poverty among different populations could also be attributed to the segregation patterns seen across the city. **Figure H-4.9** shows that the majority of the westside of the city has a median income of $125,000, whereas many parts of the eastside show a median income of $55,000.

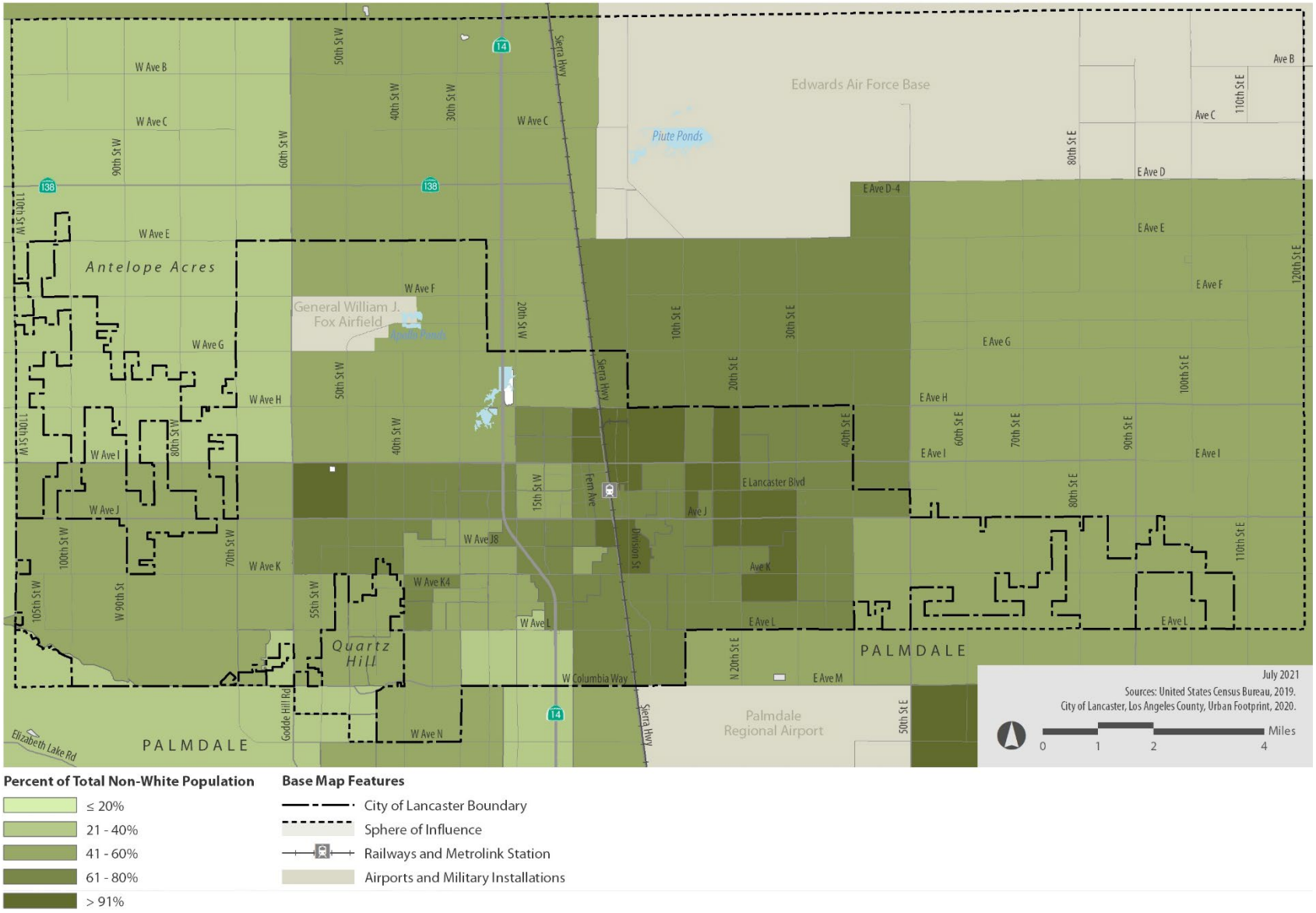
Identifying low or moderate-income (LMI) geographic areas and individuals is important to overcome patterns of segregation. HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Figure 4.9 shows the Lower and Moderate Income (LMI) areas in Lancaster by census block group. At the County level, the latest iteration of this data from the 2011-2015 American Community Survey (ACS) shows 5,526,154 low- and moderate-income residents in Los Angeles County against a population of

9,863,025. This yields a low- and moderate-income percentage of 56.03 percent countywide. In other words, 56.3 percent of people living in Los Angeles County are members of households earning less than 80 percent of Area Median Income. Though significant, this percentage is similar to the broader geographical region. Neighboring Orange County's percentage was 49.26; San Bernardino, 43.79; and San Diego, 47.70. Much of Los Angeles County has high proportions of LMI areas particularly in Southeast and Central Los Angeles and the San Gabriel and San Fernando Valleys. Lancaster has a higher low- and moderate-income percentage of 63.86 percent. In Lancaster, LMI areas are mostly in the central and eastern portions of the city.

The eastside also has a higher proportion of residents living in poverty, where 20 to 40 percent of the population is living in poverty (see **Figure H-4.10**). Additionally, Lancaster struggles from a jobs-housing imbalance, where 36 percent of employed residents commute more than 30 minutes to get to work. The main industries employing residents are educational services, health care and social assistance, and retail. The median income for educational services and health care and social assistance workers is $36,775; retail trade workers median income is $26,458.

However, the median home price in Lancaster ($368,000) is less than half of the median home prices of the County ($710,000), which makes home ownership more attainable for lower wage earners. Rental housing in Lancaster is also more affordable than many other areas of the county. Census data shows that the average rent in Lancaster is $1,162 per month with most (39.6 percent) paying between $1,000 and $1,499 in rent. HUD-determined fair market rents for Los Angeles County range from $1,279 for a studio apartment to $2,857 for a four-bedroom unit. The rental rates in Lancaster generally are less than the HUD determined fair market rents.

Figure H-4.5: Racial Demographics (2018) Block Group



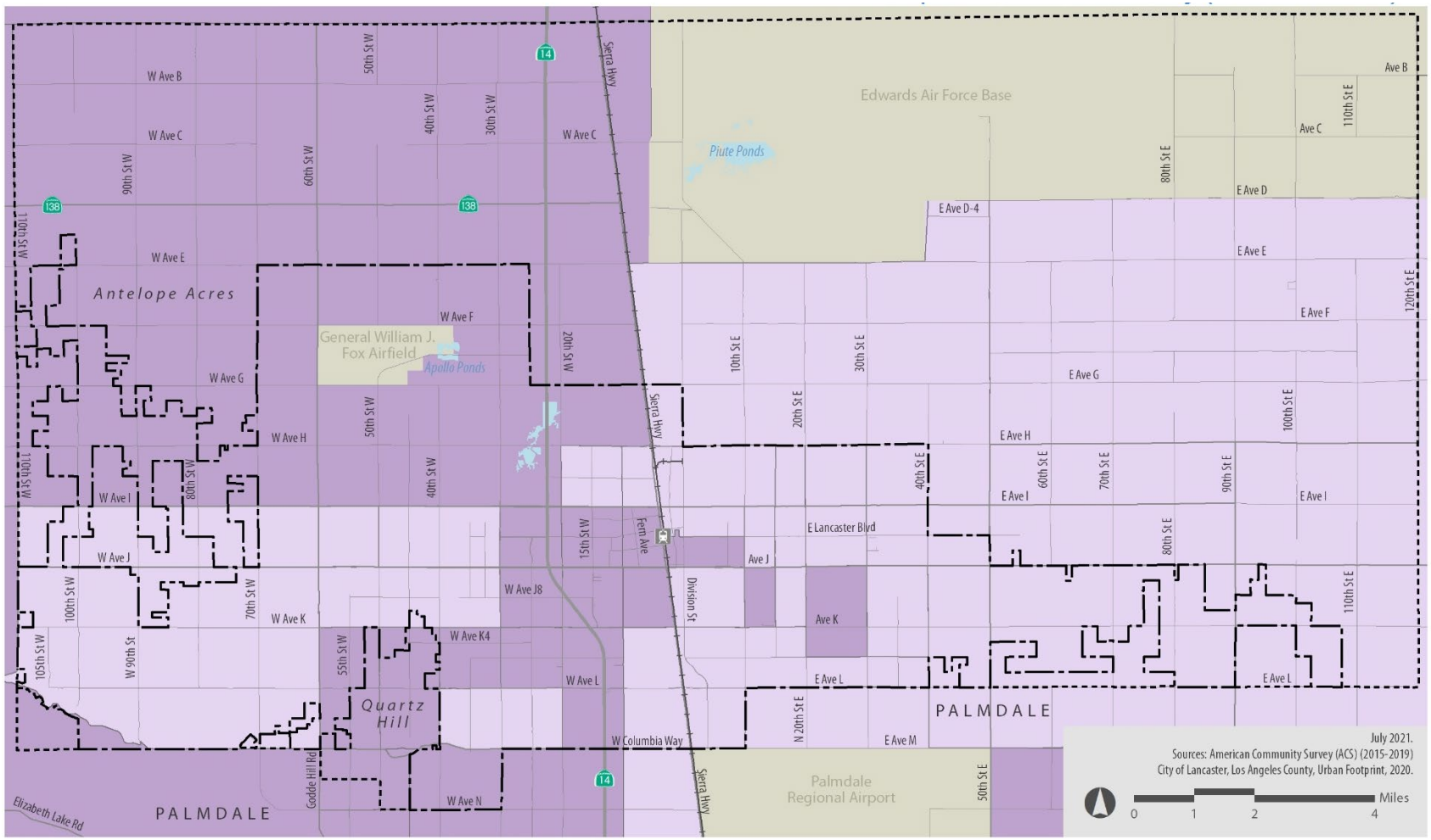
Percent of Total Non-White Population

- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 91%

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Figure H-4.6: Population with a Disability (ACS, 2015-2019)



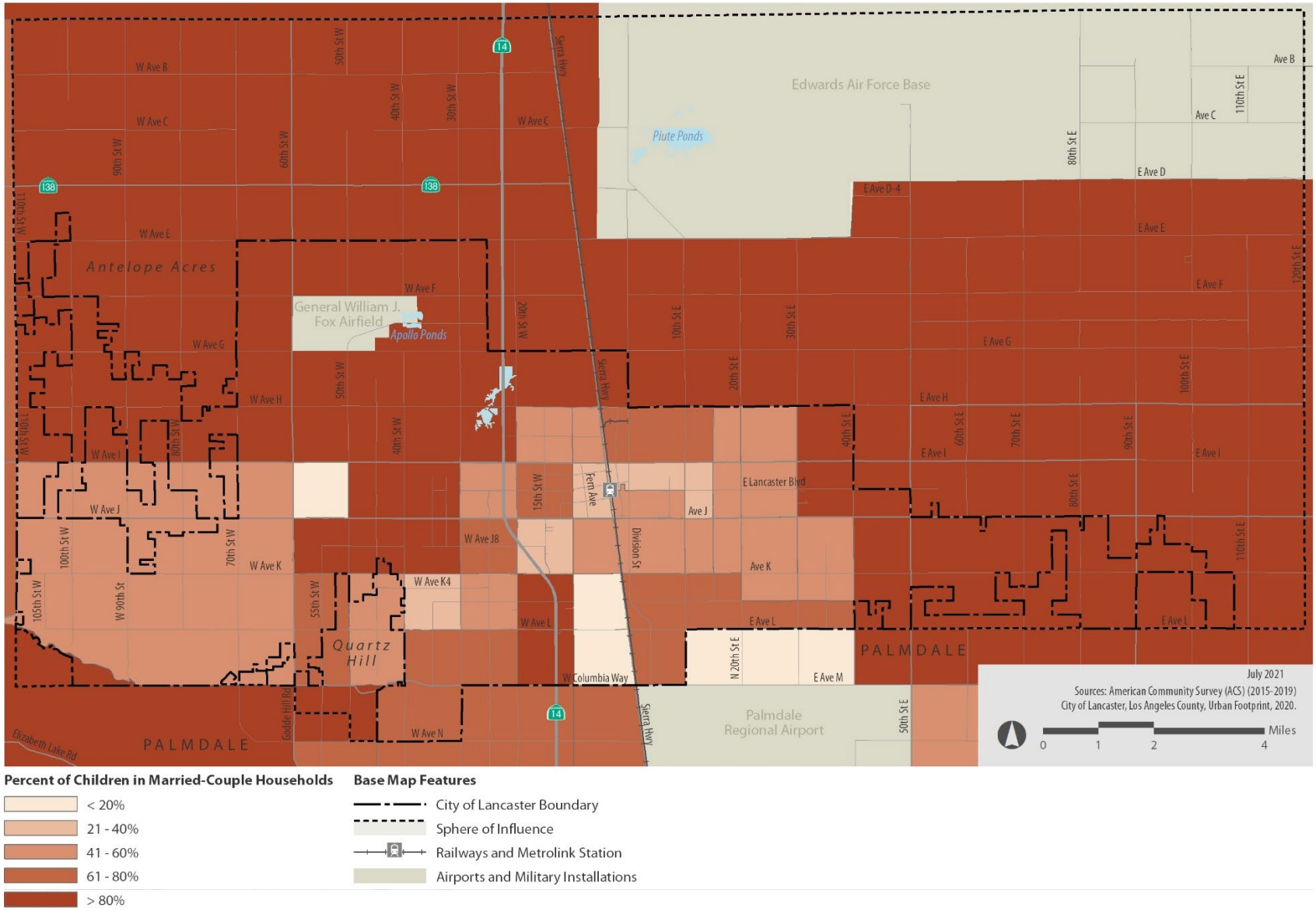
Percent of Population with a Disability

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Figure H-4.7: Percent of Children in Married-Couple Households (ACS, 2015-2019) Tract



Percent of Children in Married-Couple Households

- < 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 80%

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Figure 4.8: Percent of Children in Female Headed Households (ACS, 2015-2019) Tract

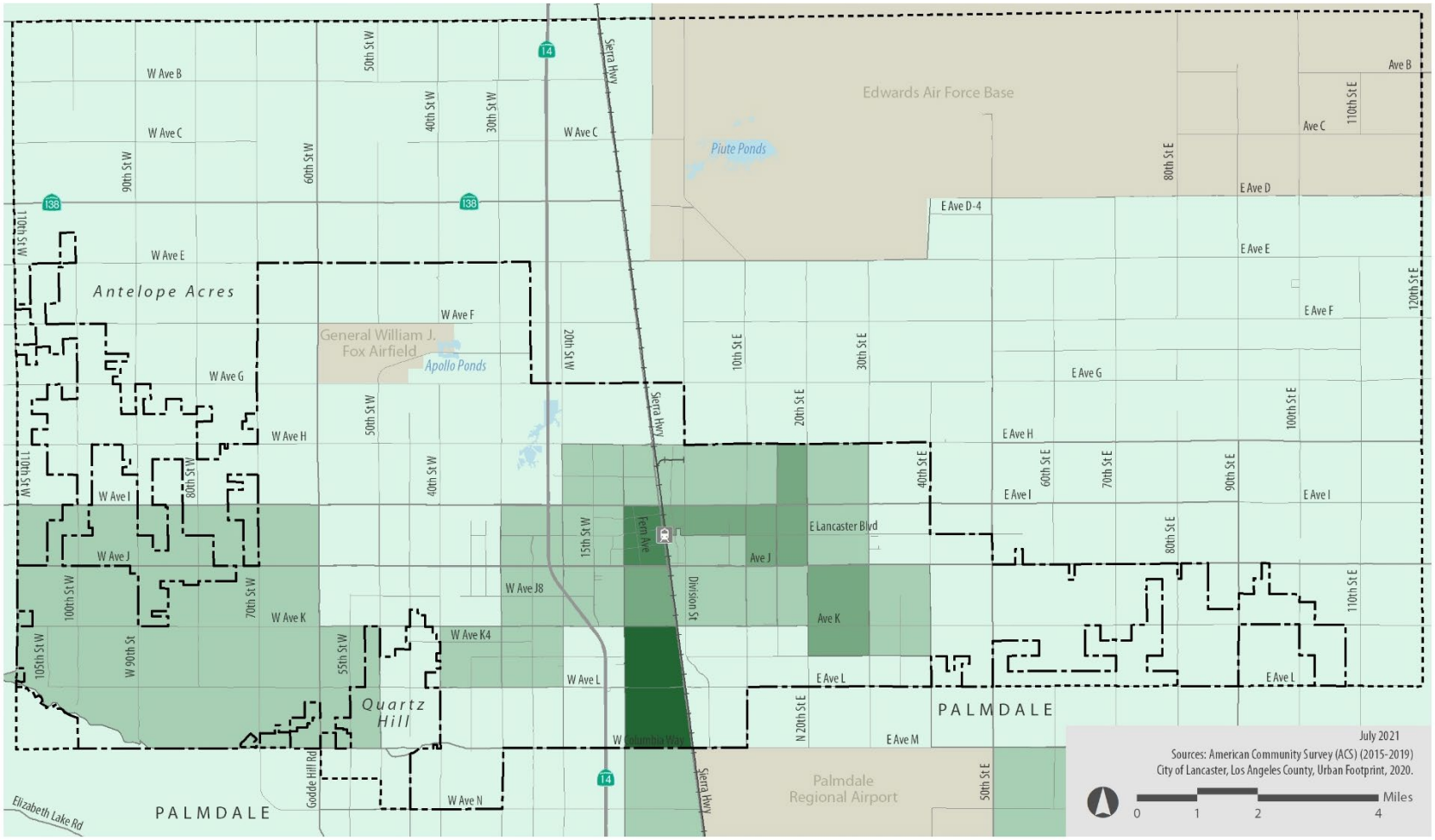
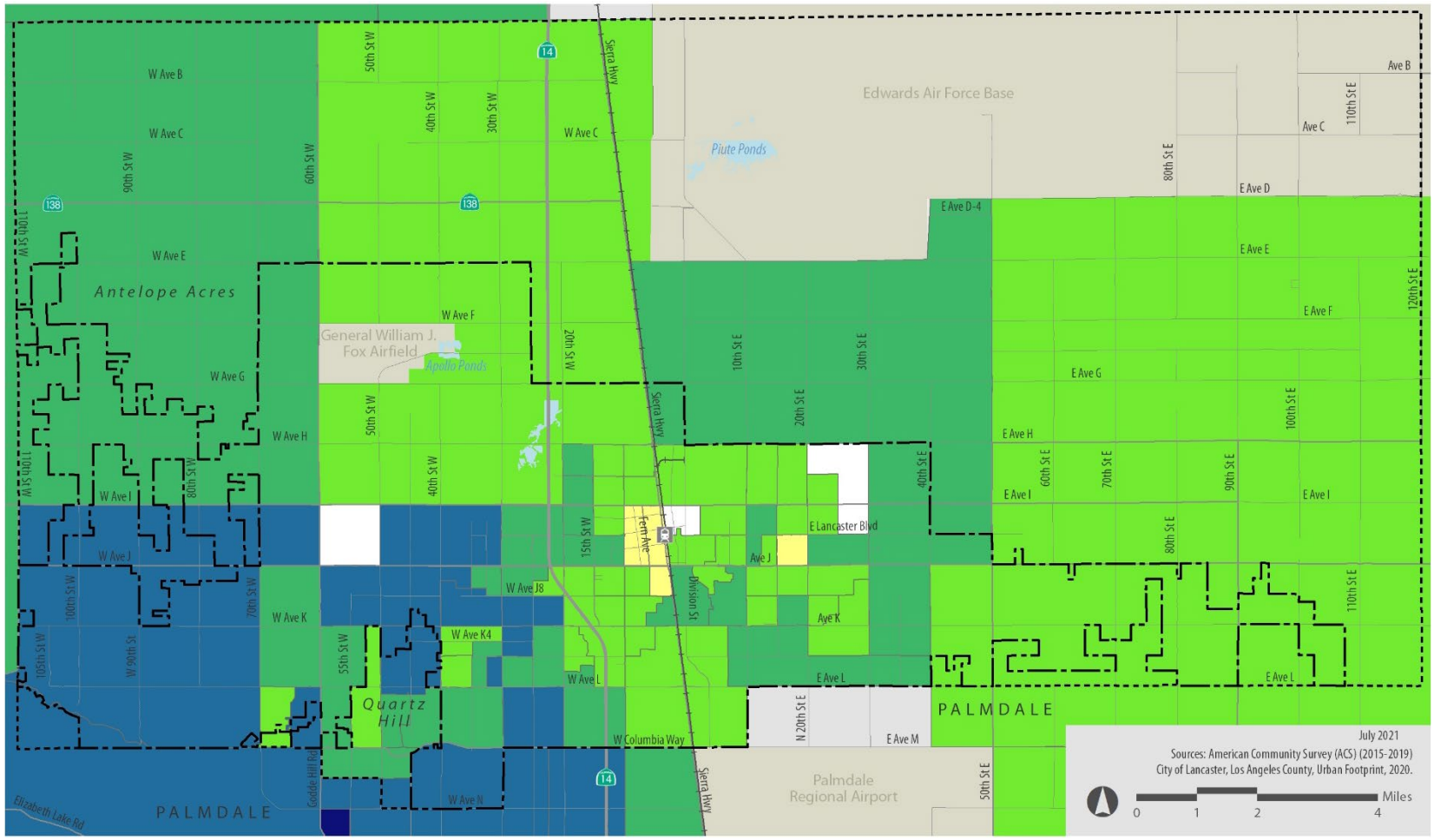


Figure 4.9: Median Income (ACS, 2015-2019) Block Group



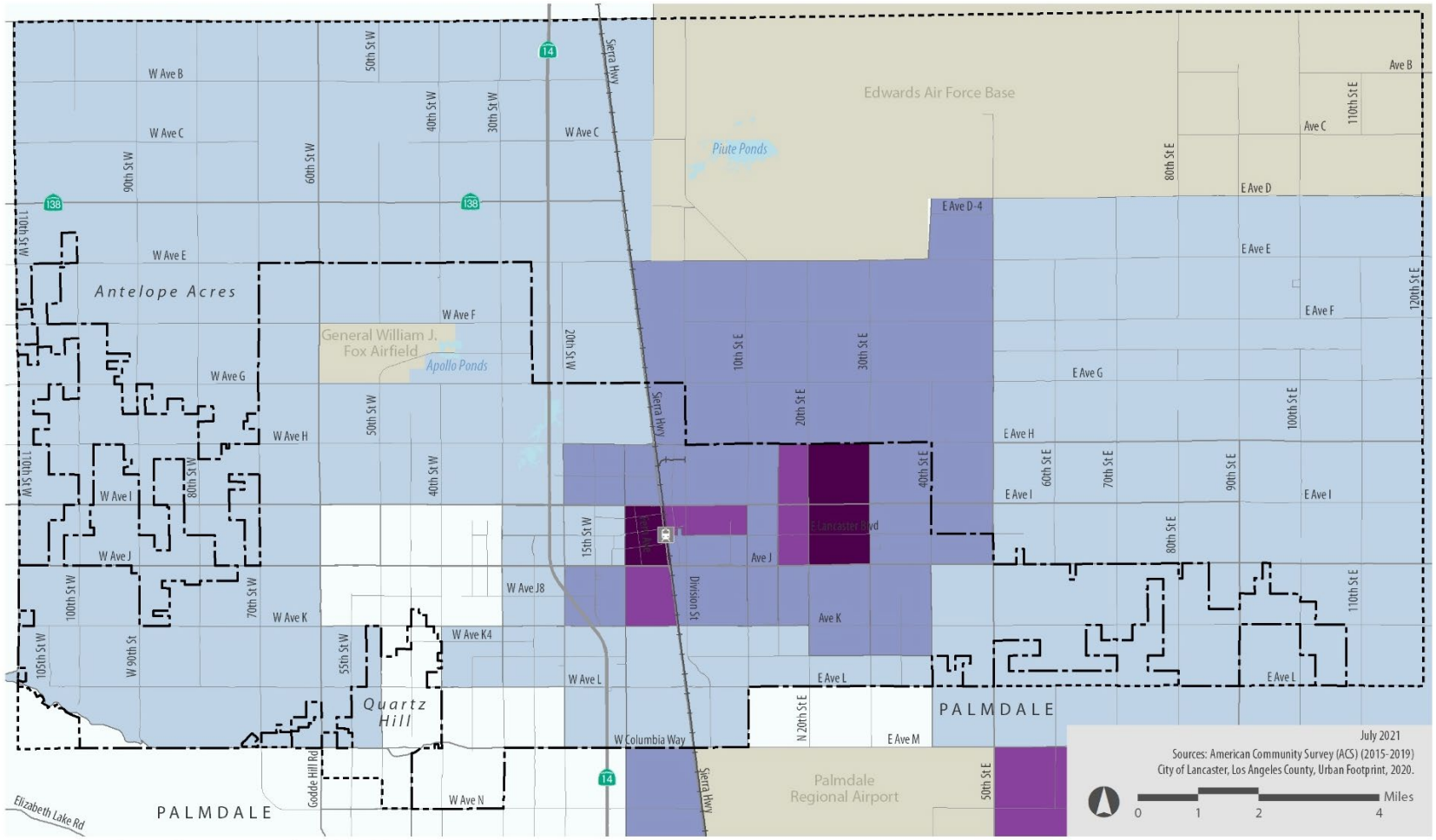
Median Household Income

- Less than $30,000
- $30,000 - $55,000
- $55,000 - $87,000 (HCD 2020 State Median Income)
- $87,000 - $125,000
- Greater than $125,000
- No Data

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Figure 4.10: Poverty Status (ACS, 2015-2019) Tract



Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

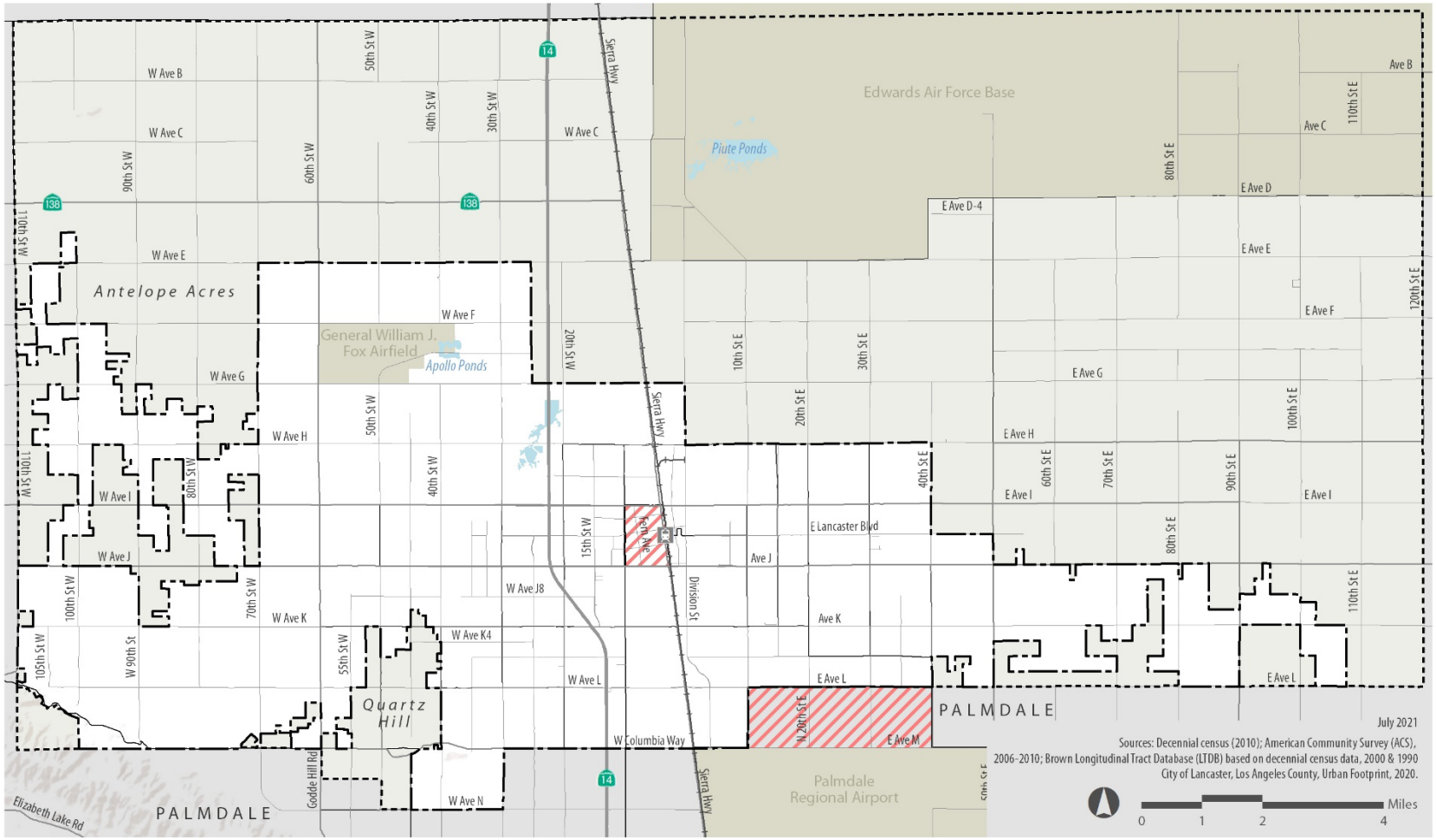
Racially or ethnically concentrated areas of poverty (R/ECAPs) are census tracts with relatively high concentrations of non-white residents with these residents living in poverty. Formally, an area is designated an R/ECAP if two conditions exist: (1) the non-white population, whether Hispanic or non-Hispanic, must account for at least 50 percent of the census tract population; and (2) the poverty rate in that census tract must exceed a certain threshold. Regarding the poverty threshold, neighborhoods of "extreme poverty" are census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs. Since these extreme poverty neighborhoods are unlikely to have racial or ethnic concentrations as high as 50 percent, the threshold is set at 20 percent.

In Lancaster, HUD R/ECAP data shows one census tract (9006.07) classified as a R/ECAP, which is located near the downtown area (see **Figure H-4.11**). CalEnviroScreen data also indicates that this census tract scores in the 97th percentile in terms of poverty but is not considered an Environmental Justice Community as it does not score in 75th percentile for pollution burden characteristics (**Figure H-4.16**).

Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. In Lancaster, the westside generally has lower proportions of non-white than the eastside. The westside also has a higher median income. This suggests that the westside has some concentration of affluence.

Figure H-4.11: Racially or Ethnically Concentrated Areas of Poverty "R/ECAPS" (HUD, 2009-2013) Tract



Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

- 0
- 1

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Opportunity Access

Barriers exist beyond fair housing issues that can limit access to opportunities in education, employment, transportation, low poverty environments, and environmentally healthy neighborhoods. To facilitate the access to opportunity analysis, HUD provides a table that measures access to opportunity by seven indices. The indices allow comparison of opportunity indicators by race and ethnicity, for households below and above the poverty line, among jurisdictions, and to the region. With these indices, a higher number is correlated to a better outcome and range from a scale of 0 to 100. Each index should not be thought of as a percentage—but as an "opportunity score" (Table H-4.14).

1. **The environmental health index** summarizes potential exposure to harmful air quality toxins at a neighborhood level. The higher the value, the better the environmental quality of a neighborhood. Lancaster has moderate levels of environmental health across all ethnic groups and economic status. Lancaster fairs better in environmental health when compared to the region, which scores very low. The region also has disparities among ethnic groups where Black, Asian, and Hispanic residents experience greater exposure to pollution burdens than White residents.
2. The **low poverty index** captures poverty in a neighborhood or jurisdiction. The higher the score, the lower the area's exposure to poverty. Lancaster residents are two times more exposed to poverty than those in the region. Black and Hispanic residents experience the greatest exposure to poverty. Overall, residents in Lancaster have less access to opportunity and critical resources when compared to the region as a whole.
3. **The school proficiency index** uses test scores from fourth-grade students to determine whether neighborhoods have high-performing or low-performing elementary schools. The higher the score, the higher the quality of elementary schools in the area. Lancaster shows that it significantly lower access to high quality schools than the region and is extremely low for Hispanic and Native Americans living below the poverty line. Having poor access to high quality schools limits an individual's ability to have upward social mobility and access opportunities that can improve one's quality life. This is especially crucial for those living in poverty who already lack the resources necessary to move out of poverty.
4. **The job proximity index** quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within the region, with larger employment centers weighted more heavily. The higher the score, the better access to employment opportunities in terms of distance for a given area. Generally, Lancaster has low levels of proximity to jobs in comparison to the region which has moderate levels of proximity to jobs. This is true across ethnic and economic groups. Lancaster has historically lacked major employers and many residents travel outside of the city for work.
5. **The labor market index** aims to understand factors that may impact access to jobs other than just distance, such as transportation options, jobs available in the area or the education and training necessary to obtain them. For example, there may be concentrations of jobs in urban centers, but many of the jobs might be unattainable for residents of low-income neighborhoods due to low educational attainment opportunities. The higher the score, the higher labor market engagement and opportunity to attain jobs. Similar to the jobs proximity index, Lancaster

residents have low levels of labor market engagement, and is the lowest for Black and Hispanic residents. White and Asian residents have the best labor market engagement but scores are still significantly lower than that of the region.

6. **The transit index** is based on estimates of transit trips taken by a family. The higher the score, the more likely residents are to utilize public transportation. For this index, Lancaster has moderate levels of transit usage but is almost twice as low to that of the region. There are no disparities between transit usage among racial and ethnic groups or for those living below the poverty line in the city.
7. **The low transportation cost index** is based on estimates of transportation expenses for a family. The higher the score, the lower the transportation cost for an area. Lancaster also has moderate levels of transportation costs and is lower than that of the region. The scores for both the transit and transportation indices suggest that residents are not frequenting the public transit available to them and it is somewhat unaffordable.

The discussion below addresses opportunity access in Lancaster in more depth regarding education, environmental, transportation, and economic scores.

Education

The TCAC Opportunity maps address education, economic, and environmental opportunity. TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC's educational opportunity map (**Figure H-4.12)** most Census Tracts in Lancaster score 0.5—opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes. Most Census Tracts on the eastside and some areas north of Avenue I score less than 0.25. Census Tracts in the southwestern parts of Lancaster score between 0.25 to 0.50. No Census Tracts in Lancaster score in the top tier, 0.75 and above. However, other communities and cities in the southern Antelope Valley, such as Santa Clarita, have scores that are 0.75 and above.

Information on schools in Lancaster (from publicschoolreview.com) show that the City's average testing ranking is 2/10, which is in the bottom 50 percent of public schools in California. Public schools in Lancaster have an average math proficiency score of 19 percent (versus the California public school average of 40 percent) and reading proficiency score of 35 percent (versus the 51 percent statewide average). School ranking varied slightly by location with slightly higher performing schools located on the westside. Most schools on the eastside ranked between 1/10 to 4/10, whereas most schools on the westside ranked between 3/10 to 4/10. The highest ranking schools are Soar High (10/10), Fulton and Alsbury Academy of Arts and Engineering (9/10), and the Eastside Academy/Transitional Learning Center. The latter two are located on the eastside.

In the 2020/21 school year, 88 percent of students qualified for free/reduced-price meals due to household income, were English learners, or were foster youth within the Lancaster Elementary School District. English learners are predominately Spanish speaking. The Education Data Partnership reports an ethnic diversity score of 45. The Ethnic Diversity Index reflects how evenly distributed these students are among the race/ethnicity categories. The more evenly distributed the student body, the higher the number. A school where all of the students are the same ethnicity would have an index of 0. The index is out of 100; the highest score any school currently receives in the country is 76. Lancaster Elementary

School District's score reflects a diverse student body, with approximately 54 percent Hispanic or Latino students, 28 percent Black or African American, and 10 percent White. The diversity score has remained relatively steady in recent years since 2016/17.

Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. Figure H-4.16 shows CalEnviroScreen results for Lancaster. The map shows that the environmental justice community experiences pollution burdens that include concentrations of ozone, hazardous waste, solid waste, and water contamination. Additionally, the environmental justice community has high rates of poverty, unemployment, cardiovascular disease, and asthma. Compared to the County, Lancaster had similar scores to areas located in the central and eastern parts of the County. The lowest scoring areas are concentrated along the coast, the Santa Monica and San Gabriel Mountains, parts of the Antelope Valley (such as Santa Clarita and Quartz Hill), and foothill cities in the San Gabriel Valley.

Transportation

Los Angeles County residents in urban and suburban areas generally enjoy superior access to transportation infrastructure. The County is also traversed by numerous major freeways within its boundaries (including Interstate 5, 10, 210, 605). Proximity to these highways allows access to employment and other activity centers in Downtown Los Angeles, San Gabriel Valley, West Los Angeles, and Orange County.

The City scored 0.9 in the AllTransit Performance Score (Center for Neighborhood Technology 2019, AllTransit, alltransit.cnt.org) indicating that the City had a very low combination of trips per week and number of jobs accessible enabling neglible number of people to take transit to work. The City's score was significantly lower than the County score of 0.9. AllTransit data also shows that in Lancaster, 13.8 percent of workers live within ½ mile of transit compared with 90.1 percent for the County. Lancaster has access to eight local bus routes provided by the Antelope Valley Transit Authority and one commuter rail line provided by Metrolink. One commuter rail station is located in Downtown Lancaster. Most transit service is concentrated in the central area of the city, since this is the area with the most development. Transit is the most viable in areas with dense development.

Employment/Economic

Local economic characteristics impact local housing needs, even though these characteristics may not be directly related to fair housing. These economic characteristics include the types of jobs available within the municipality, the way residents access jobs (e.g., auto, transit, etc.), the types of occupations held by residents, and their household income. Lancaster's top ten employers are in the military, aerospace, and

education sectors. Residents who work within Lancaster are primarily employed in educational services, healthcare and social assistance, and retail trade. This is consistent with the major employers in the City of Lancaster. Major employers in the City include Edwards AFB with 11,149 employees, China Lake NWC with 9,906 employees, County of Los Angeles with 4,211 employees, and Northrop Grumman with 4,200 employees.

In terms of unemployment, October 2021 unemployment data from the State Employment Development Department reported that Los Angeles County had an unemployment rate of 9.4 percent while the State of California had an unemployment rate of 6.4 percent. Lancaster had similar level of unemployment (11.5 percent) as Palmdale (11.3 percent), which are two of the cities in Los Angeles County with the highest unemployment rate. Other communities in Antelope Valley had lower levels Other cities and unincorporated areas in the Antelope Valley had about less than half of the unemployment rate of Lancaster; Santa Clarita (6.8 percent), Acton (6.7 percent), Quartz Hill (6.7 percent).

The HCD AFFH Data viewer provides additional information on economic opportunities. The Economic Opportunity Index is a composite of four indicators depicting elements of neighborhood socio-economic character. The entire city of Lancaster, except for one small area in the northern part of the city, score 0.25 or below, which is the lowest category. Most cities and communities in the northern Antelope Valley have a score of 0.25 or below. Cities and communities in the southern Antelope Valley, such as Santa Clarita score between 0.50 and 0.75, which is in the mid-range. **Figure H-4.14** illustrates the Economic Opportunity Index.

There are two primary ways that economic indicators can improve in any location. The first is through educational attainment: better educated and skilled residents earn higher wages. The primary way in which a city can attract higher skilled workers is through improving local amenities and services, such as improving schools. The second is by nurturing the city's better-paying industries and attracting more of such industries, consistent with the city's job base. Better-paying industries can provide employment opportunities for local workers and enhance their ability to earn higher incomes. Lancaster's General Plan contains strategies to improve economic indicators throughout the City and the Environmental Justice Element focuses on attracting more economic opportunity to disadvantaged communities.

TCAC Opportunity Maps (2021)

The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown to support positive economic, educational, and health outcomes for low-income families. The characteristics are derived from data such as proximity to jobs, high school graduation rates, unemployment rate, population living below the property line, etc. The indicators are grouped into three categories, economic, environmental, and education, and are used to create an overall composite score that ranges from low to highest resource. Low resources indicate less access to opportunity and high resources indicate greater access to opportunity. The TCAC/HCD Opportunity Maps are intended to display the areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax

Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

Shown on **Figure H-4.15** TCAC opportunity areas in Lancaster range from low resources in the northern and southern areas of the city with moderate resources in the western portions. In the center and east of the city there are areas of high segregation and poverty.

Table 4.16 - Opportunity Indicators, by Race/Ethnicity

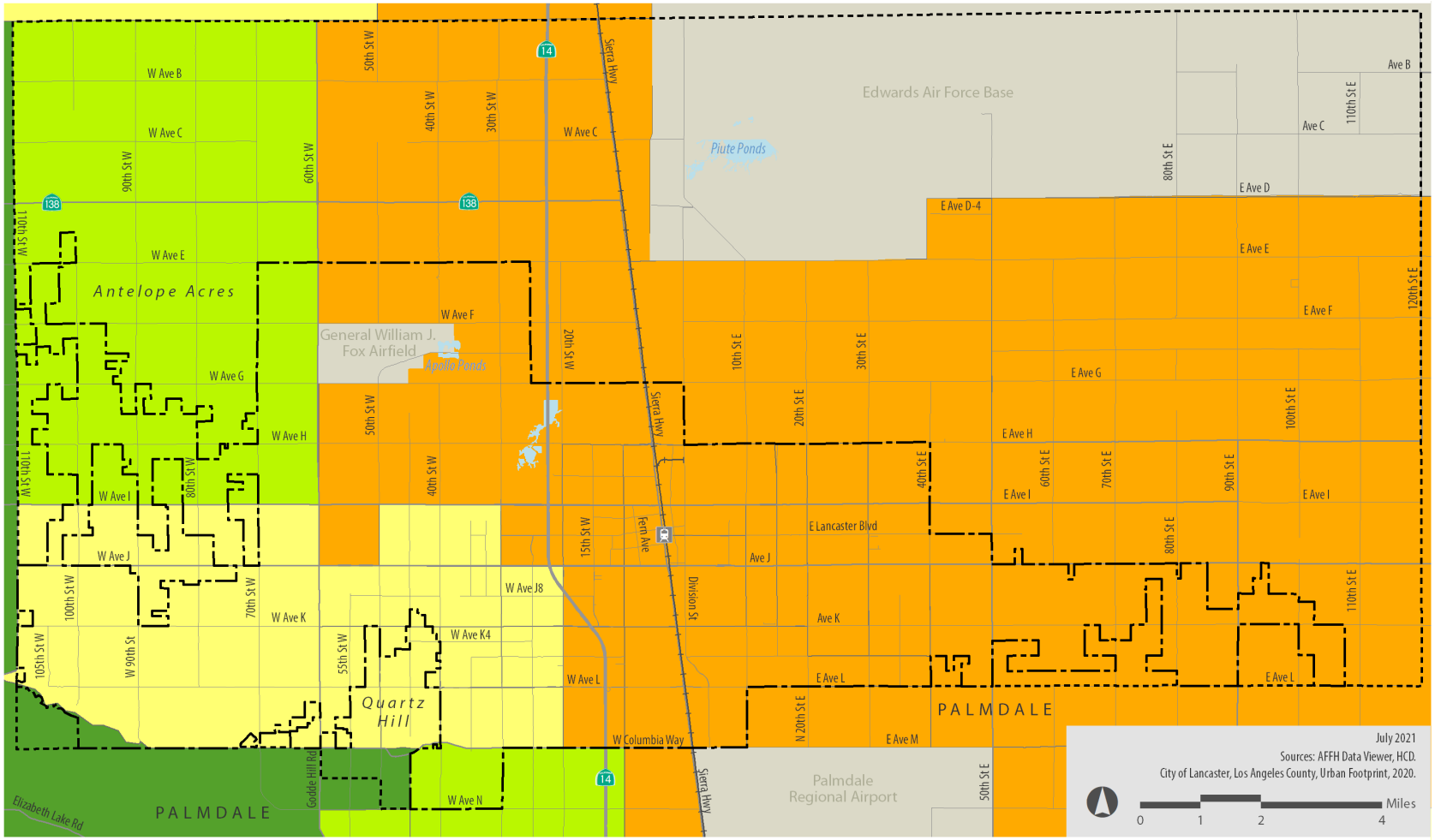
(Lancaster, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	33.89	19.22	21.23	49.13	52.62	18.93	64.49
Black, Non-Hispanic	25.28	13.88	15.38	52.64	54.51	18.22	63.15
Hispanic	26.23	14.57	15.69	52.72	53.59	15.92	63.09
Asian or Pacific Islander, Non-Hispanic	36.68	20.92	23.43	47.86	51.08	16.04	64.87
Native American, Non-Hispanic	29.33	17.06	17.31	50.76	54.54	20.52	64.07
Population below federal poverty line							
White, Non-Hispanic	26.80	15.42	17.31	54.39	55.66	20.07	63.22
Black, Non-Hispanic	21.23	11.85	14.65	54.58	56.09	19.62	62.55
Hispanic	17.82	7.97	11.62	57.22	56.48	16.38	61.38
Asian or Pacific Islander, Non-Hispanic	28.81	12.83	18.11	54.24	54.55	17.07	63.67
Native American, Non-Hispanic	37.81	6.60	27.13	58.77	56.32	27.26	65.69
(Los Angeles-Long Beach-Anaheim, CA) Region							
Total Population							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							

White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22

Source: HUD's Affirmatively Furthering Fair Housing Tool (AFFH-T), Table 12 - Opportunity Indicators, by Race/Ethnicity, Data version: AFFHT006, released July 10th, 2020.

Note: HUD calculates a value for each index and then standardizes the results on a scale of 0-100 based on a relative ranking with the metro area. See https://www.hud.gov/program_offices/fair_housing_equal_opp/affh for more information.

Figure H-4.12: TCAC Opportunity Areas (2021) – Education Score



Education Score

- < 0.25 (Less Positive Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Outcomes)

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Figure H-4.13: Jobs Proximity Index (HUD, 2014 – 2017) – Block Group

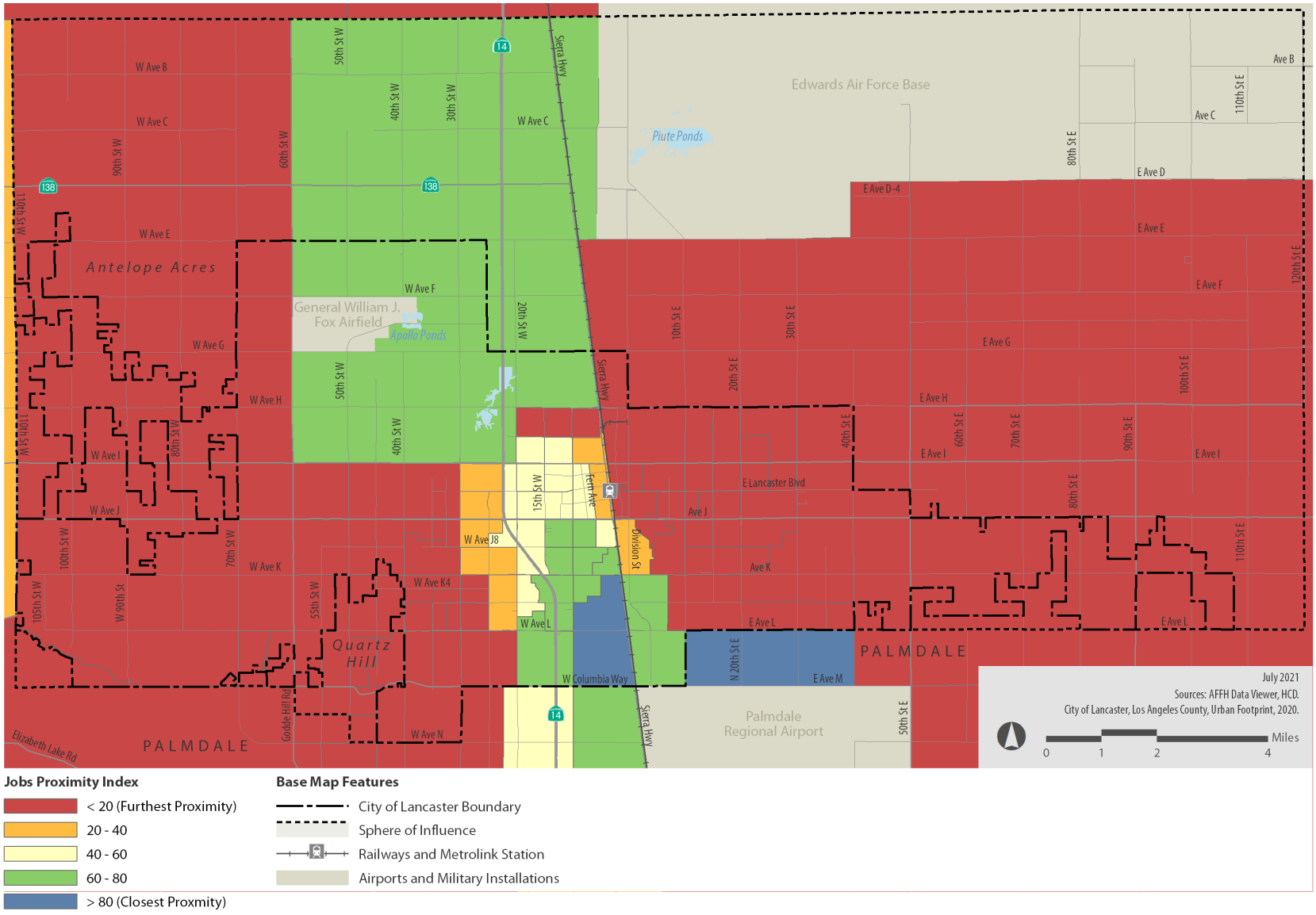


Figure H-4.14: TCAC Opportunity Areas (2021) – Economic Score

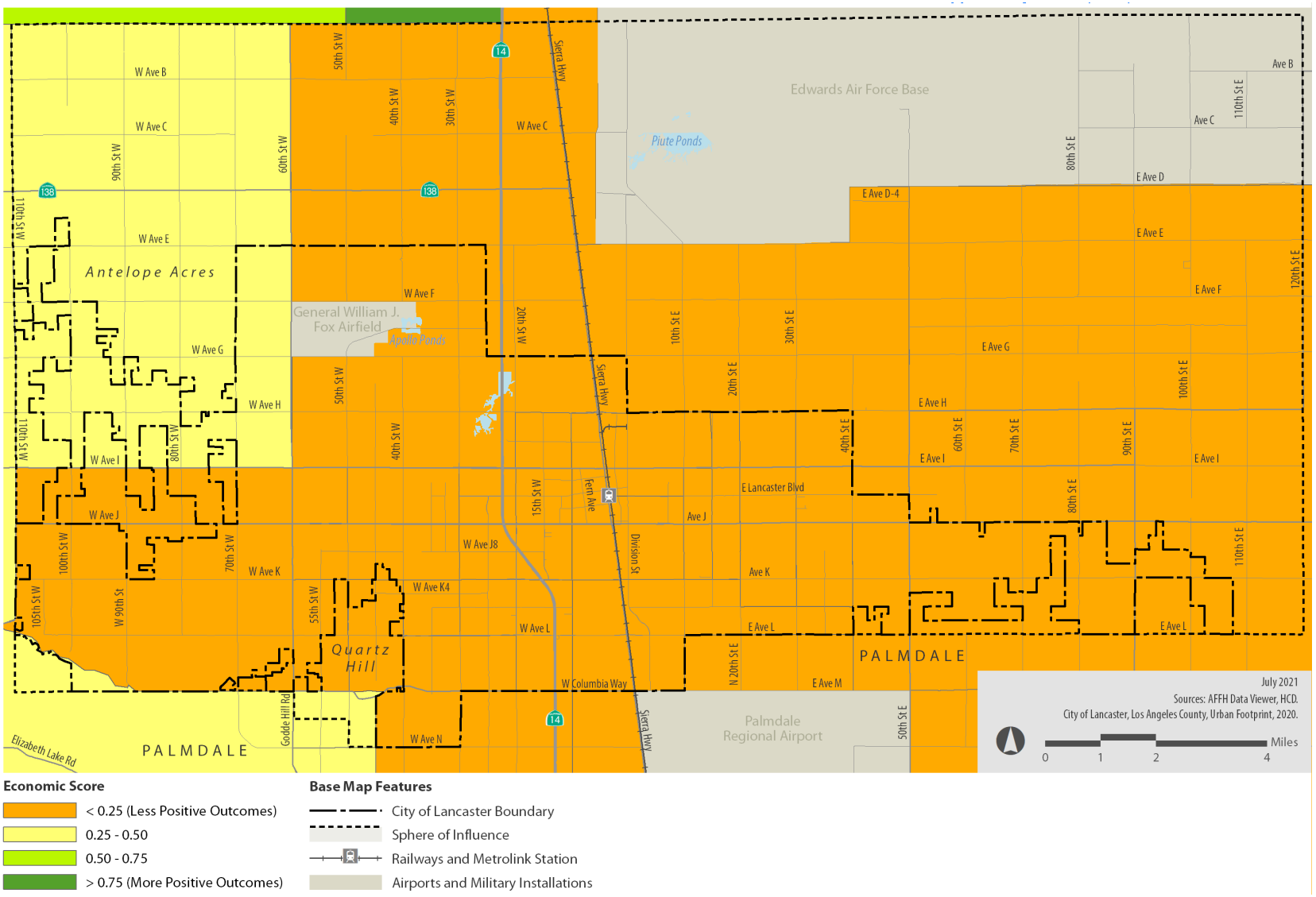
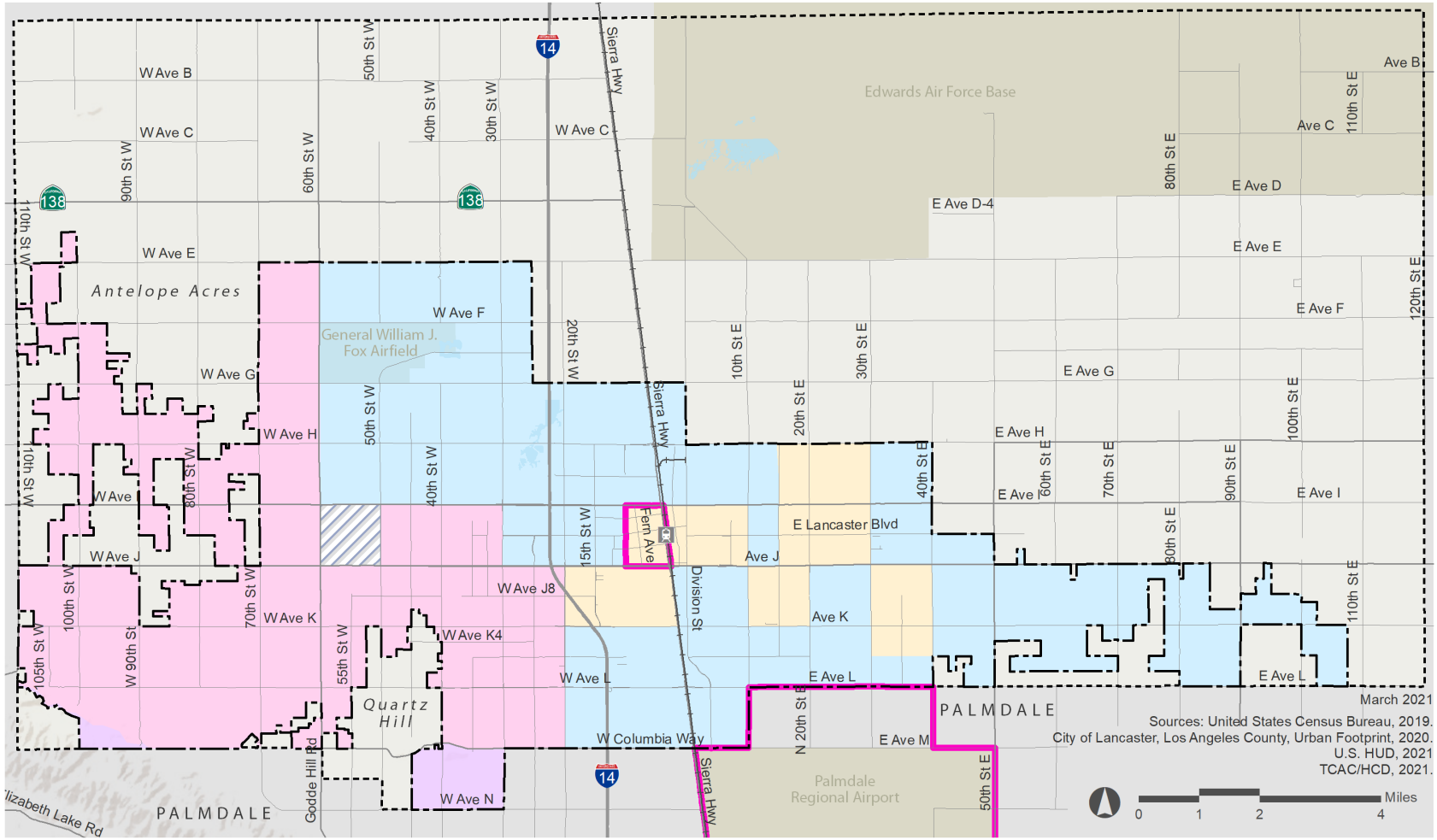


Figure H-4.15: R/ECAP and TCAC/HCD Opportunity Areas in Lancaster



Disproportionate Needs

Disproportionate housing need generally refers to a condition in which there are significant disparities in certain groups of residents experiencing a category of housing need when compared to the total population experiencing that category of housing need in the applicable geographic area. The disproportionate housing needs analysis looks at cost burden, overcrowding, and environmental justice.

Cost Burden

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In Lancaster, 39 percent of households are overpaying for housing. This is significantly higher for lower income households, of which 58 percent are overpaying for housing.

Figures H-4.16 and **H-4.17** show cost burden (overpayment) for homeowners and for renters. Compared with the surrounding areas, Lancaster has lower levels of cost burden for homeowners with most parts of the City showing cost burden for 20 to 40 percent of homeowners households. Some central areas and the westside do have higher rates of cost burden where 40 to 60 percent of homeowners are overpaying for housing. For renters, the City shows a majority of census tracts with 20 to 60 percent of households overpaying for housing. The westside also shows a higher proportion of overpayment, where 60 to 80 percent of households are cost burdened. However, generally Lancaster's homeowner and renter households are less cost burdened than those in the region.

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Lancaster, 4.2 percent of housing units are overcrowded. Overcrowding is more prevalent in rental households than owner households. Lancaster experiences less overcrowding than Los Angeles County at large, where 11 percent of households are overcrowded.

Figure H-4.18 shows that a majority of the City has overcrowding rates lower than the statewide average (8.2 percent) and lower than most areas in the region. Within the City, the areas with the highest levels of overcrowding include a few census tracts in the downtown area, where overcrowding ranges from 8.3 to 15 percent of households.

Environmental Justice

For more information on Environmental Justice, refer to the Environmental Justice Element of the General Plan.



The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. **Figure H-4.19** shows CalEnviroScreen results for Lancaster where one census tracts is considered a disadvantaged community (DAC) (also referred to as an environmental justice community) consistent with SB 535. The environmental justice community is located in the northeastern area of the city. Environmental justice communities are defined as the top 25 percent scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low socioeconomic factors. The map shows that the environmental justice community experiences pollution burdens that include concentrations of ozone, hazardous waste, solid waste, and water contamination. Additionally, the environmental justice community has high rates of poverty, unemployment, cardiovascular disease, and asthma.

Displacement Risk

Economic displacement is due to inability to afford rising rents or costs of homeownership like property taxes. Residents of Lancaster have a lower risk of economic displacement due to the relative affordability of housing in the City. The lower housing costs are due in part to the lower land values and availability of vacant land. Home sales prices are lower in Lancaster than in the greater Los Angeles County region and typical rents generally align with, or are lower than, HUD fair market rents. Nonetheless, housing cost burden is still common in the city. As previously mentioned, 39 percent of all households are overpaying for housing in Lancaster and is higher for lower income households, of which 58 percent are overpaying for housing. These households are more susceptible to displacement due to having less financial capacity to withstand potential market changes that lead to increases in rents. In Lancaster, a significant proportion of lower income renter households (see **Figure H-4.20** and **H-4.9**) live around the downtown area and eastside of the city making this area more vulnerable to displacement. In recent years, the City has undertaken a number of projects to enhance quality of life in these areas and to increase the supply of affordable housing through quality new housing construction throughout the community.

In 2010, the stretch of Lancaster Boulevard now known as The BLVD underwent a dramatic transformation through a complete streetscape redesign. A new street, lighting, street furniture, traffic

pattern, landscaping, and more has helped bring about the renaissance of The BLVD as the heart of downtown Lancaster, a central hub of activity and community.

In 2021, three significant affordable housing projects were under construction located in various segments of the community:

- The Emerald (located at W. Avenue K12 and 27th Street West)
- Terracina (located at 1752 E. Avenue J 4)
- Essex Tower (located at 44948 10th Street West)

The Emerald will provide new affordable housing opportunities in a moderate resource area of the community in western Lancaster. Terracina and Essex Tower will provide significantly needed affordable housing on the east side of Lancaster.

Figure H-4.16: Overpayment by Homeowners (ACS, 2015-2019) Tract

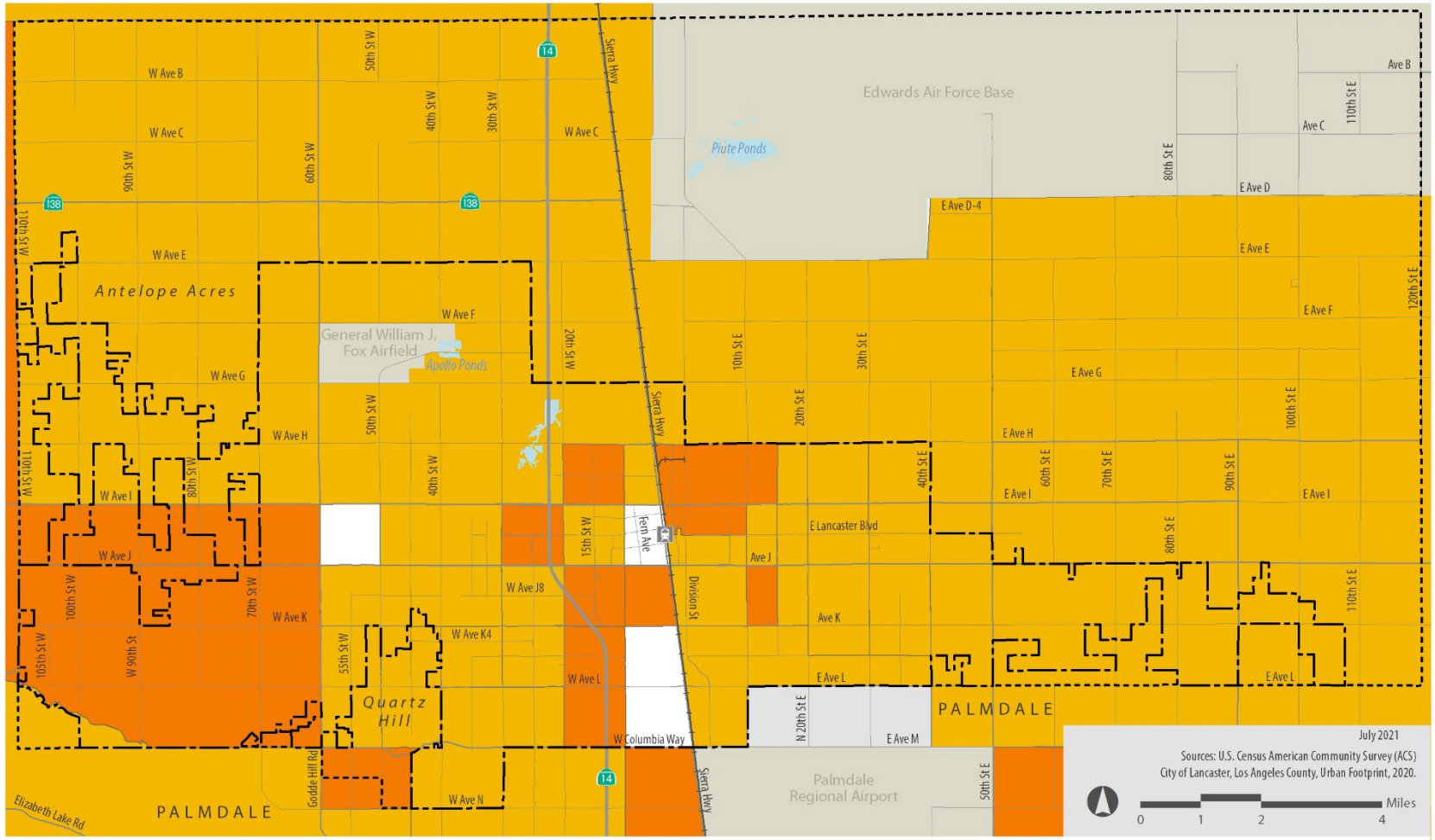


Figure H-4.17: Overpayment by Renters (ACS, 2015-2019) Tract

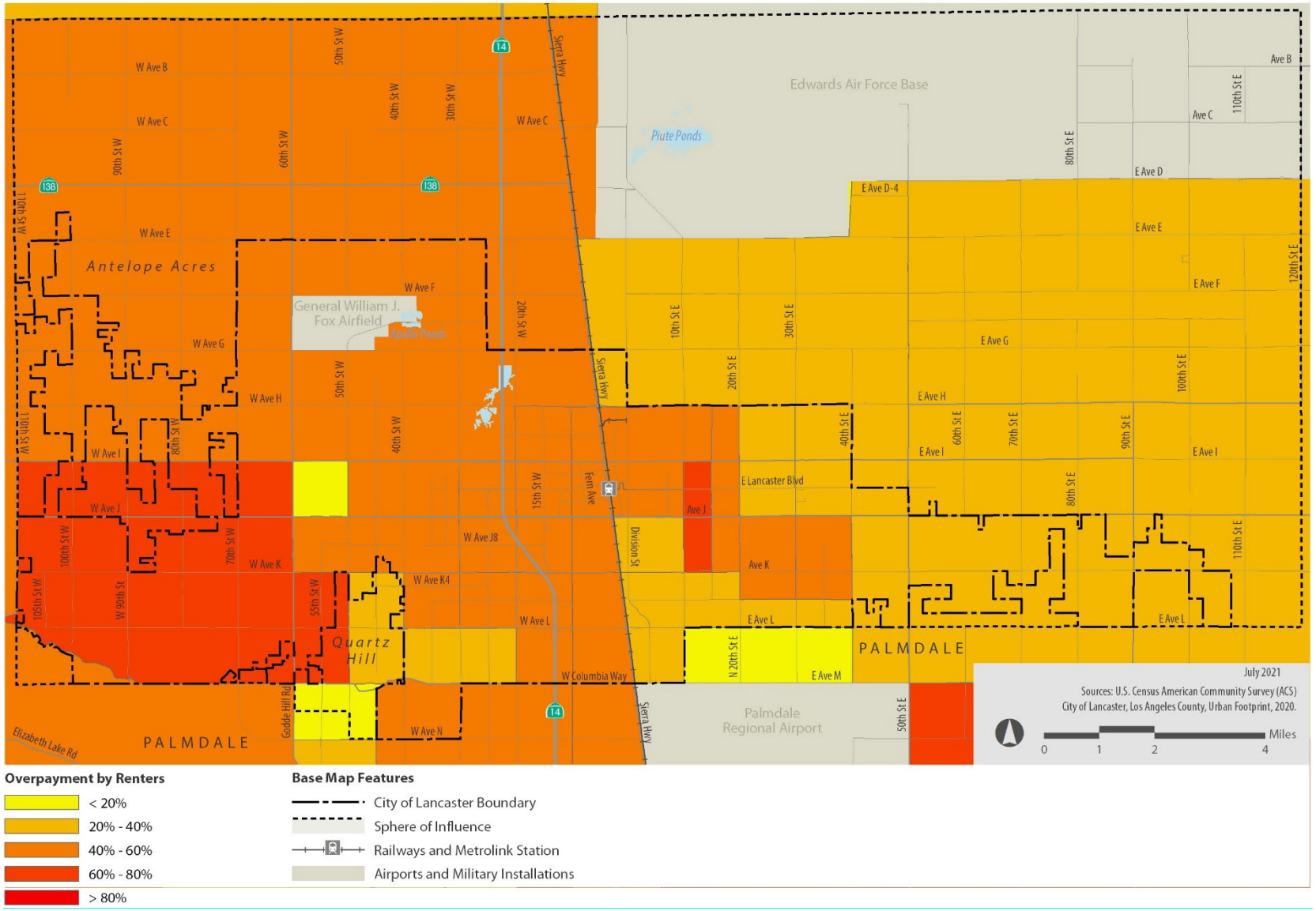


Figure H-4.18: Overcrowded Households (CHHS) Tract

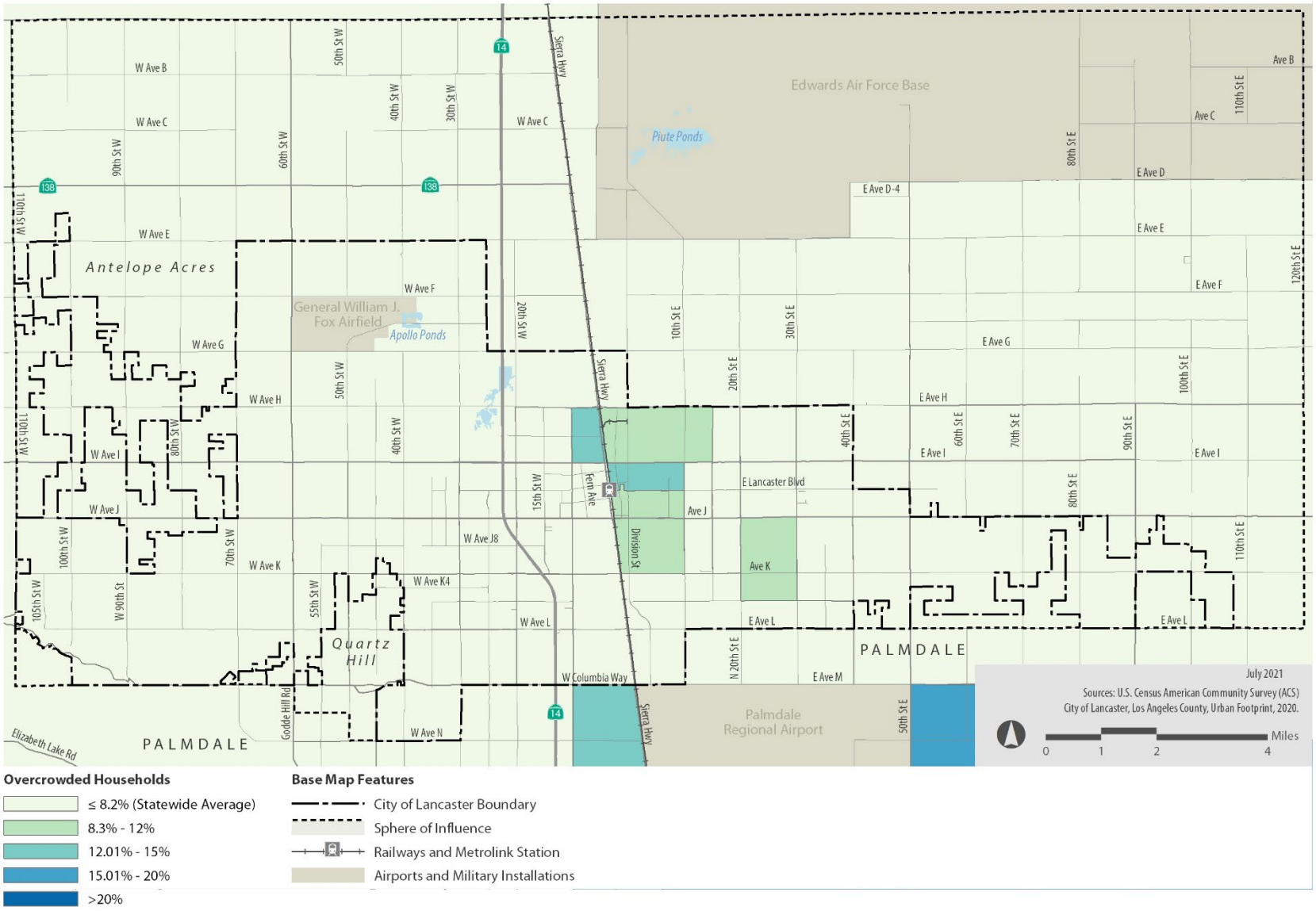


Figure 4.19: CalEnviroScreen 3.0, 2021 Tract

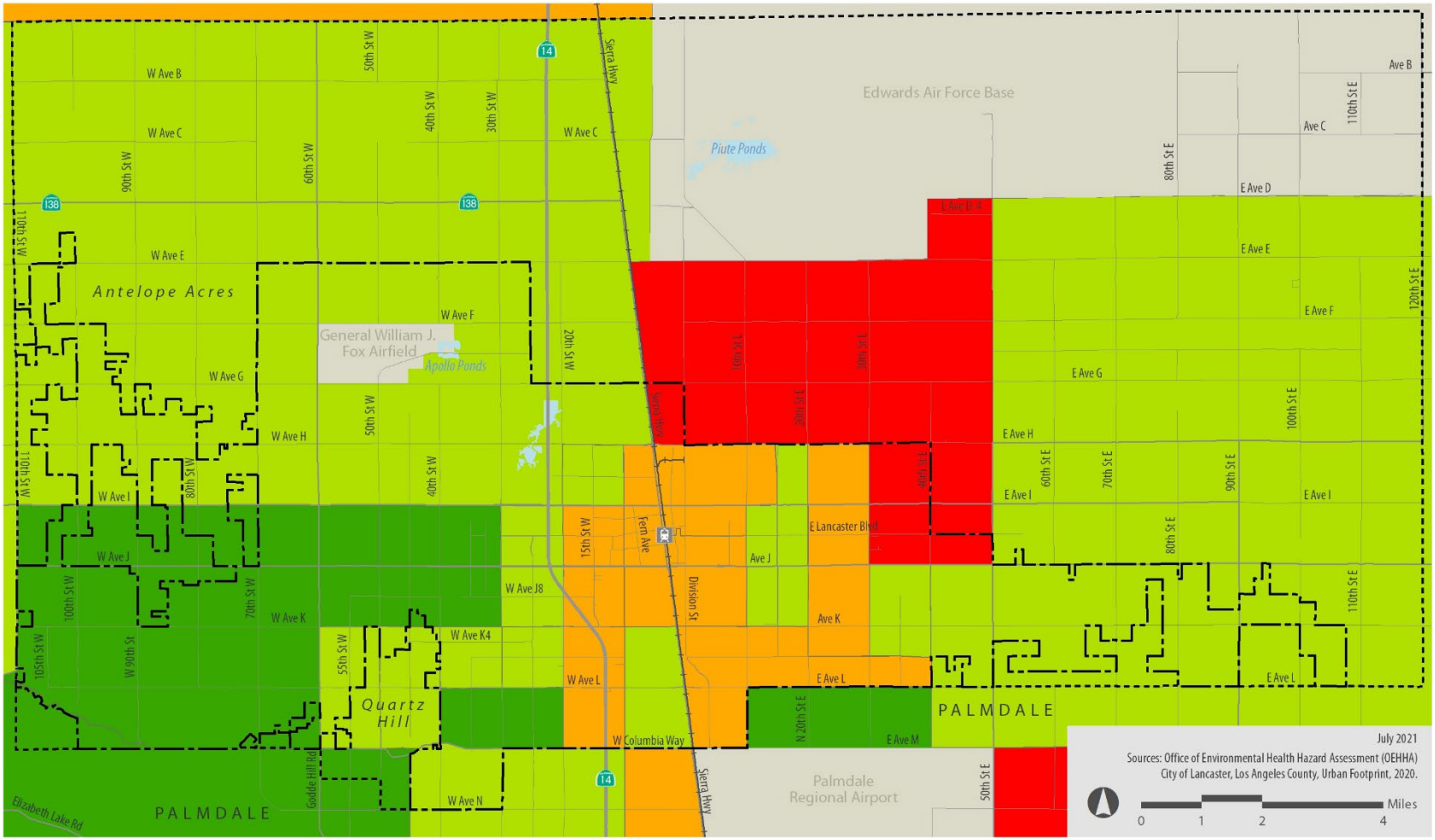
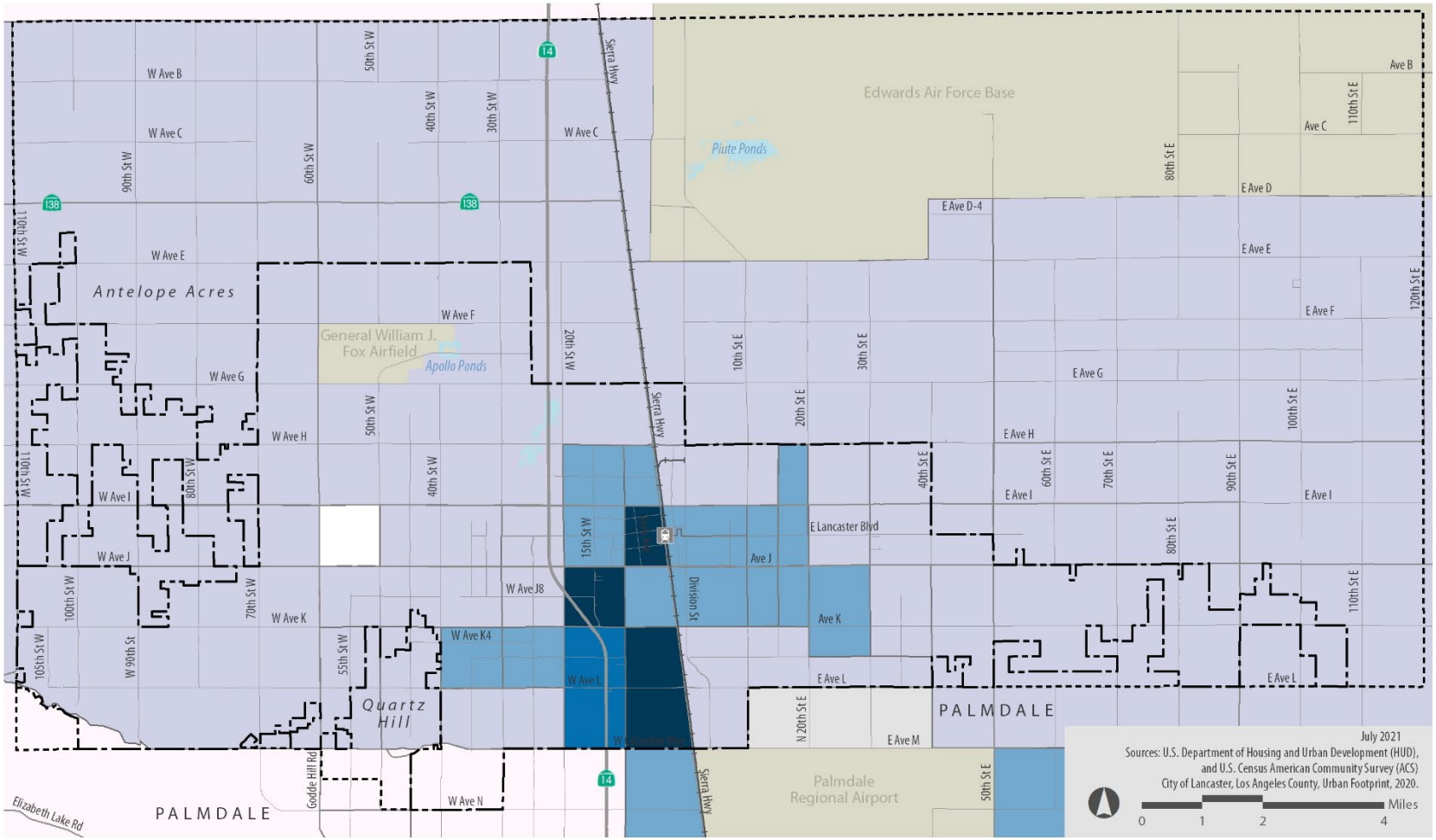


Figure 4.20: Percent of Households in Renter Occupied Housing Units (HUD) Tract



Sites Inventory

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively Furthering Fair Housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. For purposes of the Housing Element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. **Figure 5.1** (in the Housing Resources Chapter) shows the site inventory to address the City's RHNA for 2021-2029 and the TCAC Opportunity areas. The lower-income RHNA is addressed with projects approved and proposed, accessory dwelling unit projects which will be located throughout the community in lower density neighborhoods, and vacant sites designated for future multi-family residential development. The above-moderate income RHNA is addressed with approved residential tracts and approved tentative tract maps throughout the city. Sites to meet both the lower- and moderate-income RHNA are distributed throughout the city (are not isolated by income group) and no one area has a concentration of sites to meet the low- or moderate-income RHNA. The sites identified parallel current development patterns; approved residential tracts, multi-family projects approved and in review, and current tentative tract maps are also spread fairly evenly throughout the city (both market-rate and affordable); sites to meet the RHNA are similarly spread and are often identified near these projects in the pipeline.

ADUs

ADU regulations in communities such as Lancaster, where significant vacant land exists, are seeing a new housing development type, where ADUs are integrated within the initial development concept. Among approved projects there are three new residential tracts that propose to include ADUs and JADUs as part of the initial development. These tracts are all located in the same general area, near 40th Street between W. Avenue J8 and W. Avenue K. This area, near the unincorporated Quartz Hill neighborhood is characterized by very low poverty rates (it is the only area of the community with less than 10 percent poverty), has a median household income of between $87,000 and $125,000, significantly higher than the city average, and is defined by California Tax Credit Allocation Committee (TCAC)/HCD as a moderate resource area of the community. Over the course of the planning period, it is estimated that additional new tracts, as well as well-established neighborhoods will see an increase in ADU production in Lancaster. These ADUS provide an important source of affordable housing located throughout the community and especially in high-opportunity areas. As SB 9 regulations are also implemented on an individual property basis, additional affordable housing is anticipated to occur in high-opportunity areas. ADUs in these high opportunity areas support improved fair housing conditions by providing affordable housing in areas with higher performing schools, lower pollution impacts, and lower poverty rates. ADUs are identified in the Housing Resources chapter of this Housing Element to meet portions of the very low-, low-, moderate-, and above-moderate RHNA. To ensure new landlords of single-family homes with ADUs are aware of fair housing laws and tenants' rights, Program H-1.5 includes an action to provide fair housing information as part of the ADU public outreach program.

MDR/HDR

MDR- and HDR-zoned land is dispersed throughout the community, on the east and western parts of the city. Sites identified to meet the RHNA in these zones are vacant and generally near other proposed projects in the pipeline. Sites zoned MDR are identified to meet the moderate income RHNA, based on the allowed density within this zone and State Housing Element law's provisions for "default density" (discussed in more detail in the Housing Resources chapter). HDR sites are identified to meet the very low-income RHNA, based on the allowed density within this zone and State Housing Element law's provisions for "default density".

Both the MDR sites identified to meet the moderate-income RHNA and the HDR sites to meet the very low-income RHNA are located in areas identified by the TCAC/HCD as moderate resource, low resource, and high segregation and poverty. Only two very small pockets of Lancaster are identified as high resource areas. MDR sites to meet the moderate-income RHNA are located in areas with less than 10 percent of the population is living below the poverty level, areas where 10 to 20 percent of the population is living below the poverty live, and areas where more than 40 percent of the population is living below the poverty level. There are also additional vacant MDR sites to support additional development at a variety of income levels, not intended to meet the RHNA but identified as surplus sites in the Housing Resources chapter. HDR sites to meet the very low-income RHNA are located in areas adjacent to the lowest poverty area and many are located within the area where 10 to 20 percent of the population lives below the poverty level. No HDR sites are identified in the areas of highest poverty.

Table H-4.17 summarizes the distribution of sites to meet the RHNA by poverty level of the various census tracts within the city. Most sites (46 percent) are located within areas of the city with 10 to 20 percent of the population living below the poverty level; and over one-third (36 percent) are located in areas where 20 to 30 percent of the population lives below the poverty level. Nine percent of sites are located in areas where the poverty rate is lowest in the city. Few sites are located in areas with the highest poverty rates (seven percent of sites).

Table H-4.17: Distribution of Sites to Meet the RHNA by Poverty Level

Poverty Level	Low	Moderate	Very Low	Total
< 10%	0%	27%	2%	9%
10%- 20%	74%	20%	51%	46%
20% - 30%	17%	32%	43%	36%
30% - 40%	0%	0%	3%	2%
> 40%	9%	21%	0%	7%

New higher-density housing in all of these areas is anticipated to support decreasing fair housing concerns and providing additional opportunity for residents, as an increase in diverse housing options and supply helps support choice for local residents.

MU-C

Sites zoned MU-C are identified to meet the very low-income RHNA, based on the allowed density (no density limit) within this zone and State Housing Element law's provisions for "default density". This zone is typically located along major arterial streets and is intended to contribute to the local streetscape through vertical elements of multi-storied structures, built closer to the front property line. While sites zoned MU-C tend to be located in areas identified by TCAC/HCD as low resource or high segregation/poverty, no MU-C sites are identified in the areas of highest poverty, where more than 40 percent of the population is living below the poverty level.

New housing developments within the MU-C zone are anticipated to contribute to the variety ofhousing options, thus reducing the potential for fair housing issues. The MU-C zone also provides additional opportunities to access commercial services and jobs.

MU-N

This zone emphasizes compact residential development, built in close proximity to daily commercial/office uses and services, offering pedestrian connections and gathering spaces, including trails and neighborhood parks. Typical developments in the mixed use neighborhood zone include attached multi-family uses, such as apartments and condominiums, small-lot single-family subdivisions, and smaller commercial and office uses. Neighborhoods containing these developments would have a highly connected street pattern, such as a grid block layout for small-lot single family developments. MU-N sites are identified to meet the very low- and low- income RHNA, based on the allowed density (no density limit) within this zone and State Housing Element law's provisions for "default density".

MU-N sites are located in a variety of locations, including areas identified by the TCAC/HCD as moderate resource, low resource, and high segregation and poverty. A small portion of the MU-N sites are identified in areas where more than 40 percent of the population lives below the poverty level. Most sites are located where 10-20 percent or 30-40 percent of the population lives below the poverty level.

MU-TOD

The MU-TOD zone provides the foundation for high-density residential land uses in close proximity to a defined transit facility. Located in a more developed portion of town, the MU-TOD zone was re-envisioned to provide additional services and identity to this area through the TOD Zones Form Based Code. This zone is only located in one small area of the city. MU-TOD sites are identified to meet the very low-income RHNA; most of these sites are owned by the City of Lancaster. These sites are located in an area of high segregation and poverty, where 20 to 30 percent of the population lives below the poverty level.

In addition, beyond the sites identified to meet the RHNA in Figure 5.1, Lancaster has significant additional vacant land that may support housing development at a variety of densities, income levels, and housing types. Table H-5.22 (in the Housing Resources Chapter) identifies realistic capacity for an additional 514 units in the MDR zone, with a density maximum of 15 units per acre and an additional 7,515 units on vacant mixed-use sites (zoned MU-N, MU-E, and MU-TOD), which have no maximum density limit and encourage a variety of housing types accessible to various income categories. Furthermore, the City has recently undertaken comprehensive planning processes to expand housing options in new locations, including the Health District Master Plan and the Parkway Village Specific Plan.

Given the ample surplus of sites and the general distribution of identified sites throughout the community, sites are not isolated by income group in any particular area of the community.

The following describes the distribution of the sites with respect to areas of analysis discussed above.

Segregation and Integration

Most census tracts in Lancaster have a sizeable White majority, particularly in the western side of the city (west of State Route 138). The eastside of Lancaster contains a sizeable Hispanic majority. The eastside also overlaps with areas of lower median incomes, environmental burdens, and higher proportion of renters. The areas with the lowest median income are located on the eastside, where many census tracts have a median income of less than $55,000. Additionally, there is a concentration of residents with disabilities around the central and northwestern parts of the city. These areas contain several senior care and assisted living facilities, which could explain the higher proportion of people with disabilities. Overall, the sites identified in the inventory improve integration by adding more housing throughout the city that is accessible to lower-income households and those with special needs. Sites are identified on both the west and east sides of town. Sites near critical jobs and services in Downtown and in key transportation corridors help increase regional access to opportunity for all residents, particularly those with lower-incomes or special needs. Affordable housing developments also provide the opportunity for access to critical services and amenities. For example, one of the pipeline projects, Penny Lane, will provide housing for transitional aged/homeless youth and will contain several support services on-site such as case management, a computer lab, and a community garden.

R/ECAPs

In Lancaster, HUD R/ECAP data shows one census tract (9006.07) classified as a R/ECAP, which is located near the downtown area (see **Figure H-4.11**). The sites inventory does identify a few sites within the R/ECAP area that are designated for the lower-income RHNA. Most of these are zoned mixed-use, which provides an opportunity to attract economic development in the R/ECAP census tract. Program H-5.2 encourages mixed-income and mixed-use developments to be accessible to residents citywide, especially in high opportunity and resource-rich areas through the development of city-owned properties and grant funding for housing.

Access to Opportunity

The lower-income RHNA is addressed with projects approved and proposed, accessory dwelling unit projects, and vacant sites designated for future multi-family residential development. The capacity for multi-family residential development is distributed among the low and moderate resources areas (very little area within Lancaster is identified as high resource). No concentration of lower-income sites exists. The distribution of lower income RHNA sites represents improved fair housing and equal opportunity conditions. These sites represent locations where new higher-density housing can be provided. Incentivizing new residential development in these areas, stimulating economic development, and job creation will contribute to a higher quality of life for existing and future residents of this area.

The above-moderate income RHNA is addressed with approved residential tracts and approved tentative tract maps throughout the city. These tracts are distributed fairly evenly in moderate-resource areas and low-resource areas, indicating a trend toward increasing opportunities in low-resource areas.

Disproportionate Housing Needs

Lancaster's most significant housing need relates to environmental justice issues. CalEnviroScreen results show that one census tract is considered a disadvantaged community per SB 535. In response to this, the City has developed an Environmental Justice Element as part of their General Plan. The Environmental Justice Element contains policies aimed at improving access to physical activity, healthcare, education, and employment, mitigating pollution burdens such as poor air quality, and increasing community participation in critical decision-making processes.

Few sites to meet the RHNA are located in the environmental justice areas; however, a number of projects are in the pipeline and will also contribute to meeting the RHNA. These projects are market rate developments and will not increase fair housing issues nor concentrate additional low-income housing in a particular area.

Identification and Prioritization of Local Fair Housing Issues and Contributing Factors

Fair housing issues in Lancaster are primarily related to access to opportunity and racially/ethnically concentrated areas of poverty. The primary contributing factors to the City's fair housing issues include limited local availability of higher wage jobs and proficient schools and other critical resources in addition to rates of segregation.

Fair Housing Issue: Housing Discrimination Persons with Physical or Mental Disabilities

Discussions with and data provided by HRC showed that a majority of fair housing complaints are related to discrimination based on physical or mental disabilities. Usually, these complaints involved issues with a landlord not accepting reasonable accommodation requests such as access to ADA parking spaces, installation of ADA features such as ramps or bars, keeping service animals in their units, or transfer of units that were more ADA accessible, such as on the first floor of the building.

Contributing Factors:

- Landlords/property owners lacking the knowledge of what constitutes as a fair housing violation or how to process reasonable accommodation requests

Fair Housing Issue: Access to Opportunities

When compared to the region, Lancaster has higher exposure to poverty, less access to high proficiency schools, lack of employment centers, and barriers to the labor market due to lower educational attainment. The opportunity indices also show racial and ethnic disparities amongst Black and Hispanic residents when accessing opportunities. Geographically, the eastside of Lancaster has less access to opportunity in comparison to the westside. The westside is generally an area of moderate resources

according to the TCAC/HCD opportunity maps. The eastside contains several pockets of high segregation and poverty and is an area of low resources.

Contributing Factors:

- Lack of major employment centers and proficient schools
- Disparities in job readiness and educational attainment
- Increasing measures of segregation
- Lack of higher opportunity areas

Fair Housing Issue: Racially/Ethnically Concentrated Areas of Poverty

There is one census tract in Lancaster that is considered a R/ECAP. This census tract has 40 percent or more of individuals living at or below the poverty line. This R/ECAP also coincides with areas of high segregation as shown in the TCAC/HCD opportunity maps. There are several other census tracts that have a population of 30 percent or greater living in poverty, all of which are located in the central and eastern areas of Lancaster. There is also data that suggests the westside of Lancaster may be considered an area of concentrated affluence, with lower proportions of non-white individuals and higher median income. According to CalEnviroScreen, the eastside also contains a census tract that is considered to be a disadvantaged community (also known as an environmental justice community). The environmental justice community has high rates of pollution and socioeconomic burdens, such as concentrations of ozone, hazardous waste, solid waste, and water contamination, poverty, unemployment, cardiovascular disease, and asthma.

Contributing Factors:

- Lack of major employment centers and proficient schools
- Disparities in job readiness and educational attainment
- Increasing measures of segregation
- Lack of higher opportunity areas

Actions to Address Contributing Factors

The City is taking several actions, reflected in the Housing Plan and the Environmental Justice Element, to address contributing factors for these three fair housing issues. These strategies include increasing the synergy between housing and economic development through changes to existing zoning regulations, providing more housing opportunities to special needs individuals, and addressing environmental justice inequities. For more details on specific programs and actions, refer to Chapter 2, Housing Plan.

CHAPTER 5
HOUSING RESOURCES

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate the production of their regional share of housing. To determine whether a jurisdiction has enough land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites." Under State law (California Government Code Section 65583[c][1]), adequate sites are those with appropriate zoning standards and a plan for services and facilities needed to facilitate and encourage the development of a variety of housing for all income levels.

This section provides an overview of available sites in Lancaster for future housing development and evaluates how these resources can work toward satisfying future housing needs. Also discussed are the financial and administrative resources available to support affordable housing.

Housing Sites in Lancaster

SCAG has assigned each community a share of the region's projected housing need for the period of 2021-2029. Therefore, an important component of the Housing Element is the identification of land resources and assessment of these sites' ability to meet the projected housing need. The City is well positioned to meet this need with ample availability of vacant, residentially zoned land and approved tentative tract maps. Due to the availability of undeveloped land and relatively lower costs (compared to other jurisdictions in Los Angeles County), housing in Lancaster is more affordable. Many new market-rate units can provide affordability at the moderate-income level (80 percent of the area median income) even at market-rate costs.

While market conditions are favorable for housing production, the City continues to work diligently to remove constraints to housing development and be proactive in encouraging and facilitating development of both market-rate and affordable housing. In particular, the City has:

- Adopted a General Plan in 2009 that provides a clear roadmap for a variety of housing types, implemented by zoning and form-based codes that provide high levels of flexibility, including the Downtown Specific Plan, Transit Oriented Development (TOD) zones, and Mixed Use zones (none of which set a maximum density limit)

- Adopted a Health District Master Plan in 2021 that re-envisions the area surrounding the Antelope Valley Hospital as a mixed use and active neighborhood
- Adopted vehicle miles travelled (VMT) analysis to streamline development and exempt from VMT analysis affordable housing projects and any housing projects located in low VMT areas
- In 2021, initiated a new Parkway Village plan, a replacement to the Amargosa Creek Specific Plan, which will allow for a variety of residential uses where it was once prohibited
- Partnered with the Community Development Commission of the County of Los Angeles, LAHSA, and The People Concern, and InSite Development to support construction of the Kensington Campus, which provides 100 units of permanent supportive housing and 153 beds in an emergency shelter format, which opened in 2020
- The City of Lancaster Housing Authority regularly collaborates with other agencies and developers to provide additional housing opportunities for Lancaster. Projects underway in 2021 include a collaboration with Bridge Housing to build 114 units of affordable housing on a City-owned property at Sierra Highway and Avenue I, as well as a project at Division and Avenue I for a new affordable planned development.

Regional Housing Needs Allocation (RHNA)

The sixth cycle RHNA for the SCAG region covers an 8.3-year planning period (June 30, 2021 – October 15, 2029) and is divided into four income categories: very low, low, moderate, and above moderate. SCAG has assigned Lancaster an allocation of 9,023 units to be accommodated during this planning cycle, with the units divided among the four income categories shown in **Table H-5.1**. The City of Lancaster is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning and development standards, and/or incentives to encourage the construction of various types of units.

Table H-5.1: RHNA Allocation 2021-2029

Income Group	Total Housing Units	Percentage of Units
Extremely-/Very Low-Income (0-50% AMI)*	2,224	25%
Low-Income (51-80% AMI)	1,194	13%
Moderate-Income (80-120% AMI)	1,328	15%
Above Moderate-Income (121+% AMI)	4,277	47%
Total	*9,023*	*100%*

Notes:

AMI: Area Median Income

* Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Using the 50% calculation, the City's very low-income RHNA of 2,224 units can be split into 1,112 extremely low-income and 1,112 very low-income units.

Progress towards RHNA

Since the RHNA uses June 30, 2021 as the baseline for growth projections for the Housing Element planning period of 2021 to 2029, jurisdictions may count toward the RHNA housing units approved, developed, or under construction that are anticipated to be completed after July 1, 2021. As of April 2021, 1,902 housing units are under construction or approved in Lancaster (**Table H-5.2**).

Table H-5.2: Credits toward the RHNA

	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
APPROVED PROJECTS					
Approved Residential Tracts (Partial Construction)	-	-	-	499	499
Approved Residential Tracts (No Building Permits Yet)	-	-	-	131	131
Approved Multi-Family Projects	176	421	3	0	600
subtotal	*176*	*421*	*3*	*630*	*1,230*
PROPOSED PROJECTS					
Multi-Family Projects in Review	0	72	0	600	672
Total	**176**	**493**	**3**	**1,230**	**1,902**

Approved and Proposed Projects

Approved residential development projects credited toward the 2021-2029 RHNA include several residential subdivisions and multi-family residential developments. The following summarizes what stage of the approval process these projects are in and the housing unit distribution across income categories.

Approved Residential Tract Maps – Partially Constructed or Under Construction

Approved Residential Tract Maps are lots that have entitlement approvals and necessary infrastructure in place or are located within a service area where infrastructure can easily be extended. These neighborhoods are either partially constructed or under construction. Projects under construction are typically completely graded, many with partial improvements in place, such as road pavement, curb and gutter, and utility lines. All of these single-family units are included in the above moderate-income category to meet the RHNA.

Table H-5.3: Approved Residential Tract Maps – Partially Constructed or Under Construction

Tract	Zone	Status	Remaining Lots
46818	R-7000	Approved	7

Table H-5.3: Approved Residential Tract Maps – Partially Constructed or Under Construction

Tract	Zone	Status	Remaining Lots
47583	R-7000	Approved	102
47895	R-7000	Approved	15
54007	R-7000	Approved	43
54199	R-7000	Approved	35
54406	R-7000	Approved	9
37538	RR-1	Approved	10
43677	RR-1	Approved	2
44167	SRR	Approved	16
44990	RR-1	Approved	1
53375	RR-1	Approved	3
39910	R-7000	Under construction	6
54025	R-7000	Under construction	30
54274	R-7000	Under construction	40
61542	R-7000	Under construction	4
61206	R-7000	Under construction	11
63346	R-7000	Under construction	9
61819	R-7000	Under construction	30
60294	R-7000	Under construction	29
61489	R-7000	Under construction	97
Total			499

Approved Residential Tract Maps – Recorded

Recorded Residential Tract Maps have been approved and recorded as legal lots, but building permits have not yet been issued. The next step will be for applicants to apply for building permits or grading permits (no other Planning-level permits are required). All of these single-family units are included in the above moderate-income category to meet the RHNA.

Table H-5.4: Approved Residential Tract Maps – Recorded

Tract	Zone	Recorded Lots
44439	R-10,000	23
61493	R-7,000	12
62845	SRR	63
63595	R-7,000	5
72266	RR-1	4
67581	R-7,000	8

Table H-5.4: Approved Residential Tract Maps – Recorded

Tract	Zone	Recorded Lots
60430-1	R-7,000	16
Total		131

Approved Multi-family Residential Projects

Five multi-family projects totaling 600 units have been approved recently in Lancaster, all of which will provide deed-restricted affordable housing.

Table H-5.5: Approved Multi-Family Residential Projects

Project	Zone	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate (80-120% AMI)	Above Moderate (120%+ AMI)	Total
CUP 18-26 Penny Lane Near the NWC of Sahuayo Street and Avenue K-4	SP 80-02	8	70	2	-	80
CUP 21-03 Southwest corner of Sierra Hwy and Ave I	C	-	114		-	114
SPR 19-07 1752 East Avenue J-4 3148- 041-001	HDR	27	237	-	-	264
SPR 20-0 Northwest corner of 27th Street West and Avenue K-12	HDR	71	-	1	-	72
CUP 07-13 Essex Towers 44948 10th Street West 3133-002-026	C	70	-	-	-	70
	Total:	**176**	**421**	**3**	**0**	**600**

CUP 18-26 (Penny Lane)

This project involves the construction of an 80-unit, three-story residential building on an approximately 2.3-acre parcel. The development will provide affordable, special needs housing specifically for transition aged/homeless youth and young families with very low- and low-incomes. The applicant was entitled to a density bonus of up to 32.5 percent and two incentives/concessions; the applicant requested and was granted a density bonus of 15.9 percent and concessions from the parking requirements and the street side yard setbacks. The project is located in a commercial/industrial zone (Specific Plan 80-02: Lancaster Business Park), which allows residential uses with a conditional use permit.

CUP 21-03

This project, located at the southwest corner of Sierra Highway and Avenue I, is a joint collaboration between Bridge Housing and the Lancaster Housing Authority. The proposed 114 units will be limited to residents earning less than 80 percent of the area median income, with a target average of 60 percent area median income. These units are counted toward the low-income RHNA category.

SPR 19-07 (Terracina)

This project includes a 264-unit, low-income apartment complex in the High Density Residential (HDR) zone. The project site is located on approximately 13.05 gross acres at the northeast corner of 17th Street East and Avenue J-4. Ten percent of the units will be available to residents earning less than 50 percent of the area median income; 90 percent will be available to residents earning 60 percent of the area median income. As of May 2021, the project was under construction.

SPR 20-02 (The Emerald)

The proposed project, located at the northwest corner of 27th Street West and Avenue K-12 in the High Density Residential (HDR) zone, is a 72-unit, affordable housing complex with a total of five two-story residential buildings and a one-story community center/office building. The development will provide housing for individuals, families, and seniors who are extremely low-income and one manager's unit. These units will be deed restricted for 55 years, and the development will be run by LA Family Housing.

Essex Tower

The proposed project, initiated by the Los Angeles County Development Authority and supported by $7 million in affordable housing trust funds and $8.7 million in other funds, consists of the construction of 70 apartment units within the boundaries of an existing development. This development would provide 69 one-bedroom units for homeless seniors with special needs (extremely low-income) and one one-bedroom unit for an on-site manager. The project applied for building permits in 2021 and was under construction during 2021.

Multi-Family Projects in Review

The projects in this category include multi-family residential development currently under review by the City's Community Development Division. The affordability assumptions for these projects are based on actual rents anticipated by the City and applicant; low-income units are deed-restricted.

Table H-5.6: Multi-Family Residential Projects in Review

Project	Zone	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate (80-120% AMI)	Above Moderate (120%+ AMI)	Total
CUP 20-02 20th St West, South of Avenue I and North of Lancaster Blvd	MU-C	-	72	-	320	392
CUP 21-01, GPA 21-01 Southeast corner of 15th Street West and Avenue L	RR-2.25	-	-	-	118	118
SPR 20-04 Southeast corner of 20th and Ave I	MDR	-	-	-	162	162
	Total:	**0**	**72**	**0**	**600**	**672**

CUP 20-02

The proposed project is a mixed-use development consisting of a 392-unit apartment complex and 12,750 square feet of neighborhood serving commercial/retail within the Mixed-Use Corridor Zone. The apartment complex would have a total of 49 two-story residential buildings containing 60 one-bedroom units, 268 two-bedroom units, and 64 three-bedroom units. The applicant has applied for a density bonus to receive setback concessions; in return 72 units will be designated as affordable to households earning 60 percent of the area median income. The remaining 320 units are included in the above moderate-income RHNA category.

CUP 21-01

This project, proposing 118 new market rate units at the corner of 15th Street West and Avenue L and a commercial component, is under review as of 2021. Located in the RR-2.5 zone, the applicant is requesting a General Plan Amendment and zone change to Mixed-Use-Commercial. This project is part of a bigger mixed-use development and is projected to have market rate rents. These units have been allocated to the above moderate-income RHNA category.

SPR 20-04

Located at the southeast corner of 20th Street and Avenue I, this project will provide 162 units in two-story apartment buildings. The project is located in the MDR zone. Actual rents for this project range are estimated between $2,200 - $3,000, which based on State housing cost guidelines is affordable to above moderate-income households (see **Table H-5.18**). These units have been allocated to the above moderate-income RHNA category.

Remaining RHNA

Approved residential development projects credited toward the 2021-2029 RHNA can accommodate 1,902 units (see **Table H-5.7**) and support progress toward the lower, moderate, and above moderate-income RHNA for 2021-2029.

Table H-5.7: Remaining RHNA (After Potential Projects)

Income Category	RHNA	Units Under Construction, Approved, and Proposed	Remaining RHNA
Extremely- and Very-Low	2,224	176	2,048
Low	1,194	493	701
Moderate	1,328	3	1,325
Above Moderate	4,277	1,230	3,047
Total	**9,023**	**1,902**	**7,121**

The City has a remaining RHNA of 2,048 very low-income units, 701 low-income units, 1,325 moderate-income units, and 3,047 above moderate-income units to be addressed through site identification.

Residential Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. After accounting for approved and proposed projects, the City's remaining RHNA will be addressed through various residential and mixed-use development opportunities. The City has sufficient capacity to meet and exceed the identified housing needs. A detailed listing of sites, consistent with State law, is included in this chapter.

The Housing Element Sites Inventory consists of ADU projections and vacant residential and mixed-use sites. Together, these sites ensure that the remaining RHNA can adequately be accommodated during the planning period. The sites have no identified constraints that would prevent development or reuse during the Housing Element period. **Table H-5.20** summarizes the sites inventory (see also **Figure H-5.1** and **H-5.2**).

ADU Projections

Since 2017, the Legislature has passed a series of new laws that significantly increase the potential for development of new ADUs and Junior ADUs (JADUs) by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize their development. Interest in constructing ADUs is high in Lancaster and continues to grow. In 2018, 9 applications were received; in 2019, 23 were received; and in 2020, 39 ADU applications were received. This represents a 150 percent increase between 2018 and 2019, and a 70 percent increase between 2019 and 2020. The issuance of building permits follows application submittals; as such, lower numbers occurred in 2018 when new laws became effective to allow for the

time in designing projects and submitting for applications. In 2018 and 2019, no ADU building permits were issued; in 2020, 12 building permits were issued; and in 2021, 99 ADU building permits were issued between January 1, 2021 and September 1, 2021. Applying a projection of existing 2021 performance to the remainder of the year, an additional 50 ADU permits are anticipated to be issued in 2021 for a total of at least 149 ADUs. The City estimates that interest will continue to increase over the next few years before leveling off. The City is predominately made up of single-family neighborhoods; as such there is ample capacity for additional ADUs. Additionally, the City anticipates seeing continued interest in building ADUs as part of new single-family subdivision developments. As of May 2021, three residential tract projects in plan check included a total of 345 ADUs (see **Table H-5.10**).

The recent ADU activity may also be somewhat depressed by the COVD-19 pandemic and other events of 2020. The significant increase in 2021 is likely to be more representative of ADU production moving forward, based on ADU trends in Lancaster, new and pending favorable ADU legislation that created new incentives and streamlined processes to build ADUs, and the pent-up demand for additional housing in Lancaster and the Southern California region at large. While it is impossible to predict with certainty the exact number of ADUs that will be developed in the planning period (2021-2029), the City has estimated a level of ADU development that accounts for pent-up demand at the start of the planning period and the potential leveling off of ADU development in the latter part of the planning period. This estimate assumes the following:

- June 30, 2021 to December 31, 2021: 74 units – This represents half of the projected annual construction, based on trend information available (building permits issued) between January 1, 2021 and September 1, 2021.
- 2022: 54 units – This represents an average of building permits issued between 2019 and 2021. For the year 2021, this includes the actual building permits issued, plus those projected out to the end of the year. This is extremely conservative given that ADU permits have increased significantly between 2020 and 2021 and is approximately half the number of building permits issued between January and September 1, 2021.
- 2023 to October 15, 2029: 54 units annually – Conservatively, the City estimates that ADU permits will remain constant at that level through the rest of the planning period. Due to the planning period end date in October, only 36 ADUs are assumed in 2028.

However, to be even more conservative and to account for a level of uncertainty, the City estimates the production of 40 ADUs per year over the planning period (332 ADU units). This is an extremely conservative approach, especially given legislation that went into effect on January 1, 2022 to expand ADU opportunities (SB 9) and a continuing push in the legislature for more such legislation in coming years.

Affordability assumptions for ADUs are based on the Southern California Association of Governments (SCAG) ADU affordability analysis for Los Angeles County II, which has been pre-certified by HCD. The City will encourage ADUs and other innovative building types by keeping its ADU ordinance current with new State laws, developing and disseminating educational information on ADUs, and identifying an ADU specialist within the Planning Department. The City will evaluate ADU production by affordability level throughout the planning period and will identify and implement additional incentives and strategies midway through the planning period (2025) if needed (Program H-1.5).

Table H-5.8: Remaining RHNA (After Potential Projects and Projected ADUs)

Income Category	RHNA	Units Under Construction/ Proposed	Remaining RHNA After Projects	ADU Projections	Remaining RHNA After Projects and ADU Projections
Extremely- and Very-Low	2,224	176	2,048	78	1,970
Low	1,194	493	701	148	553
Moderate	1,328	3	1,325	7	1,318
Above Moderate	4,277	1,230	3,047	99	2,948
Total	**9,023**	**1,902**	**7,121**	**332**	**6,789**

Tentative Tract Maps

Tentative Tract Maps are the parcel configuration proposed prior to a final or parcel map, which is the official recorded document.

Approved Residential Tentative Parcel and Tract Maps - Not Recorded

The City has processed and approved a significant number of residential tentative parcel and tract maps in recent years. The tract maps indicated in Table H-5.9 are not yet recorded and thus subject to expiration; however, since 2008, the State has passed legislation granting automatic time extensions to these maps: SB 1185 (1 year), AB 333 (2 years), and AB 208 (2 years). AB 1561 granted 18-month extension to housing projects that were issued approval on or before March 4, 2020 and would set to expire December 31, 2021. Without the automatic time extensions, the applicant can choose to apply for a time extension through a request before the City's Planning Commission. These projects are located in various single-family zones at low densities; as such, all of these units have been included in the above moderate-income category to meet the RHNA. The one exception is TTM 74312, Avanti-South Specific Plan, discussed below.

Table H-5.9: Approved Residential Tentative Parcel/Tract Maps – Not Recorded

Tract	Zone	Parcel/Tentative Tract Map	Lots
66627	SRR	Tentative Parcel Map	2
69578	SRR	Tentative Parcel Map	4
74975	R-7,000	Tentative Parcel Map	2
82327	SRR	Tentative Parcel Map	3
60430	R-7,000	Tentative Tract Map	85*
60664	R-7,000	Tentative Tract Map	39
60885-01	R-7,000	Tentative Tract Map	49
61038	R-7,000	Tentative Tract Map	41
61040	R-7,000	Tentative Tract Map	58
61041	R-10,000	Tentative Tract Map	40

Table H-5.9: Approved Residential Tentative Parcel/Tract Maps – Not Recorded

Tract	Zone	Parcel/Tentative Tract Map	Lots
61118	R-7,000	Tentative Tract Map	33
61734	R-7,000	Tentative Tract Map	19
61989-01	R-10,000	Tentative Tract Map	56
62120-01	R-7,000	Tentative Tract Map	316
62578	R-7,000	Tentative Tract Map	84**
62664	SRR	Tentative Tract Map	60
66842	R-7,000	Tentative Tract Map	82***
71563	R-7,000	Tentative Tract Map	108
73344	R-7,000	Tentative Tract Map	18
73507	UR	Tentative Tract Map	753
80290	R-7,000	Tentative Tract Map	78
74312	SP 15-02	Tentative Tract Map	1,375 SF 325 MF
70180	R-7,000	Tentative Tract Map	109
70181	R-7,000	Tentative Tract Map	141
70182	R-7,000	Tentative Tract Map	139
70892	R-7,000	Tentative Tract Map	154
61733	SRR	Tentative Tract Map	18
72534	R-7,000	Tentative Tract Map	109
78213	R-7,000	Tentative Tract Map	167
82830	R-7,000	Tentative Tract Map	22
82831	R-7,000	Tentative Tract Map	13
74966	R-7,000	Tentative Tract Map	67
74101	R-10,000	Tentative Tract Map	88
71210	R-7,000	Tentative Tract Map	171
61921	R-7,000	Tentative Tract Map	70
Total			4,902

* Plans include an additional 83 ADUs and 61 Junior ADUs

** Plans include an additional 84 ADUS

*** Plans include an additional 79 ADUs and 38 Junior ADUs

TTM 74312 (Avanti-South)

This project is a master planned development consisting of residential, commercial, and public uses on approximately 307.7 acres. Upon full build-out, there would be a total of 1,700 dwelling units, including 175 age-targeted units, 256 active adult units, and 325 multi-family units; 213,600 square feet of

commercial uses; 31.5 acres of parks/open space; a 12.8-acre school site; 1.3-acre fire station; and 38.4 acres of internal streets. These uses would be divided between two subareas: Avanti West and Avanti South. The Avanti West subarea is approximately 73 acres and is bounded by Avenue K-4, Avenue K-8, 70th Street West, and 75th Street West. The Avanti South subarea is approximately 234 acres and is bounded by Avenue L, Avenue K-8, 62nd Street West, and 70th Street West. The single-family units are listed in **Table H-5.9** (Approved Residential Parcel and Tract Maps – Not Recorded) above and are allocated to the above moderate-income category. The planned 325 multi-family units have been allocated to the moderate-income category.

Proposed ADUs on Approved Tracts

Three projects in plan check as of May 2021 have updated plans that include ADUs within the tract development plan, as indicated in footnotes in **Table H-5.9** above.

Table H-5.10: Proposed ADUs on Approved Tracts

Tract	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
60430 - 83 ADUs and 61 JADUs	34	64	3	43	144
62578 - 84 ADUS	20	37	2	25	84
66842 - 79 ADUs and 38 JADUs	28	52	2	35	117
Total:	**82**	**153**	**7**	**103**	**345**

The affordability assumptions for the ADUs are based on the SCAG ADU affordability analysis for Los Angeles County II, which has been pre-certified by HCD. SCAG estimates an affordability breakdown of ADUs in the Los Angeles County II subregion as follows: 15 percent extremely low income, nine percent very low income, 45 percent low income, two percent moderate income, and 30 percent above moderate income.[1] These affordability assumptions are applied to the planned ADUs in tracts, as actual costs are unknown at this time.

Tentative Tract Maps in Review

There are a significant number of tract maps under review by the Lancaster Development Services Department as of spring 2021. Affordability of these units is unknown; however, these units are conservatively included to meet the above moderate-income RHNA category. Based on the cost of single-family homes in Lancaster and the range in potential home prices, many of these may be affordable to moderate-income households as well.

1 6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.

Table H-5.11: Tentative Tracts in Review

Tract	Zone	Status	Lots
82298	R-7,000	In review	25
82208	R-7,000	In review	99
78258	MDR/C/PK/R-7,000	In review	324
61678	R-7,000	In review	123
61248	R-7,000	In review	159
82777	R-7,000	In review	36
60367	R-7,000	In review	117
60348	SRR	In review	413
83231	R-7,000	In review	39
82298	R-7,000	In review	25
83232	R-7,000	In review	80
61574	R-10,000	In review	45
62484	R-7,000	In review	37
62485	R-7,000	In review	33
83315	R-7,000	In review	103
		Total:	**1,658**

Vacant Sites

The City can meet a significant portion of the RNHA with projects under construction, approved, and proposed, plus ADUs projected to occur on infill single family sites and within new residential tracts, and tracts that have been approved or are currently under review (see Table H-5.20). The remaining RHNA can be met through vacant sites in a variety of zones.

For the purposes of meeting the remaining RHNA, an inventory of potential sites in the HDR, MU-C, MU-N, and MU-TOD zones can accommodate this need as summarized in **Table H-5.12**. All sites identified to meet the lower-income and moderate-income RHNA are vacant with no known onsite constraints to development. None of these sites were used in both the fourth and fifth cycle Housing Elements to meet the lower-income RHNA; as such, no sites are subject to AB 1397 reuse requirements. **Tables H-5.14**, **H-5.15**, **H-5.16**, and **H-5.17** provide additional site-specific detail.

Table H-5.12: Vacant Sites

	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
Vacant MDR Sites	-	-	1,094	-	1,094
Vacant HDR Sites	457	-	-	-	457

Table H-5.12: Vacant Sites

	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
Vacant MU-C Sites	1,242	-	-	-	1,242
Vacant MU-N	371	579	-	-	950
Vacant MU-TOD	214	-	-	-	214
Total	2,284	579	1,094	-	3,957

Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. Based on the intent of designations and the potential for the development of non-residential uses in mixed-used zones, the realistic capacity assumptions are listed below.

- **High Density Residential.** The HDR zone provides locations for multi-family residential development at densities between 15 and 30 units per acre. To account for land use controls and site improvements, realistic capacity is calculated based on 80 percent of the maximum allowable density (24 units/acre). This is a conservative estimate as some multi-family, affordable developments in Lancaster have recently been approved at densities lower than the maximum allowed, while some choose to use the density bonus option and exceed allowable densities. The Abbey Road development, approved in 2019, has been entitled at a density of 35 units per acre with a density bonus, whereas the affordable development at the intersection of Avenue K-12 and 27th Street East has been entitled at a density of 19 units per acre. The use of 80 percent of the maximum allowable density is a conservative estimate for projects within Lancaster as development varies in density.

- **Medium Density Residential.** The MDR zone provides locations for multi-family residential development at densities between 6 and 15 units per acre. To account for land use controls and site improvements, realistic capacity is calculated based on 80 percent of the maximum allowable density (12 units/acre). This is a conservative estimate as some multi-family, affordable developments in the MDR zone have recently been approved/constructed at densities lower than the maximum allowed, such as the Copper Square development at a density of 11 units per acre.

- **Mixed Use.** Mixed Use zones regulate developments that combine residential uses with one or more of the following uses: commercial, office professional, light industrial, or community facilities. Lancaster's Mixed Use zones allow for either single-use only developments or mixed-use developments. This means a developer can build just an apartment/condominium building,

or an office building on land zoned Mixed Use. Certain areas do require a commercial component, where located near major arterial intersections. There is no density range that caps the number of residential units a developer may build on a mixed-use site. Instead, the developer is limited by other land use controls, such as height limit, setbacks, on-site parking, and requirements for other amenities. Multi-family projects in Mixed Use zones can be built at up to 15 units by right; however, a project proposing 16 units or more requires a conditional use permit. This requirement is not intended to affect the density of the proposed projects; rather, it is in place to ensure that high-quality site planning and architecture are achieved. The findings for approval of the conditional use permit for mixed use projects 16 units and more will be strictly limited to those related to architecture and design, as opposed to density. However, to streamline the process, Program H-4.2 is included in the Housing Element to remove the CUP requirements for multi-family dwelling of 16 or more units. In addition, Program H-4.5 is included in the Housing Element to amend the Zoning Code to add reference to the Housing Accountability Act requirements, indicating that multi-family housing (and mixed use containing at least two-thirds residential) cannot be denied nor density reduced without specified findings.

There is ample vacant land in Lancaster, and large areas have been designated for mixed use. It is unlikely that all land in Mixed Use zones will be built as high-density residential structures. Some Mixed Use land will be built as offices, others with commercial and retail uses. Citywide, the ratio of residential uses versus non-residential uses is 70/30. While it is difficult to anticipate whether the ratio of uses in the Mixed Use areas will correspond with the ratio that is citywide, it is expected that most development will be residential, reflecting a high or moderate density, given the flexibility and current market demands for housing.

Given all the possibilities of the Mixed Use zones, and in light of market trends and the land use controls of the Mixed Use zoning regulations, a conservative realistic development capacity estimate for land in the Mixed Use zones is eight units per acre in MU-N zones and 16 units per acres in MU-C, MU-E, and MU-TOD. The Mixed Use-Neighborhood zone also permits “small-lot” single-family residential, which comprises of 3,000- to 4,000-square-foot single-family detached houses, at approximately eight units per acre. The Lancaster Promenade Project, currently under review and located within the MU-C zone, is estimated to have a density of 15.6 units per acre. Therefore, these capacity assumptions take into consideration that some developments would be built at a high density of around 16 to 30 units per acre or more, some at a moderate density of around 6.5 to 15 units per acre, and some as small-lot detached single-family residential, at eight units per acre. The estimates also assume that some land, estimated at less than the citywide ratio of 30 percent, would be used for non-residential uses, including office and commercial.

Sites to Meet the Lower Income RHNA

The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law, HCD is obligated to accept sites with those density standards as appropriate for accommodating the jurisdiction’s share of regional housing need for lower-income households. This is referred to colloquially as the “default density.” Lancaster’s

High Density Residential Zone (maximum density of 30 units per acre) and all Mixed-Use Zones (no density limit) meet the default density criteria.

Even so, developments in Lancaster have demonstrated that affordable housing can be constructed at less than the densities normally associated with affordable housing due to the ample supply of vacant land priced at levels lower than what is found in the surrounding local area and the region. Lancaster only recently experienced a surge in its population and is still transitioning from a rural to a suburban community. Unlike many existing, older jurisdictions in more densely populated areas, Lancaster still has significant vacant land available that is relatively less expensive compared with other areas Los Angeles County. As a result, housing costs in the city have generally remained lower than in other areas of the region and State.

There have been a number of affordable housing developments in the city that are either in the pipeline or have been constructed at densities lower than the 30 units per acre density standard set by the State. Affordable housing units (affordable to very low to low-income households) have been approved and developed at a density range of 15 to 35 units per acre.

Table H-5.13 presents a sample history of affordable developments that have been recently reviewed or approved. This recent history demonstrates that affordable housing developments are and will continue to be achieved in Lancaster at lower densities than 30 units per acre.

Table H-5.13: Affordable Housing Developments

Name	Locations	Project Density	Total Units	Affordable Units	Zoning
Approved					
Abbey Road	West Side of Sahuayo St and North of Ave K-4	34.8 du/ac	80	78	Lancaster Business Park SP
Terracina SPR 19-07	1752 East Avenue J-4	23.3 du/ac	264	264	High Density Residential (HDR)
SPR 20-02	Northwest corner of 27th Street West and Avenue K-12	18.5 du/ac	72	71	HDR (HDR)
CUP 21-03	Southwest corner of Sierra Highway and Avenue I	20.14 du/ac	114	114	Commercial (C)
Under Review					
CUP 20-02	20th and I	15.6 du/ac	392	78	Mixed Use Corridor (MUC)

HDR Sites

The HDR zone allows for multi-family residential development at densities between 15 and 30 units per acre. The vacant sites identified in the HDR zone can accommodate a realistic capacity of 457 units on 19.1 acres of vacant land. All of the sites identified are more than 0.5 acres and less than 10 acres consistent with State law regarding appropriate site size for accommodating lower income housing. Any individual parcels that are less than 0.2 acres in size are only included in the inventory if adjacent to other vacant HDR sites with which consolidation may occur.

Development trends in the City show that affordable housing can be developed on sites larger than 10 acres. Several affordable housing projects in the pipeline have been constructed in the HDR zone on sites larger than 10 acres, such as the Terracina SPR 19-07, which has been approved on an 11.4 acre site.

Mixed Use Sites

The MU-C, MU-N, and MU-TOD zones do not have maximum density limitations; the mixed-use zones were developed to provide flexibility for development. The General Plan includes general assumptions that densities would average across multiple parcels at 21 units per acre; however, much higher densities would be permitted. Projects are permitted to achieve four to five stories, depending on location. The following summarizes the realistic capacity available in each of these zones:

- The sites inventory includes parcels within the MU-C zone that can accommodate 1,242 units on 79.1 acres of vacant land.
    - The sites identified in this zone include all available vacant parcels.
- The sites inventory includes parcels within the MU-N zone that can accommodate 950 units on 113.2 acres of vacant land.
    - The sites identified in this zone to meet the RHNA are larger sites with the capacity to yield a greater amount of units. Additional capacity is available on vacant MU-N zoned land and is summarized in **Table H-5.22**. This additional capacity is not identified to meet the RHNA but may be referenced as necessary to comply with State Housing Element law no-net-loss provisions (Government Code Section 65863).
- The sites inventory includes parcels within the MU-TOD zone that can accommodate 214 units on 16.0 acres of vacant land.
    - Sites included to meet the RHNA are parcels that are either larger than 0.5 acres or, if they are less than 0.5 acres, are vacant parcels that are adjacent to other vacant parcels. All of these sites have common ownership with adjacent parcels, resulting in the parcels effectively functioning as one larger parcel. Additional capacity is available on vacant MU-TOD land to comply with no-net-loss provisions and is summarized in **Table H-5.22** (these sites are not identified to meet the RHNA but may be referenced as necessary to comply with State Housing Element law no-net-loss provisions [Government Code Section 65863]).

The City has an active application for a new mixed-use development in the MU-C zone as of 2021. Program H-4.2 is included in the Housing Element to consider a Mixed Use zone amendment to further encourage housing development, including a modification to required commercial components. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units per acre for Lancaster), HCD is obligated to accept sites with those density standards as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. The Mixed Use zones do not have a stated density limit and thus comply with this provision.

Sites to Meet the Moderate Income RHNA

Sites to meet the moderate-income RHNA are located in vacant MDR zoned land for a total capacity of 1,094 units. The City's MDR zone allows up to 15 residential units per acre, which makes it suitable for accommodating moderate income households. **Table H-5.19** provides additional site-specific detail.

Market rate rents for apartments in Lancaster fall within levels affordable to the households earning moderate incomes (81-120% AMI). The real estate website Zumper.com, reports a median rent of $1,395 for one-bedroom units, $1,495 for two-bedroom units, and $1,900 for three-bedroom units in Lancaster as of December 2020. Corelogic data show that the median condominium sales price in 2020 ($221,000) is affordable to low-income households and larger (4 persons or more) very low-income households. Projects in the MDR zone have been constructed in recent years at lower densities and providing affordable housing, such as Copper Square Apartments which is affordable to households earning 50 to 60 percent of area median income. Accordingly, projected affordability for multi-family units (either renter or owner-occupied) is conservatively allocated to the moderate-income category based on market costs for multi-family rental and for-sale units, as shown in **Table H-5.18**.

Table H-5.14: Vacant HDR Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3112-008-037	MR1	HDR	30 du/ac	24 du/ac	3.6	No	-	Yes	-	Vacant	86	Very Low
3123-016-905	MR1	HDR	30 du/ac	24 du/ac	1.0	No	-	-	-	Vacant	25	Very Low
3123-016-904	MR1	HDR	30 du/ac	24 du/ac	1.0	No	-	-	-	Vacant	25	Very Low
3112-003-038	MR1	HDR	30 du/ac	24 du/ac	4.8	No	-	Yes	-	Vacant	115	Very Low
3125-010-071	MR1	HDR	30 du/ac	24 du/ac	7.5	No	-	Yes	-	Vacant	179	Very Low
3120-011-901	MR1	HDR	30 du/ac	24 du/ac	0.2	Yes	Yes	-	-	Vacant	12	Very Low
3120-011-904	MR1	HDR	30 du/ac	24 du/ac	0.2			-	-	Vacant		Very Low
3120-011-905	MR1	HDR	30 du/ac	24 du/ac	0.2			-	-	Vacant		Very Low
3120-012-018	MR1	HDR	30 du/ac	24 du/ac	0.2	Yes	No	-	Yes	Vacant	15	Very Low
3120-012-902	MR1	HDR	30 du/ac	24 du/ac	0.2		Yes	-	-	Vacant		Very Low
3120-012-903	MR1	HDR	30 du/ac	24 du/ac	0.2			-	-	Vacant		Very Low
										Total	**457**	

Table H-5.15: Vacant MU-C Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3107-012-106	MU	MU-C	N/A	16 du/ac	4.8	-	-	Yes	-	Vacant	76	Very Low
3107-012-104	MU	MU-C	N/A	16 du/ac	5.2	-	-	Yes	-	Vacant	82	Very Low
3107-012-105	MU	MU-C	N/A	16 du/ac	5.2	-	-	Yes	-	Vacant	82	Very Low
3107-012-100	MU	MU-C	N/A	16 du/ac	4.1	-	-	Yes	-	Vacant	64	Very Low
3123-002-032	MU	MU-C	N/A	16 du/ac	7.2	-	-	Yes	-	Vacant	113	Very Low
3123-002-034	MU	MU-C	N/A	16 du/ac	4.9	-	-	Yes	-	Vacant	77	Very Low

Table H-5.15: Vacant MU-C Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3123-004-037	MU	MU-C	N/A	16 du/ac	6.5	-	-	Yes	-	Vacant	102	Very Low
3107-012-107	MU	MU-C	N/A	16 du/ac	4.8	-	-	Yes	-	Vacant	76	Very Low
3107-012-102	MU	MU-C	N/A	16 du/ac	4.8	-	-	Yes	-	Vacant	75	Very Low
3123-004-040	MU	MU-C	N/A	16 du/ac	1.2	-	-	Yes	-	Vacant	19	Very Low
3123-004-024	MU	MU-C	N/A	16 du/ac	10.2	-	-	Yes	-	Vacant	160	Very Low
3107-012-101	MU	MU-C	N/A	16 du/ac	4.8	-	-	Yes	-	Vacant	75	Very Low
3107-012-103	MU	MU-C	N/A	16 du/ac	4.8	-	-	Yes	-	Vacant	75	Very Low
3123-002-031	MU	MU-C	N/A	16 du/ac	7.1	-	-	Yes	-	Vacant	112	Very Low
3123-004-038	MU	MU-C	N/A	16 du/ac	3.5	-	-	Yes	-	Vacant	54	Very Low
										Total	**1,242**	

Table H-5.16: Vacant MU-N Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3147-002-046	MU	MU-N	N/A	8 du/ac	8.9	-	-	Yes	-	Vacant	75	Very Low
3128-002-004	MU	MU-N	N/A	8 du/ac	11.9	-	-	Yes	-	Vacant	100	Very Low
3112-003-021	MU	MU-N	N/A	8 du/ac	10.6	-	-	Yes	-	Vacant	89	Very Low
3142-006-028	MU	MU-N	N/A	8 du/ac	3.0	-	-	Yes	-	Vacant	25	Very Low
3142-007-010	MU	MU-N	N/A	8 du/ac	3.9	-	-	Yes	-	Vacant	32	Very Low
3142-006-024	MU	MU-N	N/A	8 du/ac	3.0	-	-	Yes	-	Vacant	25	Very Low
3142-006-025	MU	MU-N	N/A	8 du/ac	3.0	-	-	Yes	-	Vacant	25	Very Low
3150-007-061	MU	MU-N	N/A	8 du/ac	1.9	-	-	Yes	-	Vacant	16	Low

Table H-5.16: Vacant MU-N Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3150-007-059	MU	MU-N	N/A	8 du/ac	4.5	-	-	Yes	-	Vacant	38	Low
3128-002-005	MU	MU-N	N/A	8 du/ac	2.8	-	-	Yes	-	Vacant	23	Low
3128-003-018	MU	MU-N	N/A	8 du/ac	2.5	-	-	Yes	-	Vacant	21	Low
3128-003-019	MU	MU-N	N/A	8 du/ac	2.5	-	-	Yes	-	Vacant	21	Low
3128-003-020	MU	MU-N	N/A	8 du/ac	5.0	-	-	Yes	-	Vacant	42	Low
3123-012-015	MU	MU-N	N/A	8 du/ac	1.7	-	-	Yes	-	Vacant	14	Low
3123-016-005	MU	MU-N	N/A	8 du/ac	5.0	-	-	Yes	-	Vacant	42	Low
3123-016-004	MU	MU-N	N/A	8 du/ac	5.0	-	-	Yes	-	Vacant	42	Low
3105-018-096	MU	MU-N	N/A	8 du/ac	1.3	-	-	Yes	-	Vacant	11	Low
3105-018-051	MU	MU-N	N/A	8 du/ac	2.5	-	-	Yes	-	Vacant	21	Low
3105-018-069	MU	MU-N	N/A	8 du/ac	1.3	-	-	Yes	-	Vacant	11	Low
3105-018-118	MU	MU-N	N/A	8 du/ac	1.3	-	-	Yes	-	Vacant	11	Low
3105-018-013	MU	MU-N	N/A	8 du/ac	9.7	-	-	Yes	-	Vacant	82	Low
3105-018-123	MU	MU-N	N/A	8 du/ac	1.3	-	-	Yes	-	Vacant	11	Low
3105-018-014	MU	MU-N	N/A	8 du/ac	9.7	-	-	Yes	-	Vacant	82	Low
3105-018-040	MU	MU-N	N/A	8 du/ac	6.5	-	-	Yes	-	Vacant	54	Low
3105-018-127	MU	MU-N	N/A	8 du/ac	1.3	-	-	Yes	-	Vacant	11	Low
3105-018-081	MU	MU-N	N/A	8 du/ac	3.1	-	-	Yes	-	Vacant	26	Low
										Total	**950**	

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-023-925	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-921	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-919	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-914	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-913	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-918	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-903	MU	MU-TOD	N/A	16	0.3	Yes	Lancaster City	-	Yes	Vacant	6	Very Low
3138-023-928	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-916	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-923	MU	MU-TOD	N/A	16	0.2		Lancaster City	-	Yes	Vacant	4	Very Low
3138-023-929	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-915	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-917	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-023-924	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-920	MU	MU-TOD	N/A	16	0.0		Lancaster City	-	-	Vacant	1	Very Low
3138-023-922	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-926	MU	MU-TOD	N/A	16	0.1	Yes	Lancaster City	-	-	Vacant	1	Very Low
3138-023-911	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-902	MU	MU-TOD	N/A	16	0.6		Lancaster City	-	Yes	Vacant	10	Very Low
3138-023-906	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-909	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-912	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-905	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-901	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-908	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-927	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-023-907	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-910	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-904	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-900	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-920	MU	MU-TOD	N/A	16	0.1	Yes	Lancaster City	-	-	Vacant	1	Very Low
3138-022-906	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-902	MU	MU-TOD	N/A	16	0.3		Lancaster City	-	Yes	Vacant	5	Very Low
3138-022-922	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-908	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-900	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	Yes	Vacant	2	Very Low
3138-022-926	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	2	Very Low
3138-022-928	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	2	Very Low
3138-022-917	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-022-927	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	2	Very Low
3138-022-914	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-925	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-916	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-929	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	2	Very Low
3138-022-909	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-930	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	2	Very Low
3138-022-919	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-918	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-924	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-911	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-915	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-921	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-022-901	MU	MU-TOD	N/A	16	0.2		Lancaster City	-	-	Vacant	3	Very Low
3138-022-907	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-913	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-923	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-905	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-904	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-912	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-910	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-931	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	Yes	Vacant	2	Very Low
3138-024-929	MU	MU-TOD	N/A	16	0.1	Yes	Lancaster City	-	-	Vacant	1	Very Low
3138-024-928	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-901	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-923	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-024-918	MU	MU-TOD	N/A	16	0.3		Lancaster City	-	Yes	Vacant	6	Very Low
3138-024-921	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-902	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-900	MU	MU-TOD	N/A	16	0.4		Lancaster City	-	Yes	Vacant	6	Very Low
3138-024-922	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-924	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-917	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-920	MU	MU-TOD	N/A	16	0.02		Lancaster City	-	-	Vacant	0	Very Low
3138-024-906	MU	MU-TOD	N/A	16	0.1	Yes	Lancaster City	-	-	Vacant	1	Very Low
3138-024-915	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-910	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-912	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-908	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-024-913	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-930	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-907	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-903	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-905	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-914	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-919	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-911	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-916	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	2	Very Low
3138-024-904	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-909	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-010-036	MU	MU-TOD	N/A	16	0.1	Yes	Yes	-	-	Vacant	1	Very Low
3138-010-031	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low
3138-010-033	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-010-035	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low
3138-010-034	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low
3138-010-032	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low
3138-010-029	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low
3138-010-030	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low
3138-018-045	MU	MU-TOD	N/A	16	0.2	Yes	Yes	-	-	Vacant	3	Very Low
3138-018-044	MU	MU-TOD	N/A	16	0.2			-	-	Vacant	3	Very Low
3138-018-046	MU	MU-TOD	N/A	16	0.2			-	-	Vacant	3	Very Low
3138-019-803	MU	MU-TOD	N/A	16	3.1		-	-	-	Vacant	49	Very Low
3138-030-036	MU	MU-TOD	N/A	16	1.2		-	-	-	Vacant	19	Very Low
										Total	**214**	

Table H-5.18: Affordable Housing Costs by Household Size and Tenure - 2020

Income Group	Annual Income Limits	Affordable Payment (Per State Guidelines)		Maximum Affordable Price		City of Lancaster Housing Costs
		Renter	Owner	Home (purchase price)	Rental (per month)	
Very Low (30-50% AMI)						
1-Person	$39,450	$986	$986	$168,404	$836	Studio rent estimate: $703
2-Person	$45,050	$1,126	$1,126	$192,387	$955	1-bedroom rent estimate: $1,004 - $1,395
3-Person	$50,700	$1,268	$1,268	$216,369	$1,075	2-bedroom rent estimate: $1,145 - $1,495
4-Person	$56,300	$1,408	$1,408	$237,980	$1,185	3-bedroom rent estimate: $1,414 - $1,900
5-Person	$60,850	$1,521	$1,521	$252,211	$1,261	4-bedroom rent estimate: $1,715
Low (50-80% AMI)						Median condominium sales price 2020: $221,000
1-Person	$63,100	$1,578	$1,578	$293,061	$1,428	Studio rent estimate: $703
2-Person	$72,100	$1,803	$1,803	$334,964	$1,632	1-bedroom rent estimate: $1,004 - $1,395
3-Person	$81,100	$2,028	$2,028	$376,604	$1,835	2-bedroom rent estimate: $1,145 - $1,495
4-Person	$90,100	$2,253	$2,253	$416,136	$2,030	3-bedroom rent estimate: $1,414 - $1,900
5-Person	$97,350	$2,434	$2,434	$444,598	$2,174	4-bedroom rent estimate: $1,715
Moderate Income (80-120% AMI)						
1-Person	$64,900	$1,623	$1,893	$359,562	$1,473	Studio/1-bedroom rent estimate: $703 - $1,395
2-Person	$74,200	$1,855	$2,164	$411,216	$1,684	Median condominium sales price 2020: $221,000
3-Person	$83,500	$2,088	$2,435	$462,607	$1,895	Median home sales price 2020: $368,000
4-Person	$92,750	$2,319	$2,705	$511,582	$2,096	3-bedroom rent estimate: $1,414
5-Person	$100,150	$2,504	$2,921	$547,336	$2,244	4- and 5-bedroom rent estimate: $1,715 - $2,364

Assumptions: California Department of Housing and Community Development 2020 income limits; 30 - 35% gross household income as affordable housing costs (depending on tenure and income level); 20% of monthly affordable cost for taxes and insurance; 10% down payment, 3% interest rate for a 30-year fixed rate mortgage loan; housing cost include utilities based on Housing Authority of the County of Riverside Utility Allowance by room size, 2020.

Sources: California Department of Housing and Community Development, 2020; Housing Authority of the County of Los Angeles, 2020; MIG, 2020. Rent: U.S. Census 2019 ACS 5-Year Estimates Detailed Tables, Housing Prices: CoreLogic California Home Sale Activity by City, September 2020; December 2020 Southland Report.

Table H-5.19: Vacant MDR Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density	Acres	Potential Lot Consolidation	Used in 5th Cycle	Used in 4th Cycle	Common Ownership	Current Use	Realistic Capacity	Affordability Level
3112-004-015	MR2	MDR	6.6 - 15 du/ac	4.4	-	Yes	-	-	Vacant	53	Moderate
3112-003-055	MR2	MDR	6.6 - 15 du/ac	1.9	-	Yes	-	-	Vacant	23	Moderate
3112-003-054	MR2	MDR	6.6 - 15 du/ac	2.6	-	Yes	-	-	Vacant	31	Moderate
3203-015-144	MR2	MDR	6.6 - 15 du/ac	19.2	-	-	-	-	Vacant	231	Moderate
3153-001-021	MR2	MDR	6.6 - 15 du/ac	5.1	-	Yes	-	-	Vacant	61	Moderate
3105-017-017	MR2	MDR	6.6 - 15 du/ac	4.8	-	-	-	-	Vacant	57	Moderate
3105-017-005	MR2	MDR	6.6 - 15 du/ac	4.8	-	Yes	-	-	Vacant	57	Moderate
3150-017-001	MR2	MDR	6.6 - 15 du/ac	2.1	-	Yes	-	-	Vacant	26	Moderate
3150-017-002	MR2	MDR	6.6 - 15 du/ac	2.1	-	Yes	-	-	Vacant	26	Moderate
3150-014-009	MR2	MDR	6.6 - 15 du/ac	5.2	-	-	-	-	Vacant	62	Moderate
3150-010-039	MR2	MDR	6.6 - 15 du/ac	9.2	-	Yes	-	-	Vacant	110	Moderate
3154-002-031	MR2	MDR	6.6 - 15 du/ac	5.0	-	-	-	-	Vacant	60	Moderate
3154-002-034	MR2	MDR	6.6 - 15 du/ac	5.1	-	Yes	-	-	Vacant	61	Moderate
3154-002-092	MR2	MDR	6.6 - 15 du/ac	4.6	-	Yes	-	-	Vacant	56	Moderate
3147-001-049	MR2	MDR	6.6 - 15 du/ac	1.2	-	Yes	-	-	Vacant	15	Moderate
3147-001-038	MR2	MDR	6.6 - 15 du/ac	2.4	-	Yes	-	-	Vacant	28	Moderate
3147-001-050	MR2	MDR	6.6 - 15 du/ac	0.7	-	-	-	-	Vacant	8	Moderate
3147-001-039	MR2	MDR	6.6 - 15 du/ac	2.4	-	Yes	-	-	Vacant	28	Moderate
3140-030-038	MR2	MDR	6.6 - 15 du/ac	1.1	-	Yes	-	-	Vacant	14	Moderate
3140-030-037	MR2	MDR	6.6 - 15 du/ac	1.1	-	Yes	-	-	Vacant	13	Moderate
3123-024-055	MR2	MDR	6.6 - 15 du/ac	2.3	-	Yes	-	-	Vacant	27	Moderate
3123-024-052	MR2	MDR	6.6 - 15 du/ac	0.5	-	-	-	-	Vacant	6	Moderate
3123-024-053	MR2	MDR	6.6 - 15 du/ac	3.4	-	Yes	-	-	Vacant	41	Moderate
									Total	**1,094**	

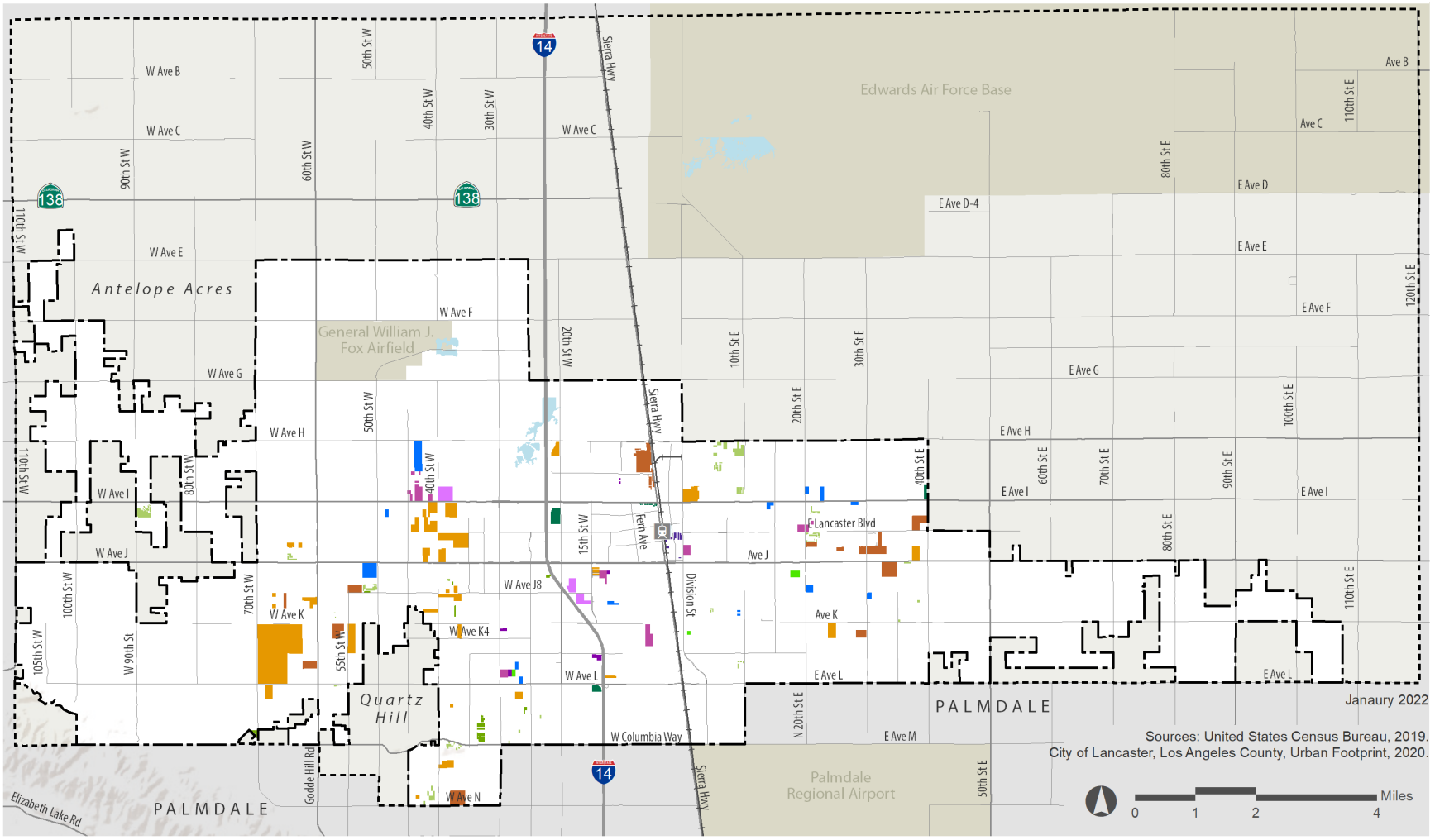
Sites Inventory Summary

Table H-5.20 summarizes the projects, projected ADUs, and housing sites available to address the 2021-2029 RHNA for the City of Lancaster. Overall, the City can adequately accommodate—and has excess capacity for—the full RHNA.

Table H-5.20: Sites Inventory Summary

	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
2021-2029 RHNA	**2,224**	**1,194**	**1,328**	**4,277**	**9,023**
APPROVED PROJECTS					
Approved Residential Tracts (Partial Construction)	-	-	-	499	499
Approved Residential Tracts (No Building Permits Yet)	-	-	-	131	131
Approved Multi-Family Projects	176	421	328	-	925
subtotal	*176*	*421*	*328*	*630*	*1,555*
PROPOSED PROJECTS					
Multi-Family Projects in Review	-	72	-	600	672
subtotal	*-*	*72*	*-*	*600*	*672*
PROJECTED ADUS					
Estimated ADU Production	78	148	7	99	332
subtotal	*78*	*148*	*7*	*99*	*332*
TENTATIVE TRACT MAPS					
Approved TTM	-	-	*325*	4,573	4,898
ADUS on Approved Tracts	82	153	7	103	345
TTM in Review	-	-	-	1,658	1,658
subtotal	*82*	*153*	*332*	*6,334*	*6,901*
VACANT LAND					
Vacant HDR Sites	457	-	-	-	457
Vacant MU-C Sites	1,242	-	-	-	1,242
Vacant MU-N	371	579	-	-	950
Vacant MU-TOD	214	-	-	-	214
Vacant MDR	-	-	1,094	-	1,094
subtotal	*2,284*	*579*	*1,094*	*-*	*3,957*
TOTAL PROJECTS/SITES	**2,620**	**1,373**	**1,761**	**7,663**	**13,417**
REMAINING RHNA (+shortfall/-surplus)	**+ 396**	**+ 179**	**+ 433**	**+ 3,386**	**+ 4,394**

Figure H-5.1: Sites to Meet the RHNA



Approved and Proposed Projects

- Approved Residential Tracts (Partial Construction)
- Approved Residential Tracts (No Building Permits Yet)
- Approved Mutli-Family Projects
- Multi-Family in Review

Tentative Tract Maps

- Approved TTM
- TTM in Review

Vacant Land

- MDR
- HDR
- MU-C
- MU-N
- MU-TOD

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Assembly Bill 1397

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is made up predominately of sites between 0.5 and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower-income housing need. Individual parcels under 0.5 acres in size are included only if they are part of a larger site, and generally only if they have common ownership (where one owner owns almost all parcels) and thus functioning as one larger site. Only one site included in the inventory (located in the HDR zone) does not have common ownership on all parcels of the site. Tables H-5.14 through H5.17 summarize the sites inventory and include a field that indicates common ownership; where "Yes" is indicated, a single property owner owns the lots identified and thus the site is functioning as one lot.

- HDR: Seven sites are identified; two of which require lot consolidation to achieve a minimum of 0.5 acres. Of these, one site has three parcels with common ownership (all three are owned by one owner). The other site also has three parcels, two of which have common ownership and one does not. This is the only site identified that has multiple parcels but uncommon ownership on a portion and which is thus not already functioning as one consolidated site. Common ownership is held for 0.4 acres; the adjacent 0.2 acres has a separate owner. This site is identified to have a realistic capacity of 15 units; were it not to develop because of difficulty consolidating lots or if it were removed from the inventory, the City would still have ample sites to meet the RHNA.
- MU-C: 15 sites are identified; none of which require lot consolidation to achieve a minimum of 0.5 acres.
- MU-N: 26 sites are identified; none of which require lot consolidation to achieve a minimum of 0.5 acres.
- MU-TOD: nine sites are identified; seven of which require lot consolidation to achieve a minimum of 0.5 acres. Of these seven sites, five consist of multiple parcels all of which are owned exclusively by the City of Lancaster. Two other sites consist of multiple parcels—one has eight parcels all of which have one owner, and the other consists of three parcels all of which have one owner. Each site identified in the MU-TOD zone is functioning as a consolidated site already, given the common ownership.

For the one site in the HDR zone, the following analysis is provided to support the finding that lot consolidation in Lancaster is not a constraint to housing development. Contiguous parcels provide opportunities for lot consolidation. Lancaster has a record of approving projects that include multiple parcels to create a cohesive development, utilizing lot consolidations for comprehensive, high-quality projects. There are also several multi-family projects under review proposing lot consolidations that have similar characteristics to the sites identified in the inventory, such as the number of lots and affordability levels. For example, CUP 21-03 is an affordable housing development that is consolidating 20 parcels; the proposed project is targeting an average of 60 percent of the area median income for residents, indicating that lot consolidation is occurring in Lancaster for affordable housing projects. Other proposed projects are planning to consolidate two to four parcels; the only site in the inventory proposing to consolidate lots without common ownership has three parcels The City's history of

approvals over the years and current development interest (**Table H-5.21**) demonstrates the likelihood of consolidating parcels for a comprehensive development and that Lancaster has few constraints to lot consolidation associated with new projects.

Table H-5.21: Lancaster Lot Consolidations (Current Projects)

Project Name/Address	Zone	Number of Units	Total Lots	Total Acreage of Combined Lots	Approval Date	Affordability Level
CUP 21-03	C	114 units	20	5.66 acres	2021	Low
SPR 20-04	MDR	162 units	2	11.79 acres	2021	Above Moderate
CUP 21-01	RR-2.25	118 units	4	9.5 acres	2021	Above Moderate

Source: City of Lancaster, 2021

For every site included in the sites inventory, vacant parcels that are less than 0.5 acres are located adjacent to other parcels that together equal more than 0.5 acres. For every site included in the sites inventory except one in the HDR zone, adjacent parcels have common ownership and thus effectively function as one larger site. A majority of the sites identified in the MU-TOD zone consist of parcels that are 0.1 acres in size and are commonly owned by the City of Lancaster, which are functioning as one site already and make potential development even more feasible.

Lot consolidation is a general practice in Lancaster; current incentives include the rounding up when calculating allowable units. The City also consults with developers and property owners regarding the Subdivision Code, requirements for consolidating lots, and best practices to streamline development. Property owner interest in developing vacant lots remains strong in Lancaster, as evidenced by the significant number of projects in the pipeline. Sites identified in the inventory are ripe for development and are located in areas where existing development is occurring.

Many existing lots in Lancaster are over 10 acres in size, including one site in the MU-C zone (10.2 acres) and two sites in the MU-N zone (10.6 and 11.9 acres respectively) that are included to meet the lower-income RHNA. In Lancaster, development of housing affordable to lower-income households on a large site is achievable and is standard practice. The Copper Square, a 204-unit, affordable development, was constructed on a 19.5-acre site during the previous Housing Element planning period. The Terracina project (SPR 19-07) was under construction in 2021 on 13.05 acres; all 264 units will be reserved for low-income households. CUP 20-02 (27.9 acres) proposes a total of 49 two-story buildings containing a total of 392 units, 72 of which will be reserved for low-income households. SPR 20-04 consolidated two lots to achieve a total site size of 11.79 acres to facilitate the development of 162 market-rate units. Development on sites larger than 10 acres for both market rate and affordable housing development is common in Lancaster.

The reuse of sites in the sites inventory is consistent with the requirements under AB 1397. Non-vacant sites included in a prior planning period's housing element (e.g., fifth cycle, 2014-2021 housing element) and vacant sites included in two or more consecutive planning periods (e.g., 5th cycle 2014-2021 and

fourth cycle 2008-2014 Housing Element) must allow residential use by right at specified densities for housing developments in which at least 20 percent of the units are affordable to lower income households. No sites identified to meet the lower-income RHNA are subject to the provisions of AB1397.

Additional Capacity

Beyond the sites identified to meet the RHNA, Lancaster has additional land that may support housing development at a variety of densities and housing types, and has recently undertaken comprehensive planning processes to expand housing options in new locations, including the Health District Master Plan and the Parkway Village Specific Plan.

Additional Vacant Land (MU and MDR)

Within Lancaster, there is significant vacant land adequately zoned to facilitate affordable housing and a variety of housing types. There is additional vacant land available (outside of the sites identified above to meet the RHNA), which includes 42.7 acres of Medium Density Multi-Family (MDR) and 696 acres of Mixed-Use sites (MU-N, MU-E, MU-TOD) totaling 693 acres with a realistic capacity of 7,515 units (**Table 5.22**). See **Tables 5.23, 5.24, and 5.25** for site-specific detail.

Table H-5.22: Summary of Residential Capacity on Vacant Land

General Plan	Zoning	Allowed Density	Acres	Realistic Capacity	Affordability Level
Medium Multi-Family Residential	MDR	6.6 – 15 du/ac	42.7	514	Moderate Income
Mixed Use	MU-N	8 du/ac*	452.1	3,798	Very Low/Low Income
Mixed Use	MU-E	16 du/ac*	223.2	3,524	Very Low/Low Income
Mixed Use	MU-TOD	16 du/ac*	17.7	193	Very Low/Low Income

Notes: There is no density range that caps the number of residential units a developer may build on a mixed-use site. Therefore, the density for mixed-use is a conservative estimate based on a city-wide average of 8 du/ac for MUN and 16 du/ac for other MU zones, which includes an assumption for 70/30 of residential versus non-residential uses.

If necessary, the City may utilize these parcels to ensure there is no net loss of available sites over the planning period, consistent with Government Code Section 65863. No sites included in this summary were included in both the fourth and fifth cycle Housing Elements, and thus are not subject to AB 1397 requirements. In addition, the City recently adopted or is currently underway with Specific Plans that will further support housing in Lancaster: the Health District Master Plan and Park Village Specific Plan.

Health District Master Plan

In April 2021, the City of Lancaster adopted the Lancaster Health District Master Plan, which provides direction for development around the Antelope Valley Hospital over a 20-year period. Mixed-use development is proposed including medical and general offices, retail and commercial uses, housing, and hotel/conference space. The Master Plan will also allow for the construction of a new Antelope Valley Hospital and plant facility along with the relocation of the heliport. As part of the adoption of the

Master Plan, the General Plan land use designation for the subject property was changed to Mixed-Use and the zoning changed to Mixed Use - Health District. Specifically, the Master Plan now allows for the development of 1,600 residential units; 259,200 square feet of hotel uses (180 rooms) and a 70,000-square-foot conference center; 842,000 square feet of commercial/office space; 480,000 square feet of continuum of care facilities; 791,000 square feet of acute care facilities including replacing the existing hospital with a new 700,000-square-foot facility (300 beds) with a 12,000-square-foot plant facility and another 91,000 square feet (80 beds) of acute care facilities; 249,800 square feet of sub-acute care facilities; and a 1,000-space parking garage.

Parkway Village Specific Plan

The Parkway Village Specific Plan is located within the core of Lancaster along a major arterial and will provide an opportunity for infill development. Parkway Village is proposed for the 150-acre area east of Sgt. Steve Owen Memorial Park and North of Avenue L. The site was once envisioned as a large commercial complex anchored by big box stores, but the Great Recession and ongoing changes in the retail landscape altered those plans shortly after the site was approved in 2007. This new specific plan is currently underway and is envisioned as a key component of the "urban fabric" of the community. The proposed development is for a new mixed-use urban area that includes high-density housing, integrated dining and shopping opportunities, schools, and gathering space.

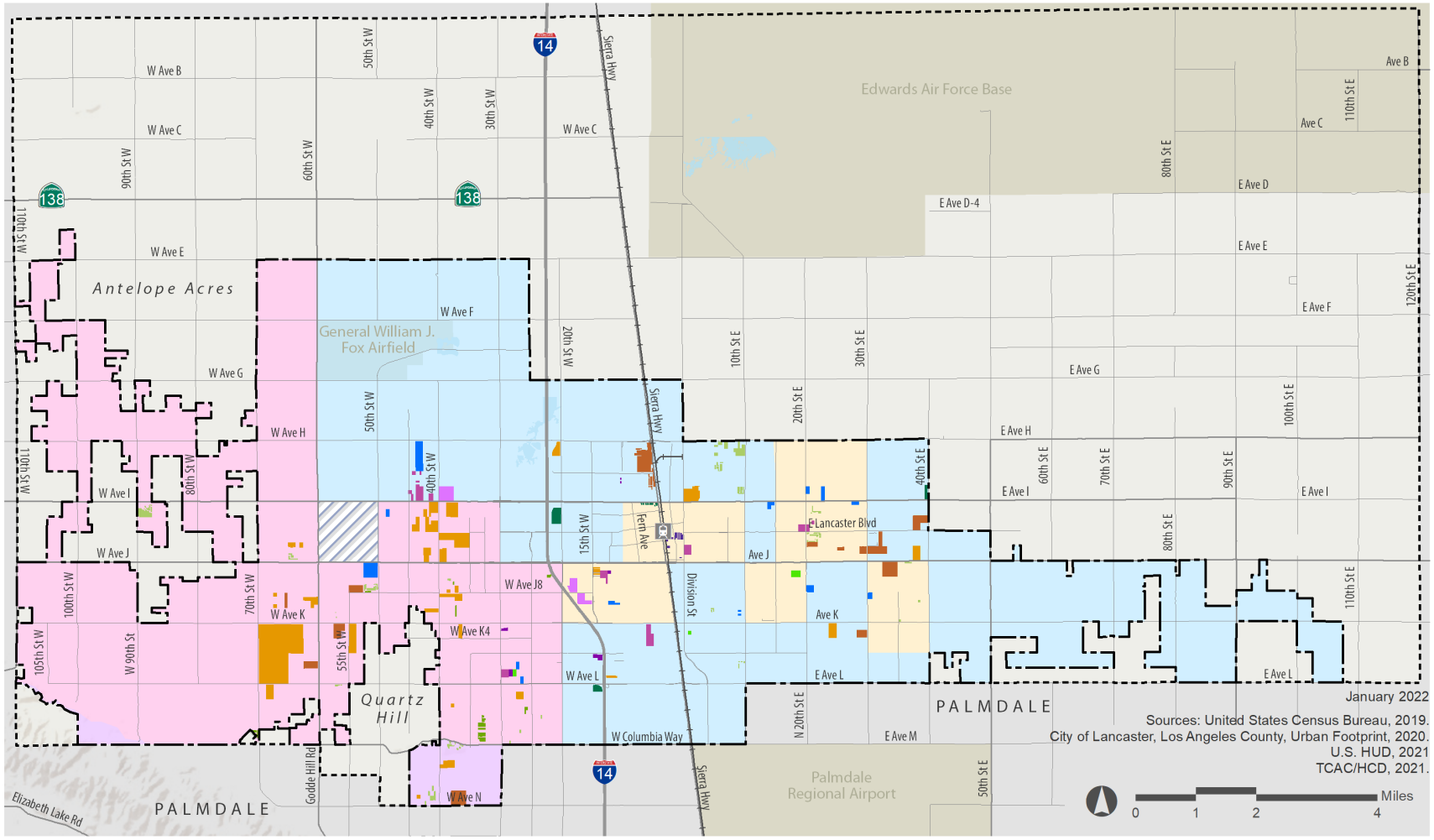
Consistency with Affirmatively Furthering Fair Housing (AFFH)

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively Furthering Fair Housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. For purposes of the housing element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

HCD and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. Shown on **Figure H-5.2**, TCAC opportunity areas in Lancaster range from low resources in the northern and southern areas of the city with moderate resources in the western portions.

The sites inventory for the 2021-2029 planning period consists of approved capacity in tentative tracts, approved and proposed multi-family projects, and vacant land. The lower-income RHNA is addressed with sites designated for future multi-family residential development based on density and market rate housing costs for those units. Those sites have capacity for 3,968 lower- and moderate-income units, with 100 percent on vacant sites (zoned for high density residential or mixed use). **Figure H-5.2** shows that capacity for multi-family residential development and proposed projects are evenly distributed among the low and moderate resources areas (very little area within Lancaster is identified as high resource) and that no concentration of lower-income sites exists.

Figure H-5.2: TCAC/HCD Opportunity Areas



Site Infrastructure and Constraints

The sites inventoried in this Housing Element have residential land use designations and zoning in place and have already been examined for potential environmental constraints as part of the General Plan Environmental Impact Report. Few additional constraints would impede the development of new housing units on the identified sites. Potential environmental constraints to future development are reflected in the identified site capacity. The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure capacity is available to service new developments. Each residential subdivision or development project is required to ensure that necessary infrastructure is in place or can be extended to serve the project prior to approval and development. Upon recordation, the approved projects can be annexed to the necessary water and sewer districts and are within the service area of other necessary infrastructure and services.

Full urban-level services are available to each site in the inventory. Specifically, water and sewer service are available or are programmed to be made available for all the sites included in the inventory. Site development potential indicated in the sites inventory is consistent with development capacity reported in the General Plan. The General Plan EIR accounts for future build-out of the City of Lancaster. Lancaster is served by eleven retail water districts or mutual water companies. Los Angeles County Waterworks District No. 40 and the Quartz Hill Water District supply Lancaster provide most of municipal water needs. L.A. County Waterworks District No. 40 is the largest retail water purveyor in the region, providing water service to both Lancaster and Palmdale areas and has a service area of approximately 40,000 acres. The Quartz Hill Water District serves several large areas of southwest Lancaster, as well as unincorporated portions of the planning area. Lancaster's RHNA can be accommodated within the existing zoning and General Plan designated parcels in the City and therefore would not create an impact on water services beyond what was identified and analyzed in the General Plan EIR.

Electricity is delivered services are provided by Southern California Edison. Southern California Edison has one transmission substation within the City. The SCE Antelope Substation is located on Avenue J and 90th Street West. Southern California Edison supplies its power from a variety of conventional and renewable energy sources, such as hydroelectricity, wind farms, natural gas, etc. Residents also have the option to have their electricity sourced by Lancaster Choice Energy, a locally run, not-for profit power program created by the City of Lancaster. Unlike Southern California Edison, Lancaster Choice Energy is only in the business of generating power. Lancaster Choice Energy provides with more options for clean energy, simpler rate structures and competitive prices. Customers enrolled with Lancaster Choice Energy still get their energy delivered to them by Southern California Edison, but the source and price of electricity is managed by Lancaster Choice Energy.

Additional dry utilities include natural gas (Southern California Gas Company), telecommunications (Verizon and Spectrum), and cable services (Spectrum and DirectTV). Cable service is also available by alternatives services, such as AT&T and DISH Network. All sites in the sites inventory have access to full dry utilities. The majority of sites are located adjacent to developed areas and/or major roadways.

Housing development associated with the RHNA was fully analyzed by the General Plan Environmental Impact Report in 2009. The RHNA and identified sites to meet the RHNA are within the full buildout anticipated by the General Plan; infrastructure capacity was comprehensively assessed at that time to ensure that wet and dry utility capacity exists to meet the anticipated buildout.

Financial and Administrative Resources

Primary responsibility for the implementation of the City's housing programs and activities lies with the City Manager and the Development Services Department, including the Community Development Division. The primary responsibilities of the Development Services Department include implementation of General Plan goals and policies through documents such as the Zoning and Subdivision Codes, as well as implementing Specific Plans. In addition, the Development Services Department is responsible for long-range planning and physical development. The department ensures enforcement of land use, construction, health, safety, and environmental regulations.

The Development Services Department and Public Safety Department also provides a range of services, housing programs, and projects designed to assist in the maintenance and improvement of the quality of life in Lancaster's neighborhoods. The Development Services Department and Public Safety Department services are delivered through three distinct but integrated operations: Housing & Neighborhood Revitalization, Code Enforcement Division, and Mobilehome Park Inspection Division. The City works with outside agencies, organizations, and residents to implement neighborhood revitalization plans, help solve neighborhood problems, build capacity in neighborhood organizations, enforce minimum housing and property standards, and maintain and expand the supply of affordable housing.

The City's Housing Authority also serves as a resource for affordable housing. The Housing Authority owns land and works with a variety of nonprofit developers to build and support housing of all types, including single-family subdivisions, multi-family housing, and housing that supports special needs groups.

Several financial resources are available to the City and City residents, including:

- The City of Lancaster participates in HUD federal CDBG funding programs. The City receives CDBG funds from HUD on a formula basis each year and in turn, allocates funds for a wide range of eligible community development and housing projects that benefit low-and moderate-income Lancaster residents.
- HOME Investment Partnerships (HOME) was formed under Title II of the Cranston-Gonzalez National Affordable Housing Act. HOME provides grants to cities to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. In Lancaster, HOME funds have been used for the Home Ownership Mortgage Loan Program, as well as the development of several affordable housing projects, including Arbor Gardens and Cedar Creek senior apartments.
- Resources from the County of Los Angeles are also available to the Lancaster community. The federally funded Housing Choice Voucher program (formerly Section 8) is overseen by the Los Angeles County Development Authority (LACDA) and provides rental assistance payments to

owners of private market rate units on behalf of low-income tenants. LACDA also oversees the First Home Mortgage Program, which is open to all Los Angeles County residents (outside of the City of Los Angeles). The Mortgage Credit Certificate (MCC) program provides federal tax credit for low- and moderate- income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County of Los Angeles.

Table H-5.23: Vacant MDR Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density	Acres	Potential Lot Consolidation	Used in 5th Cycle	Used in 4th Cycle	Common Ownership	Current Use	Realistic Capacity	Affordability Level
3123-012-043	MR2	MDR	6.6 - 15 du/ac	1.9	Yes	Yes	-	Yes	Vacant	23	Moderate
3123-012-023	MR2	MDR	6.6 - 15 du/ac			-	-		Vacant		Moderate
3122-017-020	MR2	MDR	6.6 - 15 du/ac	1.1	-	Yes	-	-	Vacant	13	Moderate
3122-016-019	MR2	MDR	6.6 - 15 du/ac	3.5	-	Yes	-	-	Vacant	42	Moderate
3122-020-060	MR2	MDR	6.6 - 15 du/ac	1.8	-	Yes	-	-	Vacant	22	Moderate
3112-012-006	MR2	MDR	6.6 - 15 du/ac	1.4	-	Yes	-	-	Vacant	17	Moderate
3112-012-005	MR2	MDR	6.6 - 15 du/ac	0.8	-	-	-	-	Vacant	9	Moderate
3112-001-014	MR2	MDR	6.6 - 15 du/ac	4.8	-	Yes	-	-	Vacant	57	Moderate
3112-004-155	MR2	MDR	6.6 - 15 du/ac	3.6	-	Yes	-	-	Vacant	44	Moderate
3112-004-158	MR2	MDR	6.6 - 15 du/ac	4.9	-	Yes	-	-	Vacant	59	Moderate
3112-004-154	MR2	MDR	6.6 - 15 du/ac	3.3	-	Yes	-	-	Vacant	39	Moderate
3112-004-029	MR2	MDR	6.6 - 15 du/ac	3.7	-	Yes	-	-	Vacant	45	Moderate
3112-004-016	MR2	MDR	6.6 - 15 du/ac	3.8	-	Yes	-	-	Vacant	46	Moderate
3112-003-057	MR2	MDR	6.6 - 15 du/ac	1.6	-	-	-	-	Vacant	20	Moderate
3153-001-024	MR2	MDR	6.6 - 15 du/ac	2.5	-	Yes	-	-	Vacant	31	Moderate
3153-001-025	MR2	MDR	6.6 - 15 du/ac	2.5	-	Yes	-	-	Vacant	30	Moderate
3130-024-093	MR2	MDR	6.6 - 15 du/ac	1.5	-	Yes	-	-	Vacant	17	Moderate

Table H-5.23: Vacant MU-E Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3128-001-022	MU	MU-E	21 du/ac	7.2	-	-	-	-	Vacant	114	Very Low
3128-006-905	MU	MU-E	21 du/ac	0.5	-	-	Yes	-	Vacant	8	Very Low

Table H-5.23: Vacant MU-E Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3128-005-021	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-005-004	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-001-005	MU	MU-E	21 du/ac	0.7	-	-	Yes	-	Vacant	11	Very Low
3128-006-904	MU	MU-E	21 du/ac	1.1	-	-	Yes	-	Vacant	17	Very Low
3128-006-056	MU	MU-E	21 du/ac	4.0	-	-	Yes	-	Vacant	62	Very Low
3128-006-007	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-022	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-020	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-019	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-057	MU	MU-E	21 du/ac	1.1	-	-	-	-	Vacant	17	Very Low
3128-006-021	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Very Low
3128-006-010	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-001	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-004	MU	MU-E	21 du/ac	2.5	-	-	Yes	-	Vacant	39	Very Low
3128-006-059	MU	MU-E	21 du/ac	1.1	-	-	-	-	Vacant	17	Very Low
3128-006-006	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-024	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-006-017	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	19	Very Low
3128-006-023	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-006-005	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-006-049	MU	MU-E	21 du/ac	2.4	-	-	Yes	-	Vacant	38	Very Low
3128-006-009	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-050	MU	MU-E	21 du/ac	1.0	-	-	Yes	-	Vacant	16	Very Low
3128-006-002	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low

Table H-5.23: Vacant MU-E Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3128-006-025	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Very Low
3128-006-003	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-005-026	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	21	Very Low
3128-005-024	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-005-018	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-005-007	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-005-020	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-005-010	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-028	MU	MU-E	21 du/ac	4.0	-	-	-	-	Vacant	64	Very Low
3128-005-027	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-005-006	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-005-015	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-005-019	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-005-001	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-005-036	MU	MU-E	21 du/ac	1.8	-	-	Yes	-	Vacant	29	Low
3128-005-009	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-003	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-005-013	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-005-023	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-006-906	MU	MU-E	21 du/ac	1.7	-	-	Yes	-	Vacant	27	Low
3128-005-028	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-005-008	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-037	MU	MU-E	21 du/ac	2.9	-	-	-	-	Vacant	46	Low
3128-005-017	MU	MU-E	21 du/ac	5.1	-	-	Yes	-	Vacant	80	Low

Table H-5.23: Vacant MU-E Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3128-005-038	MU	MU-E	21 du/ac	6.7	-	-	Yes	-	Vacant	106	Low
3128-005-016	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-029	MU	MU-E	21 du/ac	1.4	-	-	Yes	-	Vacant	22	Low
3128-005-011	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-014	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-005	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-006-051	MU	MU-E	21 du/ac	1.0	-	-	Yes	-	Vacant	15	Low
3128-005-022	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-012	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-025	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3107-011-074	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3105-025-004	MU	MU-E	21 du/ac	9.5	-	-	Yes	-	Vacant	150	Low
3107-011-082	MU	MU-E	21 du/ac	10.4	-	-	Yes	-	Vacant	164	Low
3107-011-032	MU	MU-E	21 du/ac	5.2	-	-	Yes	-	Vacant	82	Low
3107-011-003	MU	MU-E	21 du/ac	9.9	-	-	Yes	-	Vacant	155	Low
3128-006-052	MU	MU-E	21 du/ac	1.0	-	-	Yes	-	Vacant	16	Low
3107-011-075	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3105-025-003	MU	MU-E	21 du/ac	10.3	-	-	Yes	-	Vacant	162	Low
3107-011-039	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3128-006-018	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3107-011-084	MU	MU-E	21 du/ac	5.1	-	-	Yes	-	Vacant	81	Low
3107-011-014	MU	MU-E	21 du/ac	10.1	-	-	Yes	-	Vacant	158	Low
3107-011-016	MU	MU-E	21 du/ac	10.4	-	-	Yes	-	Vacant	164	Low
3107-011-094	MU	MU-E	21 du/ac	5.1	-	-	Yes	-	Vacant	81	Low

Table H-5.23: Vacant MU-E Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3107-011-064	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3107-011-073	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3128-006-058	MU	MU-E	21 du/ac	3.7	-	-		-	Vacant	58	Low
3107-011-077	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	41	Low
3107-011-081	MU	MU-E	21 du/ac	9.7	-	-	Yes	-	Vacant	152	Low
3107-011-065	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3107-011-038	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3128-005-002	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-005-033	MU	MU-E	21 du/ac	0.3	Yes	No	Yes	-	Vacant	4	Low
3128-005-034	MU	MU-E	21 du/ac	4.5		No	Yes	-	Vacant	71	Low
3128-006-027	MU	MU-E	21 du/ac	2.4	Yes	No	Yes	-	Vacant	37	Low
3128-006-055	MU	MU-E	21 du/ac	0.3		No	Yes	-	Vacant	4	Low
3128-006-903	MU	MU-E	21 du/ac	0.3	Yes	Yes	Yes	-	Vacant	5	Low
3128-006-900	MU	MU-E	21 du/ac	0.7			Yes	-	Vacant	11	Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3123-014-915	MU	MU-N	8 du/ac	0.4	Yes	Yes	-	-	Vacant	3	Very Low
3123-014-916	MU	MU-N	8 du/ac	0.2			-	-	Vacant	2	Very Low
3105-018-068	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3105-018-083	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-105	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-120	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-047	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-045	MU	MU-N	8 du/ac	6.8			Yes	-	Vacant	57	Very Low
3105-018-074	MU	MU-N	8 du/ac	3.9			Yes	-	Vacant	33	Very Low
3105-018-046	MU	MU-N	8 du/ac	6.2			Yes	-	Vacant	52	Very Low
3105-018-078	MU	MU-N	8 du/ac	2.5			Yes	-	Vacant	21	Very Low
3105-018-043	MU	MU-N	8 du/ac	6.8			Yes	-	Vacant	57	Very Low
3105-018-085	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-065	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-093	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-117	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-121	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-076	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-099	MU	MU-N	8 du/ac	2.2			Yes	-	Vacant	19	Very Low
3105-018-020	MU	MU-N	8 du/ac	3.4			Yes	-	Vacant	28	Very Low
3105-018-053	MU	MU-N	8 du/ac	3.1			Yes	-	Vacant	26	Very Low
3105-018-111	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-102	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-077	MU	MU-N	8 du/ac	2.5			Yes	-	Vacant	21	Very Low
3105-018-101	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-113	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-109	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3105-018-039	MU	MU-N	8 du/ac	10.0			Yes	-	Vacant	84	Very Low
3105-018-088	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-104	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-087	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-106	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-019	MU	MU-N	8 du/ac	1.4			Yes	-	Vacant	12	Very Low
3105-018-119	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-098	MU	MU-N	8 du/ac	12.7			Yes	-	Vacant	106	Very Low
3105-018-115	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-094	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-095	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-061	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-038	MU	MU-N	8 du/ac	10.1			Yes	-	Vacant	85	Very Low
3105-018-126	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-110	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-082	MU	MU-N	8 du/ac	3.1			Yes	-	Vacant	26	Very Low
3105-018-044	MU	MU-N	8 du/ac	6.8			Yes	-	Vacant	57	Very Low
3105-018-052	MU	MU-N	8 du/ac	2.5			Yes	-	Vacant	21	Low
3105-015-012	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-015-002	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-015-001	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-014-001	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-016-002	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3105-016-011	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3105-015-011	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-016-001	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-017-001	MU	MU-N	8 du/ac	9.9			Yes	-	Vacant	83	Low
3105-016-012	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3105-017-005	MU	MU-N	8 du/ac	20.5			Yes	-	Vacant	172	Low
3105-014-010	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-017-011	MU	MU-N	8 du/ac	14.0			Yes	-	Vacant	117	Low
3105-017-012	MU	MU-N	8 du/ac	5.8			Yes	-	Vacant	48	Low
3107-011-092	MU	MU-N	8 du/ac	9.7			Yes	-	Vacant	81	Low
3107-011-088	MU	MU-N	8 du/ac	2.0			Yes	-	Vacant	17	Low
3107-011-089	MU	MU-N	8 du/ac	2.0			Yes	-	Vacant	17	Low
3107-011-098	MU	MU-N	8 du/ac	7.8			Yes	-	Vacant	66	Low
3107-011-093	MU	MU-N	8 du/ac	10.4			Yes	-	Vacant	88	Low
3107-011-099	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-087	MU	MU-N	8 du/ac	2.0			Yes	-	Vacant	17	Low
3107-011-090	MU	MU-N	8 du/ac	2.0			Yes	-	Vacant	17	Low
3107-011-044	MU	MU-N	8 du/ac	5.1			Yes	-	Vacant	43	Low
3107-011-050	MU	MU-N	8 du/ac	5.2			Yes	-	Vacant	44	Low
3107-011-056	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-017	MU	MU-N	8 du/ac	10.4			Yes	-	Vacant	88	Low
3107-011-062	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-043	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-049	MU	MU-N	8 du/ac	5.2			Yes	-	Vacant	44	Low
3107-011-047	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3107-011-060	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-063	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-036	MU	MU-N	8 du/ac	5.2			Yes	-	Vacant	44	Low
3107-011-004	MU	MU-N	8 du/ac	5.1			Yes	-	Vacant	43	Low
3107-011-028	MU	MU-N	8 du/ac	10.3			Yes	-	Vacant	86	Low
3107-011-048	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-042	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-055	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-061	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-060	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-087	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-012	MU	MU-N	8 du/ac	8.5			Yes	-	Vacant	71	Low
3107-012-066	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-120	MU	MU-N	8 du/ac	5.1			Yes	-	Vacant	43	Low
3107-012-063	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-064	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-034	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-095	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-061	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-050	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-073	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-048	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-036	MU	MU-N	8 du/ac	0.5			-	-	Vacant	4	Low
3107-012-055	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3107-012-119	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-070	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-049	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-094	MU	MU-N	8 du/ac	5.1			Yes	-	Vacant	43	Low
3107-012-013	MU	MU-N	8 du/ac	5.0			Yes	-	Vacant	42	Low
3107-012-051	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-010	MU	MU-N	8 du/ac	3.9			Yes	-	Vacant	33	Low
3107-012-065	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-032	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-113	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-054	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-086	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-071	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-053	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-011	MU	MU-N	8 du/ac	0.1			-	-	Vacant	1	Low
3107-012-056	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-068	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-045	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-039	MU	MU-N	8 du/ac	2.2			Yes	-	Vacant	18	Low
3107-012-084	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-004	MU	MU-N	8 du/ac	4.9			Yes	-	Vacant	41	Low
3107-012-042	MU	MU-N	8 du/ac	2.2			Yes	-	Vacant	18	Low
3107-012-046	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-112	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3107-012-083	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-031	MU	MU-N	8 du/ac	2.4			Yes	-	Vacant	20	Low
3107-012-075	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-030	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-078	MU	MU-N	8 du/ac	2.2			Yes	-	Vacant	18	Low
3107-012-091	MU	MU-N	8 du/ac	2.3			Yes	-	Vacant	20	Low
3107-012-089	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-058	MU	MU-N	8 du/ac	2.4			Yes	-	Vacant	21	Low
3107-012-044	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-085	MU	MU-N	8 du/ac	2.2			Yes	-	Vacant	18	Low
3107-012-088	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-041	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-074	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-007-040	MU	MU-TOD	16	0.1	Yes	Owner A	-	-	Vacant	1	Very Low
3138-007-044	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-007-039	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-007-041	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-007-037	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-007-043	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Very Low
3138-007-046	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-007-045	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-007-038	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-007-042	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-020-019	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-020-021	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-020-022	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-020-015	MU	MU-TOD	16	0.1	Yes	Owner A	-	-	Vacant	1	Very Low
3138-020-018	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-020-017	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-020-016	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-020-020	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-036-904	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-030	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-017-906	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-036-014	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-017-907	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-908	MU	MU-TOD	16	0.1	Yes	Owner A	-	-	Vacant	1	Very Low
3138-036-012	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Very Low
3138-036-006	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-017-903	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-036-903	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-036-005	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-017-919	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-031	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-036-009	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-036-900	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-036-901	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-033	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-036-015	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-036-902	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-902	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-901	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-036-007	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-036-911	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-920	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-036-008	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-036-013	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-017-904	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-905	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-032	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-035-921	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-920	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-019	MU	MU-TOD	16	0.1	Yes	Owner B	-	-	Vacant	1	Very Low
3138-035-016	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-034-028	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Very Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-034-027	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-035-902	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-919	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-030	MU	MU-TOD	16	0.1		Owner F	-	-	Vacant	1	Very Low
3138-035-905	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-017	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-034-031	MU	MU-TOD	16	0.1		Owner F	-	-	Vacant	1	Very Low
3138-034-029	MU	MU-TOD	16	0.1		Owner G	-	-	Vacant	1	Very Low
3138-035-901	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-913	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-018	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-034-022	MU	MU-TOD	16	0.1		Owner H	-	-	Vacant	1	Very Low
3138-035-907	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-903	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-026	MU	MU-TOD	16	0.1		Owner I	-	-	Vacant	1	Very Low
3138-034-915	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-911	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-922	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-912	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-023	MU	MU-TOD	16	0.1		Owner J	-	-	Vacant	1	Very Low
3138-035-923	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-904	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-900	MU	MU-TOD	16	0.1	Yes	Owner A	-	-	Vacant	1	Low
3138-035-912	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-035-924	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-911	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-917	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-034-010	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-034-035	MU	MU-TOD	16	0.2		Owner C	-	-	Vacant	4	Low
3138-035-910	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-906	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-916	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-034-012	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-035-915	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-908	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-034-013	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-034-011	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-035-909	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-918	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-913	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	2	Low
3138-029-035	MU	MU-TOD	16	0.2	Yes	Owner A	-	-	Vacant	2	Low
3138-028-911	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-905	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-902	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-903	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-017	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-028-012	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Low
3138-028-901	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-028-910	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-011	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Low
3138-028-912	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-913	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-010	MU	MU-TOD	16	0.1		Owner F	-	-	Vacant	1	Low
3138-028-904	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-900	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-007-036	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	2	Low
3138-007-035	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-007-031	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-007-034	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-007-032	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-007-030	MU	MU-TOD	16	0.1	Yes	Owner C	-	-	Vacant	1	Low
3138-007-027	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Low
3138-007-028	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Low
3138-007-029	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-007-033	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-036-910	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-018	MU	MU-TOD	16	0.1		QIAO GUO	-	-	Vacant	1	Low
3138-036-019	MU	MU-TOD	16	0.1		QIAO GUO	-	-	Vacant	1	Low
3138-017-915	MU	MU-TOD	16	0.1	Yes	Owner A	-	-	Vacant	1	Low
3138-017-917	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-905	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-912	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-036-908	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-025	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-036-907	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-017-910	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-024	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-017-916	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-017-918	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-017-909	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-016	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	2	Low
3138-036-909	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-023	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-036-906	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-017	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Low
3138-021-911	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-910	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-020-905	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-035	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-020-028	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	2	Low
3138-021-912	MU	MU-TOD	16	0.1	Yes	Owner A	-	-	Vacant	1	Low
3138-021-906	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-905	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-908	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-909	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-034	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-020-011	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Low
3138-020-012	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-021-902	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-907	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-903	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-036	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-021-904	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-020-906	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-008-902	MU	MU-TOD	16	0.2		Owner A	-	-	Vacant	3	Low
3138-008-901	MU	MU-TOD	16	0.4	Yes	Owner A	-	-	Vacant	6	Low
3133-016-024	MU	MU-TOD	16	0.2		Owner A	-	-	Vacant	4	Low
3133-017-001	MU	MU-TOD	16	0.5	Yes	Owner B	-	-	Vacant	7	Low
3138-029-034	MU	MU-TOD	16	0.3		Owner A	-	-	Vacant	4	Low
3138-028-026	MU	MU-TOD	16	0.3		Owner B	-	-	Vacant	5	Low

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CHAPTER 6:
2014-2021 HOUSING ELEMENT PROGRAM ACCOMPLISHMENTS

This chapter analyzes program performance from the 2014-2021 Housing Element programs. State law (California Government Code Section 65588[a]) requires each jurisdiction to review its Housing Element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goals
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives
- Progress in implementation of the Housing Element

This evaluation provides valuable information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Lancaster. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives. Following the evaluation in Table H-6-1, the quantified objective performance is summarized.

Meeting the Needs of Special Needs Populations

Through program implementation during the 2014-2021 planning period, the City of Lancaster has made progress in addressing the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

- In 2021, Terracina, an affordable housing project with 264 units, is under construction. Unit sizes range from one-bedroom to four-bedroom models, allowing for a variety of household types and family sizes, including large households.
- Essex Tower is also under construction as of 2021, which will provide 69 units for homeless seniors with special needs.
- The Emerald, with an estimated completion date of 2023, will provide housing for individuals, families, and seniors who are extremely low-income with 69 new affordable units.

- In 2020, the Kensington Campus opened in Lancaster, a 14-acre full-service campus that provides interim and permanent supportive housing for formerly homeless individuals, supporting the City's overarching homelessness initiative. Kensington offers both interim housing and permanent supportive housing, along with complete wraparound services on site.

In addition, to address incidences of homelessness in Lancaster and to prevent extremely low-income Lancaster families from becoming homeless, the City places a high priority on programs that work to prevent homelessness or rapidly connect homeless individuals with housing and supportive services. To address this need, the City has supported a continuum of services in the City of Lancaster utilizing its CDBG funds through the Interim Housing Services Program and though the Los Angeles County Continuum of Care (CoC)agency (Los Angeles Homeless Services Authority (LAHSA)) to prevent and eliminate homelessness.

The City of Lancaster attempts to coordinate housing, public services, and economic development efforts with other public agencies, nonprofit agencies, private developers, and community organizations for the construction of low-income housing, enhanced social services for the "at risk" population, and increased employment opportunities. Between 2020 and 2021, the City continued to enhance coordination efforts in the following ways:

- Implementing an Economic Development Strategic Plan
- Meeting with outside nonprofit agencies and local community organizations for input
- Working with private developers
- Working with training and employment organizations
- Monitoring recipients of City programs and organizations receiving funding
- Reviewing applications, including interviews with applicants, participating in City programs
- Holding neighborhood meetings
- Receiving citizen input on citywide issues
- Recommending funding allocations to City Council

Program Accomplishments

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program 6.1.1(a). In order to maintain current information concerning housing production, compile a quarterly Development Summary Report, identifying the location, size and type of residential development proposals submitted to the City, as well as their status. It is intended that this summary report will track projects from submittal through recordation of subdivision maps through building permits and issuance of occupancy permits through project completion.	The City tracks projects from application submittal through project competition on the development summary report, which is updated quarterly and publicized on the City's website. *Continued Appropriateness:* This program continues to be a routine function of City Staff in the Community Development Division of the Development Services Department. As such, this program will be removed from the 2021 Housing Element, but the practice will be continued.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program 6.1.1(b). Establish a monitoring program which identifies the type and cost of housing being produced within Lancaster, as well as the availability of vacant land which can be used in the short-term (next five years) to accommodate a variety of housing types. This monitoring program is ongoing, but will result in a report to be prepared immediately after each calendar year. In addition, as part of the City's General Plan Annual Review, prepare a status report which evaluates program and production goals outlined in this plan and revise as necessary to meet the needs for housing that is affordable to very low, low, and moderate-income households.	With the use of Geographic Information Systems (GIS), the City can provide information on availability of vacant land upon demand. The Development Summary Report, referenced in Program 6.1.1(a) tracks new development applications in the city, representing a variety of housing types. As part of the City's Housing Element Annual Performance Report, this information will be conveyed to the State HCD. *Continued Appropriateness:* This program represents routine functions completed by City Staff in the Community Development Division of the Development Services Department. As such, this program will be removed from the 2021 Housing Element.
Program 6.1.1(c). If multi-year construction trends, as evidenced by the quarterly Development Summary Report and other available information, indicate that housing unit development will fall short of the City's needs as established in Objective 6.1, consider revisions to, or adoption of, housing incentive programs such as waiver and/or deferral of processing and development impact fees, and relaxation of standard development requirements to encourage construction of those categories where it appears that actual construction will not meet identified needs. The analysis and consideration for modification will be performed on an annual basis during the preparation of City department's fiscal budget.	In 2021, the City implemented a new impact fee calculation in which a developer could be exempt from paying any impact fees if the project is located in the central part of the City. Incentives are included to build each parcel to its full development potential. Senior housing located anywhere within the City limits is also exempt from impact fees. The intent of this incentive is to encourage development that has less impact on the infrastructure system and contributes to climate change goals, while providing fee reductions in a comprehensive and transparent way. *Continued Appropriateness:* Monitoring and incentivizing the creation of affordable housing is an important goal for the City. This program revised to focus on planning and development fees and included in the 2021 Housing Element (Program H-4.1).
Program 6.1.1(d). Assist local nonprofit agencies to actively seek the acquisition of state and federal funding sources by providing letters of support, technical guidance, and other regulatory and procedural assistance as needed to facilitate the development of affordable housing for low to extremely low-income households. The submittal of funding applications would occur during their specified time frames. Other assistance provided to nonprofits would include development incentives, such as a streamlined application review process	The City and Housing Authority continue to actively work with both for-profit and non-profit developers in ensuring a cooperative effort toward affordable housing. The City provides letters of support for affordable housing funding applications and provides technical assistance to facilitate housing development. The Housing Authority purchases and sells property in addition to partnering with affordable housing developers. The City has contacted (via email and phone) seven different non-profit and for-profit housing developers within Los Angeles County to receive input

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
and other mechanisms specific to the development to ensure the production of successful housing projects.	on sites. The City has had seven potential housing projects. One is under contract as of September 2021 and is estimated to be completed in winter 2022. *Continued Appropriateness:* The City will continue to encourage development of affordable housing through a variety of activities such as providing letters of support for funding applications, providing in-kind technical assistance for housing developers, and expedited processing as appropriate. This program will be consolidated with Program 6.1.2(a) below.
Program 6.1.2(a). Continue to enhance development opportunities for the construction of affordable housing through shared appreciation covenants, conditions and restrictions, the provision of technical assistance, and use of real property acquisition powers of the Lancaster Housing Authority which action results in the consolidation of small, infill parcels and the development of affordable housing.	The Lancaster Housing Authority actively seeks opportunities to develop affordable housing in cooperation with for-profit and non-profit developers. Two projects are currently in the pipeline: • Northeast corner of Division and Avenue I (167 single family units) • Southwest corner of Sierra Hwy and Avenue I (114 multi-family units) *Continued Appropriateness:* The Lancaster Housing Authority provides a much needed administrative resource and will continue its mission to provide more affordable housing in Lancaster. This program will be modified to list a variety of resources, including the Housing Authority and affordable housing partners, and consolidated into a new program in the updated Housing Element (Program H-2.1).
Program 6.1.2(b). Encourage the utilization of Zoning Ordinance provisions pertaining to the development of mixed use projects such as: related office uses in conjunction with housing for the aged, infirm, or convalescent, or limited residential occupancies above neighborhood-type commercial uses. Where developers propose commercial projects or reuses of buildings, particularly in the downtown area, staff will inform them of the provision in the Zoning Ordinance that would allow them to incorporate residential units as part of the project. In addition, the staff will encourage these	The City continues to provide appropriate land use designations and zoning to facilitate a variety of types of residential development throughout the planning period. The Downtown Specific Plan, TOD Districts, and MU zones are flexible and allow for mixed-use without requiring compliance with a parcel-specific maximum density. City staff regularly offers consultation and pre-application advice to applicants, discussing allowable uses of property. In 2021, the City is reviewing an application for 162 units within the MU-C zone and 12,750 square feet of neighborhood serving commercial retail (20th Street West).

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
uses by providing flexibility in building and site design.	*Continued Appropriateness:* The City will continue to provide appropriate land use designations and zoning to facilitate a variety of types of residential development. This program will be modified to focus on adequate sites (Program H-1.1) and zoning revisions to facilitate housing production in mixed use zones (Program H-4.2)
Program 6.1.3(a). 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. In order to do so, continue to exercise existing procedures and consider adopting new measures to expedite case processing. These techniques include: • Computerize case records to allow for automated case tracking; • Schedule case processing timetables to provide reasonable expectations in processing applications based upon available resources; • Hold public and agency review of EIR's concurrently so that processing times can be reduced; and • Continue to require complete information as part of application filing to avoid later delays.	The City continues to comply with the Permit Streamlining Act and seeks new methods and technologies to improve the development review process. The City uses a case database management system to consolidate multiple case logs, thereby increasing efficiency and streamlining the application review process. The City is in the process of building a new database to support project tracking, and anticipates this to be fully operational within the next six years. Other methods that help reduce processing times are holding public and agency review of Environmental Impact Reports concurrently and the preliminary application process. The City performed an intensive cost analysis to ensure that application and impact fees cover the actual costs incurred by the City. *Continued Appropriateness:* This program will remain in the Housing Element as part of a streamlining program that will also address new streamlining requirements under SB 35.
Program 6.1.3(b). 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.	The City's land development processing procedures were re-evaluated as part of the Housing Element update. *Continued Appropriateness:* Ongoing reevaluation of procedures and fees is important to ensure a smooth entitlement process. This program will be consolidated with Program 6.1.3(a) in the updated Housing Element.
Program 6.1.3(c). 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	The City of Lancaster utilizes the State Density Bonus law (Government Code Section 65915) as an incentive to developers who set aside a portion of their housing units for lower income households. During the previous planning period, City staff estimates fewer than 10 inquiries pertaining to density bonuses. City staff regularly provide information on density bonus allowances and potential concessions for projects that do not comply with objective zoning standards. In

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
law. The City's zoning ordinance will be revised to reflect the latest changes in density bonus law.	addition, as part of consultations for sale of City property, City staff discussed density bonus options with seven different housing developers. *Continued Appropriateness:* Density Bonuses are an important tool for the City. This program will be modified in the updated Housing Element to update the City's Zoning Ordinance to match State law provisions, which have been amended multiple times in recent years.
Program 6.1.4(a). Leverage direct funding resources of the City and Lancaster and Lancaster Housing Authority with State and Federal funding sources to address the housing objectives contained in Table H-6.1 "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.	The City actively seeks to combine available resources to leverage funding and financing. For example, the Kensington Campus, a 14-acre community designed to house and rehabilitate the local homeless population, is a private-public partnership with the developer, the operator, the Lancaster Housing Authority and the Los Angeles Community Development Commission. The Lancaster Housing Authority contributed grants/loans of $5,599,241 and the Los Angeles Community Development Commission contributed $14,000,000. *Continued Appropriateness:* In FY 2020, the City also became a HOME entitlement jurisdiction, receiving approximately $650,000 in HOME funds annually. The City has prioritized limited CDBG and HOME funds to support the production of new long-term affordable housing units. The City and Housing Authority will continue to leverage and consolidate funds for the creation of affordable housing. This program will be consolidated into a program to address collaboration and funding (Program H-2.1).
Program 6.1.4(b). Encourage private sector development of affordable housing by subsidizing development impact fees in exchange for long term affordable restrictions.	In 2021, the City implemented a new impact fee calculation in which a developer could be exempt from paying any impact fees if the project is located in the central part of the City. The program also includes incentives (fee reductions) for projects that build each parcel to its full development potential within the City Core. Senior housing located anywhere within the City limits is also exempt from impact fees. The intent of this incentive is to encourage development that has less impact on the infrastructure system and contributes to

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	climate change goals, while providing fee reductions in a comprehensive and transparent way. *Continued Appropriateness:* The City will continue to encourage development of affordable housing through a variety of activities such as outreach to for-profit housing developers, providing technical assistance to housing developers, and expedited processing as appropriate. This program will be consolidated into a new Program H-2.1 to list partnerships and funding sources and a new program H-4.1 tailored to planning and development fees.
Program 6.1.4(c). 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 and Neighborhood Revitalization Division.	To leverage CDBG funds, the City used Neighborhood Stabilization Program (NSP) funds to acquire, rehabilitate, and sell 11 vacant/foreclosed homes to low-income buyers. *Continued Appropriateness:* NSP funds have largely been exhausted. The 2020 Consolidated Plan indicates that limited affordable housing funding will be focused on the creation of new affordable housing. As such, this program will be removed, as funding is no longer being available.
Program 6.1.4(d). Continue to allow the Los Angeles County Housing Authority to administer the Section 8/Voucher Program and public housing programs within the City.	Los Angeles County administers the Housing Voucher Program for residents of the City. The City works in close collaboration with the Los Angeles County Housing Authority and nonprofits to ensure access to affordable housing and programs within the city. As of July 2021, 3,855 households in Lancaster were receiving Housing Choice Vouchers (HCV). Another 1,106 households were on the waiting list for HCV as of July 2021. *Continued Appropriateness:* The City will continue to encourage landlords to accept Housing Choice Vouchers consistent with State Fair Housing laws. This program will be modified to address this additional component and included in the new Housing Element.
Program 6.1.5(a). 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,	The City continues to provide appropriate land use designations and zoning to facilitate a variety of types of residential development with access to public facilities, transportation, schools, parks, and other daily services. During the planning period, the Downtown Lancaster

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
transportation, schools, parks, and other daily services.	Specific Plan, Lancaster Transit Oriented Development Zone, and standards for Residential Planned Development were updated (2020) to comply with State laws, provide clarification, consistency, and update standards and regulations. *Continued Appropriateness:* The City will continue to provide appropriate land use designations and zoning to facilitate a variety of types of residential development with access to public facilities, transportation, schools, parks, and other daily services, re-evaluating periodically to address changing market trends and address deficiencies. This program is revised to focus on re-evaluating standards in Mixed Use zones to encourage residential development (Program H-4.2).
Program 6.1.5(b). 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 • Encourage other alternative housing options, including SRO (single room occupancy) housing units to meet the needs of varying living situations	The City and Housing Authority actively support affordable housing developers, with funding support, partnerships, letters of support, and technical assistance. The City revised Residential Zones to expressly allow SROs in the MDR and HDR zones. During the previous planning period, the 14-acre therapeutic Kensington Campus community was developed to provide housing for formerly homeless individuals, supporting the City's overarching homelessness initiative. Kensington offers both interim housing and permanent supportive housing, along with complete wraparound services on site. *Continued Appropriateness:* The need for extremely low-income housing remains a high priority, and a variety of resources are necessary to support this goal. This program will be consolidated into a program identifying necessary Zoning Ordinance updates (Program H-4.7) in the new Housing Element and a program giving priority to special needs housing (Program H-2.3).
Program 6.1.6(a). Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate- income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 100 single-family residences	The Lancaster Housing Authority completed entitlements for 167 single family homes (TTM 78213) and obtained building permits for this project and is actively seeking additional funding sources and a developer to build this project. The TTM remains valid, and the City anticipates issuing an RFP for the project within the next five years.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
located north of Avenue I and east of Division Street (Sky View). Twenty percent of the units (20 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.	*Continued Appropriateness:* Partnerships between the City, Lancaster Housing Authority, and private developers are the key mechanism to support additional affordable housing in Lancaster. This program will be consolidated under a partnerships program in the new Housing Element (Program H-2.1).
Program 6.1.6(b). Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate- income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 100 single-family residences located north of Avenue H-8 and east of Division Street (Whit Carter). Thirteen percent of the units (13 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.	This project is currently on hold as the City is still looking for an appropriate developer for the project. The project was originally envisioned as a residential planned development for 324 lots. Additionally, not all of the property is currently zoned for residential uses and would need a General Plan Amendment or Zone Change. The General Plan Amendment or Zone change would occur in tandem with the development application; the City is actively seeking a developer to support this project, including establishment of the appropriate General Plan/zoning designations. *Continued Appropriateness:* Partnerships between the City, Lancaster Housing Authority, and private developers are the key mechanism to support additional affordable housing in Lancaster. This program will be consolidated under a partnerships program in the new Housing Element (Program H-2.1).
Program 6.1.6(c). Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate- income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 40 single-family residences located in the Northeast Gateway Corridor (Old Fairgrounds housing project). Twenty percent of the units (8 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.	This corridor encompasses multiple projects that were listed under North Downtown Transit Village and Whit Carter. The Old Fairgrounds Project (TTM 78213) is currently going out for RFP to identify a developer for the project. The TTM is still valid; the City anticipates issuing an RFP for this project within the next five years. *Continued Appropriateness:* Partnerships between the City, Lancaster Housing Authority, and private developers are the key mechanism to support additional affordable housing in Lancaster. This program will be consolidated under a partnerships program in the new Housing Element (Program H-2.1).
Program 6.1.6(d). Complete construction and sale of single-family and multi-family residences to provide affordable housing to meet the needs of	This particular project did not come to fruition, as the area has received an extensive reevaluation as part of the Lancaster Health District Master Plan. The Lowtree

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 77 single-family residences and 200 townhomes located in the Lowtree Neighborhood Project. Twenty percent of the units (56 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.	Neighborhood Project is included within the new Lancaster Health District Master Plan, which was adopted in 2021 and identifies strategies to create a mixed-use neighborhood surrounding the Antelope Valley Hospital. The City anticipates projects will be under construction within the Health District Master Plan area by 2022. *Continued Appropriateness:* Partnerships between the City, Lancaster Housing Authority, and private developers are the key mechanism to support additional affordable housing in Lancaster. This program will be consolidated under a partnerships program in the new Housing Element (Program H-2.1).
Program 6.1.6(e). Complete construction and sale of residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 100 condominiums located on Avenue I in the North Downtown Transit Village project area. One-hundred (100) units will be deed restricted to moderate- income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.	The Bridge Housing project (CUP 21-03) is a multi-family residential development on the southwest corner of Sierra Highway and Avenue that is currently going through Final Map approval procedures and addressing comments to obtain building permits. The project is limited to lower income households (80% AMI and below) with the average expected to be 60% AMI. *Continued Appropriateness:* Partnerships between the City, Lancaster Housing Authority, and private developers are the key mechanism to support additional affordable housing in Lancaster. This program will be consolidated under a partnerships program in the new Housing Element (Program H-2.1).
Program 6.1.7(a). On an annual basis, meet and work with all water districts, pertinent agencies and community groups to ensure adequate water capacity to meet Lancaster's housing need, utilizing a variety of strategies, including increased water conservation, the use of recycled water, and banking of increased supplies when available.	The City has been in discussions with water providers on addressing water supply. The Director of Planning meets with water providers regularly. All proposed development projects are reviewed by the relevant water district for their concurrent review. *Continued Appropriateness:* This program will be modified to indicate the Housing Element law requirement to provide a copy of the adopted Housing Element to all water and sewer providers within 30 days of adoption.
Program 6.1.7(b). On an annual basis, meet and work with the Los Angeles County Sanitation District and other pertinent agencies to ensure	The City has worked with Los Angeles County Sanitation District to ensure adequate sewer capacity and meet

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
adequate sewer capacity to meet Lancaster's housing need, including the coordination of timely expansion upgrades to the Lancaster Water Reclamation Plant.	twice per month. Two members of the City Council serve on the Board of Directors for District 14. *Continued Appropriateness:* This program will be modified to indicate the Housing Element law requirement to provide a copy of the adopted Housing Element to all water and sewer providers within 30 days of adoption.
Program 6.1.8(a). Encourage housing development in the mixed-use zones by: providing assistance with site identification and entitlement processing; offering fee waivers and deferrals for affordable housing projects; modifying development standards such as setbacks and parking; and providing financial support where available for multi-family and mixed use affordable projects.	The City has continued to encourage development by providing information and incentives to applicants. The City offers pre-application advice and information on a regular basis. The Lancaster Promenade, a project in the MU-C zone, received a development standard concession due to its 20% affordability levels. *Continued Appropriateness:* This program will be consolidated into a program that focuses on providing incentives and zoning modifications to facilitate housing production (Program H-4.2).
Program 6.1.8(b). On an annual basis, the City will organize special marketing events geared towards the development community and post the sites inventory on the City's webpage.	The Housing Element and sites inventory is available on the City's webpage. The Housing Department and Economic Development Department routinely work with developers and marketing efforts. The City also provides briefings for AV Edge, a regional development consortium. *Continued Appropriateness:* As part of everyday activities, the City works with the development community to discuss available development opportunities, incentives, and affordable housing goals. This program will be removed and replaced with a larger program focused on partnerships and funding sources (Program H-2.1).
Program 6.1.8(c). To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, mixed use planned developments, and specific plans, to create parcel sizes that facilitate multifamily developments affordable to lower income households, in light of state, federal and local financing programs (i.e., 2 to 10 acre units) through ministerial review of lot line	The City regularly facilitates land divisions and lot line adjustments to accommodate for affordable housing. Lot line adjustments are reviewed ministerially. Given existing conditions with large vacant land parcels, Lancaster is well versed in the processing of large-scale projects. In Lancaster, multiple housing projects have occurred on large (greater than 10 acre) parcels. For example, a project at 1752 East Avenue J-4 was recently approved (264 affordable units), with 11.35 acres. At

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
adjustments, and streamlining and expediting the approval process for land division for projects that include affordable housing units.	20th and Avenue I, a mixed use project is currently proposed on a single 26.3 acre parcel (residential portion to represent 25.05 acres, with 392 units). The applicant is proposing 20-25% of these units to be affordable to low-income households. For this project, the applicant is planning to subdivide into four lots, which requires a discretionary review; however, the City would have allowed for phased development on one lot without needing to subdivide. *Continued Appropriateness:* Processing time is a critical component in development penciling and is especially important for affordable housing developments. This program will be continued in the new Housing Element.
Program 7.1.1(a). Apply the provisions of the City's subdivision ordinance relating to limitations on the conversion of rental apartments to condominiums or cooperatives when the multi-family vacancy rate falls below four percent.	Due to the average sale price of condominiums, there is not significant demand to convert existing apartments into condominiums in Lancaster. *Continued Appropriateness*: The City's Subdivision Ordinance, adopted in 1994, includes a provision for annual surveys of multi-family vacancy rates and contains provisions to ensure that conversions do not have an adverse effect on the ability of low to lower income tenants to locate adequate comparable housing. Because this program is already codified, it is removed from the updated Housing Element.
Program 7.1.1(b). Periodically monitor existing programs designed to preserve assisted housing developments for low income households as required by Government Code Section 65583(d) to determine if additional actions are required to protect these developments. **Program 7.1.1(c).** To preserve subsidized multifamily apartment units at risk of losing affordability restrictions, continue to apply the preservation strategies presented the section, "Preservation of Affordable Housing Units At-Risk" of the Housing Element.	This review is effectively carried out during the time of each update of the Consolidated Plan and each update of the Housing Element as part of the At-Risk Analysis. During the last planning cycle (2013-2021), 696 assisted units within seven developments became eligible to convert to market-rate housing and are considered at risk: Sierra Villa East (90 affordable units), Mayflower Gardens (76 affordable units), College Park Apartments (60 affordable units), Antelope Valley Apartments (120 affordable units), Lancaster Home Apartments (120 affordable units), Fernwood Apartments (75 affordable units), and Village Pointe (155 affordable units). These projects are all funded with Section 8 and/or Sec 221(d)(4) and the City has not received any notifications that these projects will convert to market rate.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	Continued Appropriateness: The retention of existing affordable housing is an important part of the City's affordable housing strategy. This program will be combined with other preservation strategies and consolidated into one program in the updated Housing Element (Program H-3.1).
Program 7.1.2(a). In order to preserve an affordable senior housing option and to protect the public health, safety and welfare and pursuant to the provisions of Section 65858 of the California Government Code, enact an urgency moratorium on the conversion of any mobile home park currently in existence in the City of Lancaster from a park where at least eighty percent (80%) of the full-time residents are individuals aged fifty-five (55) years and older (a "seniors only" mobile home park) to a mobile home park accepting all ages of residents.	In 2008, the City adopted an ordinance enacting a moratorium on mobile home park conversions. In 2010, the City adopted a Senior Mobile Home Park zone, to preserve senior housing in the mobile home parks located in the Senior Mobile Home Park zone. *Continued Appropriateness:* The efforts to preserve mobile homes as an affordable senior housing option are ongoing. The specific requirements of this program have been implemented; as such this program is removed from the updated Housing Element.
Program 7.2.1(a). Continue the Home Ownership Mortgage Loan Program. This program will provide affordable housing to meet the needs of very low and low-income households, increase the mobile home owner base, and revitalize mobile home parks. Priority is to provide new or substantially rehabilitated housing and to provide financial assistance for purchase of affordable housing. The program will preserve 20 very low-income and 12 low income mobile residential homes by 2021.	The City has supported low-income homeownership opportunities for decades. Dozens of single-family homes have CC&Rs preserving their affordability. When the Housing Authority sells homes, they must retain affordability covenants for 30-35 years. The City does not currently have a program to expand the supply of deed-restricted homes nor to provide assistance to first-time homebuyers; however, the City is looking for funding to start these programs. *Continued Appropriateness:* In Lancaster, affordable homeownership is a key priority and is within reach for many lower income households. This program is continued in the affordable housing funding and partnership program (Program H-2.1) in the updated Housing Element.
Program 7.2.1(b). Continue the Homeowner (and Senior Homeowner) Home Improvement Program designed to assist very low to above moderate income homeowners as well as senior citizen homeowners, by providing loans to rehabilitate distressed properties. The programs will provide assistance to 140 very low, 80 low, 40 moderate	Given the age of the City's housing stock, the number of substandard housing units is limited, though isolated substandard conditions do exist. The City does have a portion of its housing stock reaching or exceeding 30 years of age, and therefore require rehabilitation and repairs. During the last planning cycle, the City used Neighborhood Stabilization Program (NSP) funds to acquire, rehabilitate, and sell 11 vacant/foreclosed

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
and 20 above moderate-income households. Assistance will be provided by 2021. **Program 7.2.1(c).** Continue the Rental Housing Rehabilitation Loan Program designed to provide a low interest loan for the rehabilitation of existing rental units. This program will provide financial assistance to 20 very low and 20 low-income households. Assistance will be provided by 2021. **Program 7.2.1(d).** Continue the Mobile Home Grant Program designed to assist very low and low-income mobile homeowners by providing grants to rehabilitate distressed mobile homes. This program will provide financial assistance to 100 very low and 80 low- income households. Assistance will be provided by 2021.	homes to low-income buyers. However, these funds have been exhausted. The City does not currently have a program to support housing rehabilitation; however, the City is looking for funding to start these programs. *Continued Appropriateness:* In the 2021 Consolidated Plan, the City has prioritized limited CDBG and HOME funds to support the production of new long-term affordable housing units, rather than rehabilitation. These programs will be removed in the updated Housing Element since funding for rehabilitation is no longer available. The existing code enforcement program will continue to be used to address rehabilitation efforts, and an action is added to Housing Plan Program H2-1 to seek new funding sources to support a new rehabilitation program.
Program 7.2.1(e). Implement the Foreclosure Preservation Homeownership Program designed to preserve sustainable homeownership in the city through reclaiming foreclosed homes as neighborhood assets. This program will preserve 10 very low, 10 low, and 9 moderate-income residential homes by 2021.	The former Redevelopment Agency (now subsumed by the Lancaster Housing Authority) purchased and substantially rehabilitated vacant foreclosed single-family residential properties. The properties were rehabilitated with energy efficient features, such as dual paned windows, Energy Star appliances, and drought tolerant landscaping, all in an effort to reduce the maintenance costs for the new homeowners. This program helps to eliminate physical deterioration, blight, squatting, and illegal dumping while assisting the community by providing families the opportunity to purchase affordable homes. Each rehabilitated home sells with a 45-year affordability period. The foreclosure preservation program was funded by Low and Moderate Income Housing Funds. *Continued Appropriateness:* With the end of Redevelopment, Low and Moderate Income Housing Funds are no longer being collected. This program will be removed due to lack of funding.
Program 7.3.1(a). Continue to perform pre-occupancy inspection programs in which a City building inspector inspects housing to ensure compliance with local, state, and federal	The City routinely conducts building inspections for compliance with applicable building codes.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
regulations related to public health, safety, and welfare, including applicable housing codes.	*Continued Appropriateness:* This program is routinely implemented; as such it is removed from the updated Housing Element.
Program 7.3.1(b). Conduct concentrated code enforcement programs within the City when the need and community support warrant such activity. It is intended that this program would be applied to areas which are still basically sound, but which are just beginning to show signs of decline. This program would be coordinated with existing rehabilitation programs to provide loans and subsidies for required repairs.	The Department of Housing & Neighborhood Revitalization is dedicated to making Lancaster's neighborhoods a desirable place to live, work and play. The City works proactively with residents to conduct code enforcement. *Continued Appropriateness:* Code enforcement remains an important activity to keep property in good shape to ensure the overall community well-being. This program is continued in the updated Housing Element.
Program 7.3.1(c). Perform departmental review and approval of state-unlicensed group home facilities for disabled persons within the community to ensure compliance with regulations related to public health, safety, and welfare.	The City reviews and approves applications for a variety of housing types to confirm compliance with regulations. *Continued Appropriateness:* This program is routinely implemented; as such it is removed from the updated Housing Element.
Program 7.3.1(d). Respond to complaints or reports of substandard and unsanitary residential rental properties deemed unfit and/or unsafe for human occupancy, and limit the negative impacts to the physical, social, and economic stability of existing residential facilities, neighborhoods and the community as a whole.	The City's Department of Housing & Neighborhood Revitalization oversees code enforcement and responds to complaints, requiring improvements to bring housing up to code. *Continued Appropriateness:* Code enforcement remains an important activity to keep property in good shape to ensure the overall community well-being. This program is consolidated under the Code Enforcement and Rental Housing Inspection program in the updated Housing Element (Program H-3.3).
Program 7.3.2(a). Facilitate the street maintenance, street widening, and provision of curb, gutter, sidewalk, and other improvements as appropriate to urban and rural environments in neighborhoods requiring revitalization.	Revitalization of existing neighborhoods, including infrastructure improvements, is a major objective of the City. These improvements are completed as part of new housing developments, and within existing neighborhoods are funded through the City's Capital Improvements Program and CDBG resources. *Continued Appropriateness:* This program is routinely implemented; as such it is removed from the updated Housing Element.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program 7.3.2(b). Provide for the acquisition of property in targeted neighborhood-revitalization areas where blighted conditions exist. Long-range revitalization efforts include acquisition, demolition, infrastructure repair, re-parcelization, and construction of single-family dwellings and neighborhood facilities.	The City used Neighborhood Stabilization Program (NSP) funds to acquire, rehabilitate, and sell 11 vacant/foreclosed homes to low-income buyers. *Continued Appropriateness:* NSP funds have been exhausted and there are no existing programs that are actively buying programs to rehab. As such, this program will be removed due to funding no longer being available.
Program 8.1.1(a). Administer the provisions of the zoning ordinance that allow the development of senior citizen residential projects, as a conditional use, within areas designated for single family, multiple family or commercial uses. The senior developments would be located as a transitional use between districts of varying intensity.	The City revised the zoning ordinance to allow senior housing in the OP zone in conjunction with health care uses with a CUP. Senior housing is allowed everywhere multi-family housing and mixed-use housing is allowed, with reduced parking requirements. *Continued Appropriateness:* This program has been implemented and is removed from the updated Housing Element.
Program 8.1.1(b). According to the provisions of the zoning ordinance, allow for the reduction in required parking for senior citizen projects as necessary to encourage affordable housing for senior citizens.	The City's Zoning Regulation requires 1 covered parking for each unit and 1 guest space for every 4 units in senior apartments or condominiums. Covered spaces can either be a garage or carport and are often used to locate the required solar panels, as well as shaded parking in the desert climate. Guest parking can be uncovered. *Continued Appropriateness:* This program has been implemented and is removed from the updated Housing Element.
Program 8.1.1(d). Administer the provisions of the zoning ordinance that allow for the establishment of second units on single family residential lots as a means of providing additional elderly housing opportunities. Inform the public of the provision for second units for the elderly through publication and public presentation.	Accessory dwelling units (ADUs) provide additional affordable by design housing options for many members of the community, including seniors. Interest in constructing ADUs is high in Lancaster and continues to grow. In 2018, 9 applications were received; in 2019, 23 were received; and in 2020, 39 ADU applications were received. This represents a 150 percent increase between 2018 and 2019, and a 70 percent increase between 2019 and 2020. The issuance of building permits follows application submittals; as such, lower numbers occurred in 2018 when new laws became effective to allow for the time in designing projects and submitting for applications. In 2018, 0 ADU building permits were issued; in 2019, 0 ADU building permits

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	were issued; in 2020, 12 building permits were issued; and in 2021, 99 ADU building permits were issued between January and September 2021. Applying a projection of existing 2021 performance to the remainder of the year, an additional 50 ADU permits are anticipated to be issued in 2021 for a total of at least 149 ADUs. The City estimates that interest will continue to increase over the next few years before leveling off. The City provides information on accessory dwelling units, approval processes, and resources to interested applicants. *Continued Appropriateness:* Recent State law has loosened requirements for ADUs. The City updated the ADU Ordinance in January 2020. This program will be updated to indicate that the City will continue to monitor State laws to ensure compliance with state law and update the City's ordinance as needed.
Program 8.1.1(e). Utilize the following criteria to evaluate proposed senior residential projects: • Projects should be within walking distance of transit services, major transportation routes, and shopping and medical facilities. • Land uses in senior projects should be limited to residential uses, extended care facilities and ancillary commercial uses. • Projects shall include provisions limiting the purchase or lease of the property to persons over 55 unless a different age is required by state law.	The intent of this program is addressed as part of the regular development review process conducted by the City's Development Review Committee (DRC). *Continued Appropriateness:* This program is routinely implemented; as such it is removed from the updated Housing Element.
Program 8.1.2(a). Continue support for Lancaster Community Homeless Shelter. Provide funding on an ongoing basis to a non-profit entity for the management of this facility.	The City prepared a Homelessness Plan in August 2018 to gain a better understanding of homelessness in Lancaster, 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 of Lancaster, reduce the impact
Program 8.1.2(b). Continue to seek opportunities for providing emergency shelter for the homeless. Encourage participation of non-profit organizations.	

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program 8.1.2(c). Coordinate with other jurisdictions in the Antelope Valley in order to address the regional perspective of homelessness.	of homelessness within the City of Lancaster, 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 entire community), provide equal placement of attention on public safety and community vitality, seek a collaborative approach, and engage the community. In 2019 the Kensington Campus was completed. This development is an innovative 14-acre community designed to house, employ, and rehabilitate the local homeless population. As part of this development, the City of Lancaster contributed $5.6 million towards the construction of the permanent housing component of this project, which includes 100 units of permanent supportive housing, bridge housing for 153 individuals, 20,000 square feet of wrap around supportive services space, and a 12,000 square foot enterprise job creation building. In Lancaster, the Los Angeles County Homeless Services Authority (LAHSA), Valley Oasis, Mental Health America, Salvation Army, the Mental Health America Military Resource Center, and faith-based organizations also provide homeless outreach services. *Continued Appropriateness:* 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 Continuum of Care. This program is updated to address these accomplishments and included in the new Housing Element.
Program 8.1.2(d). Continue support in the operations of Homeless Solutions Access Center as a first point of contact for the homeless and persons at risk of becoming homeless.	
Program 8.1.2(e). Periodically conduct a survey to identify vacant buildings within the City which could be reused for housing for very low-, low- and moderate-income households or as shelter/service facilities for the homeless. If conversion opportunities are feasible, prepare implementation strategies.	
Program 8.1.3(a). Continue the Homeowner Disabled Accessibility Program and the Senior Homeowner Disabled Accessibility Program	With the loss of Redevelopment Low and Moderate Income Funds, these programs are no longer funded.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
designed to assist very low to moderate-income disabled homeowners as well as disabled senior citizen homeowners, by providing loans to retrofit principal residences to be physically accessible. The programs will provide assistance to 84 very low, 36 low and 24 moderate-income households. Assistance will be provided by 2021.	However, multiple projects provide housing for disabled residents, including: Veteran's Home of California, opened in 2010, is a 60-bed, long-term residential care facility. Penny Lane CUP 14-12, constructed in 2019, provides permanent supportive housing for homeless veterans, families, and individuals. Penny Lane CUP 18-26, similar to 14-12, focuses on family and children aging out of foster care. Units are also provided for seeing impaired individuals. This project is permitted but not yet built and is in the process of securing funding. *Continued Appropriateness:* The City will continue to support the development of supportive housing. A modified program will be included in the new Housing Element.
Program 8.1.4(a). Establish regular lines of communication and a monitoring program to gauge the extent of off-base military housing requirements.	The City's Planning Department periodically consults with the Housing Office at Edward's Air Force Base regarding this issue. Recent discussions with the Edward's Air Force Base Housing Manager indicate that there is a waiting list for housing for entry level staff. *Continued Appropriateness:* This program is routinely implemented; as such it is removed as a program from the updated Housing Element and instead included as a policy.
Program 8.2.1(a). Continue to work with the Housing Rights Center to actively support and promote a Fair Housing Program that encompasses investigations of discrimination complaints, research of housing related discrimination issues and public education and information.	The City continues to work with the Housing Rights Center to affirmatively further fair housing in Lancaster. To solicit public feedback on fair housing choice in the City and in consideration of possible impediments, information was gathered from many different sources to draft the 2015 Analysis of Impediments to Fair Housing Choice, including: Communication with people seeking fair housing Comments and information from public meetings and public forums—including a focus group made up of affordable housing advocates and social service providers. Neighborhood surveys—including comments from citizens in many parts of the city about types of housing they have and any impediments they have encountered.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	Continued Appropriateness: The City continues to provide funding to the Housing Rights Center to promote fair housing in Lancaster. This program is continued in the updated Housing Element, in a consolidated Fair Housing program.
Program 8.2.1(b). Increase public awareness of Lancaster's Fair Housing Program and other City and Agency assisted housing programs through period print, radio, television, web-based media and other venues through the provisions of the City's Communications Master Plan.	The City contracts with the Housing Rights Center (HRC), a nonprofit organization dedicated to affirmatively furthering fair housing choice through the provision of education and direct client services. Using available data to analyze current discrimination trends, HRC disseminates brochures that promote awareness of specific fair housing issues in an effort to ensure that all persons have the opportunity to secure safe and decent housing that they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by lases. Direct client services range from providing advice concerning general housing issues to performing investigations and advising residents of their rights and remedies under the law in cases where evidence sustains the allegations of discrimination. *Continued Appropriateness:* The City continues to provide funding to the Housing Rights Center to promote fair housing in Lancaster. This program is continued in the updated Housing Element, in a consolidated Fair Housing program.
Program 8.2.1(c). Identify, promote and foster community-based organizations focused on delivering supportive services that meet the specific needs of people who are in need of Continuum of Care programs ranging from domestic violence to homelessness.	The City of Lancaster actively provides assistance and referrals for people who are in need of Continuum of Care programs. *Continued Appropriateness:* The City will continue to build and maintain relationships with community-based organizations to deliver supportive services and meet specific needs of those in the Continuum of Care programs. This program is consolidated with the other homelessness initiative programs and continued in the updated Housing Element.

Quantified Objectives

Table H-6.2 summarizes the quantified objectives contained for the 2014-2021 Housing Element and compares the City's progress toward fulfilling these objectives. As part of the 2014-2021 Housing Element, the City established a set of quantified objectives for housing construction, rehabilitation, and preservation.

- The construction objective represents the City's RHNA for the 2014-2021 planning period. The City began tracking in 2018, so progress reflects 2018-2020. Actual construction progress exceeds the progress indicated in Table H-6.2.
- The rehabilitation objective represents objectives for code enforcement rehabilitation. Due to the loss of Redevelopment Low and Moderate Income funds, these targets were not achieved.
- The conservation objectives represent conservation and expansion of existing affordable housing through the Neighborhood Foreclosure Prevention Program, Neighborhood Stabilization Program, and Home Ownership Mortgage Loan Program. Due to the loss of Redevelopment Low and Moderate Income funds, these targets were not achieved.

Table H-6.2: Progress Toward Previous Quantified Objectives

Objectives	Income Levels					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Construction Objectives						
Goal	627		384	413	1,086	2,510
Progress	186		40	--	546	772
Rehabilitation Objectives						
Goal	172	172	216	64	20	644
Progress: Rehab	--				--	--
Progress: Code Enforcement	6,000					6,000
Conservation Objectives						
Goal	20	20	32	18	--	90
Progress	11				--	11

Source: Consolidated Annual Performance Evaluation Report 2014-2019, Housing Element Annual Reports, 2014 to 2020

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City of Lancaster

2021-2029 Housing Element

APPENDIX A: HOUSING SURVEY SUMMARY

CITY OF LANCASTER

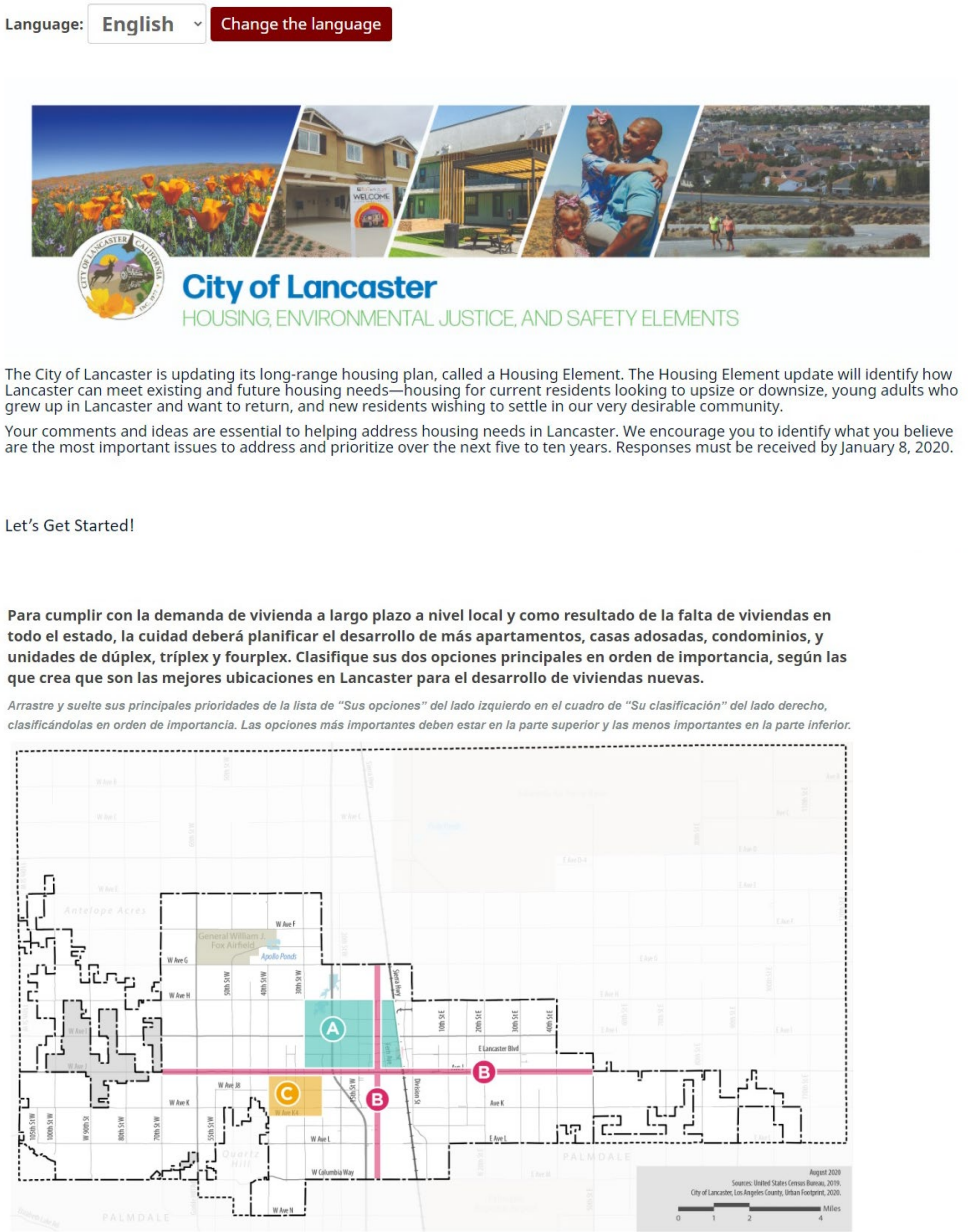
JANUARY 2021

INTRODUCTION

In December 2020 and January 2021, the City of Lancaster launched a survey to gather information about housing concerns in the community as part of a focused General Plan update to the Housing, Safety, and Environmental Justice elements. This survey focused on the topic of housing.

The survey was available to the public during these two months in both English and Spanish. City staff promoted the survey through social media and community organizations.

A total of 307 people who live and/or work in Lancaster participated filled out complete surveys. Results from the survey are presented and summarized here. Open-ended responses are listed in Appendix A.



Language: English Change the language

City of Lancaster

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

The City of Lancaster is updating its long-range housing plan, called a Housing Element. The Housing Element update will identify how Lancaster can meet existing and future housing needs—housing for current residents looking to upsize or downsize, young adults who grew up in Lancaster and want to return, and new residents wishing to settle in our very desirable community.

Your comments and ideas are essential to helping address housing needs in Lancaster. We encourage you to identify what you believe are the most important issues to address and prioritize over the next five to ten years. Responses must be received by January 8, 2020.

Let's Get Started!

Para cumplir con la demanda de vivienda a largo plazo a nivel local y como resultado de la falta de viviendas en todo el estado, la cuidad deberá planificar el desarrollo de más apartamentos, casas adosadas, condominios, y unidades de dúplex, tríplex y fourplex. Clasifique sus dos opciones principales en orden de importancia, según las que crea que son las mejores ubicaciones en Lancaster para el desarrollo de viviendas nuevas.

Arrastre y suelte sus principales prioridades de la lista de "Sus opciones" del lado izquierdo en el cuadro de "Su clasificación" del lado derecho, clasificándolas en orden de importancia. Las opciones más importantes deben estar en la parte superior y las menos importantes en la parte inferior.

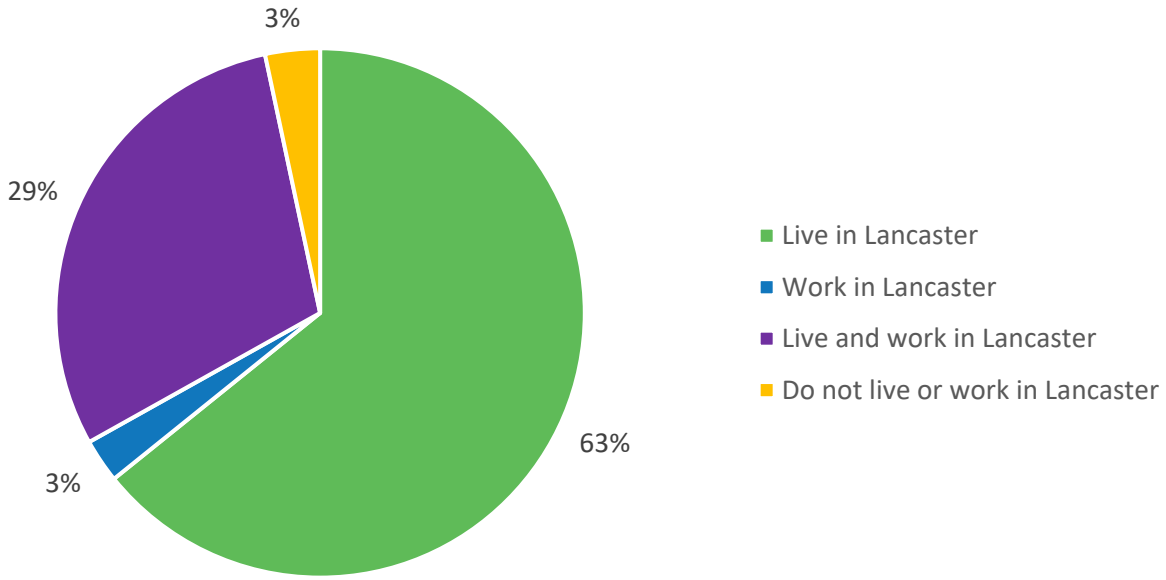
Housing Questions

City of Lancaster

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Question A1 – Multiple Choice [Pick 1]

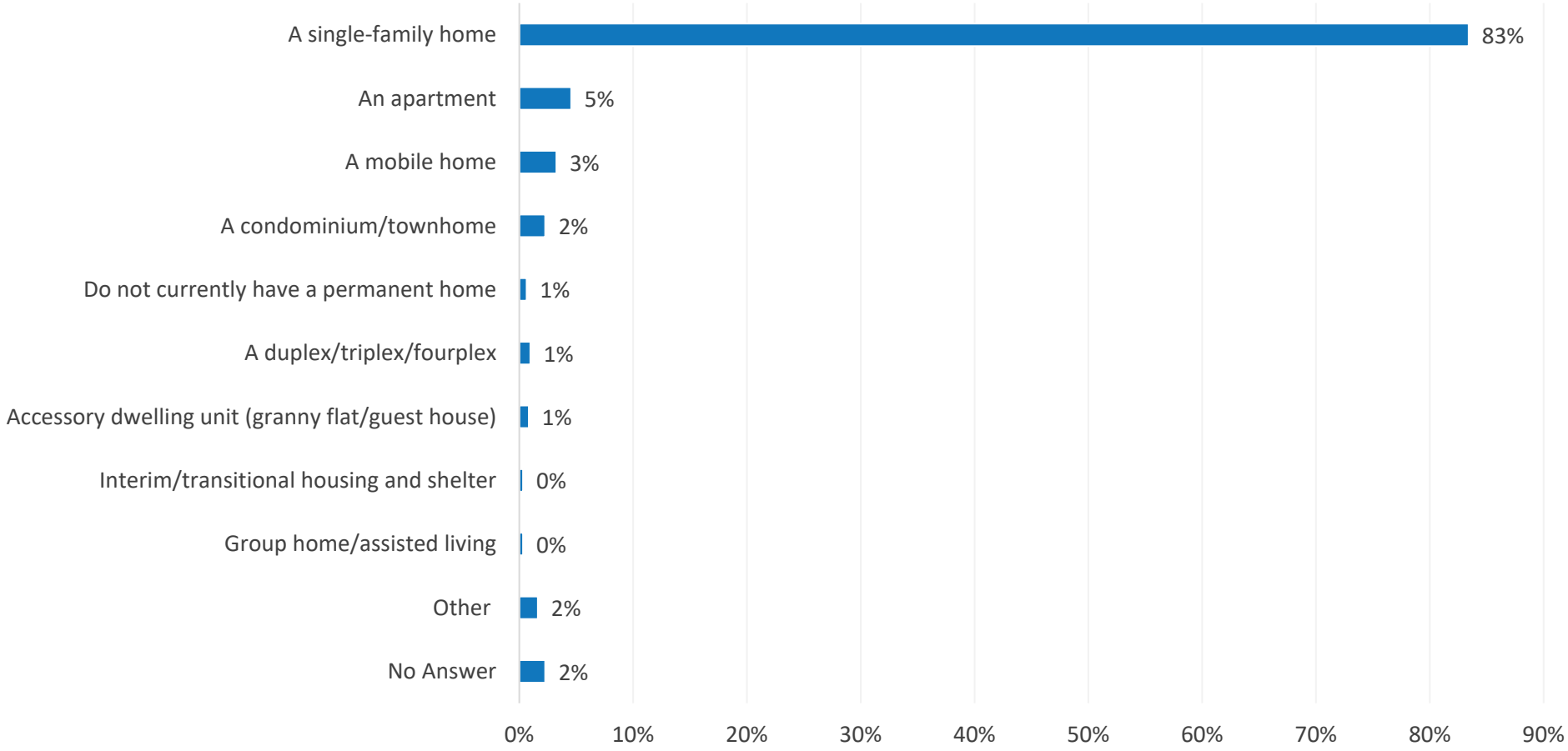
Currently, do you:



Answer Options	Number	Percent
Live in Lancaster	192	63%
Work in Lancaster	8	3%
Live and work in Lancaster	89	29%
Do not live or work in Lancaster	10	3%
Total Responses	**299**	**100%**

Question A2 – Multiple Choice [Pick 1]

Which best describes your current living situation? See the appendix for "other" responses.



Total Responses = 300

Question A3 – Ranking [Top 3]

What types of housing does Lancaster need most?

Answer Options	# of times selected in top three	weighted score
Single-family homes	205	1.82
Condominiums/townhomes	115	0.75
Homes with 4+ bedrooms	101	0.64
Senior housing	83	0.50
Efficiency homes such as studio apartments	78	0.44
Larger scale apartments (5 units or more)	57	0.40
Housing for families and individuals who need supportive services like jobs training and social services	55	0.37
Interim/transitional housing for people looking to transition from homelessness	52	0.31
Smaller scale apartments (4 units or fewer)	48	0.27
Accessory dwelling units (granny flat/guest house)	44	0.23
Mobile home parks	15	0.08

Total Responses = 299

Question A4 – Array

Indicate the importance of current housing challenges in Lancaster.

Answer Options	Very Important	Somewhat Important	Not Important	Don't Know	Total Responses
Ensure that children who grow up in Lancaster can afford to live in Lancaster on their own as adults.	68%	23%	8%	1%	**303**
Focus new housing near commercial locations, creating "live/work" neighborhoods.	35%	37%	27%	0%	**295**
Streamline the process for new housing construction.	40%	39%	13%	8%	**301**
Establish housing for seniors, large families, veterans, and/or persons with disabilities.	50%	34%	9%	8%	**315**
Provide shelters and transitional housing for homeless families and individuals, together along with services that help move people into permanent housing.	36%	29%	19%	16%	**338**
Encourage the rehabilitation of existing housing in older neighborhoods.	53%	34%	8%	5%	**309**
Support programs to help homeowners at risk of mortgage default to keep their homes, including mortgage loan programs.	46%	32%	12%	11%	**330**
Targeted efforts to address long-term inequities in the housing market, including discrimination in renting.	43%	23%	26%	8%	**305**

Question A5 – Ranking [Top 2]

To meet long-term housing demand locally and resulting from lack of housing state-wide, the City will need to plan for more apartments, townhomes, condominiums, duplexes, triplexes, and fourplexes. Please rank your top two choices in order of importance based on what you think are the best locations in Lancaster for new housing.

Answer Options	# of times selected in top three	weighted score
In the Central Core (Ave H to Ave J and 30th St W to Sierra Highway).	130	1.11
Anywhere in Lancaster as long as any impacts to single-family neighborhoods are minimal.	117	0.98
Along Major Corridors (like Ave J or 10th St W).	106	0.87
Near the Antelope Valley College campus.	103	0.86
On the outskirts of town.	74	0.65
In existing multi-family neighborhoods.	41	0.34

Total Responses = 299

Question A6 – Ranking [Top 2]

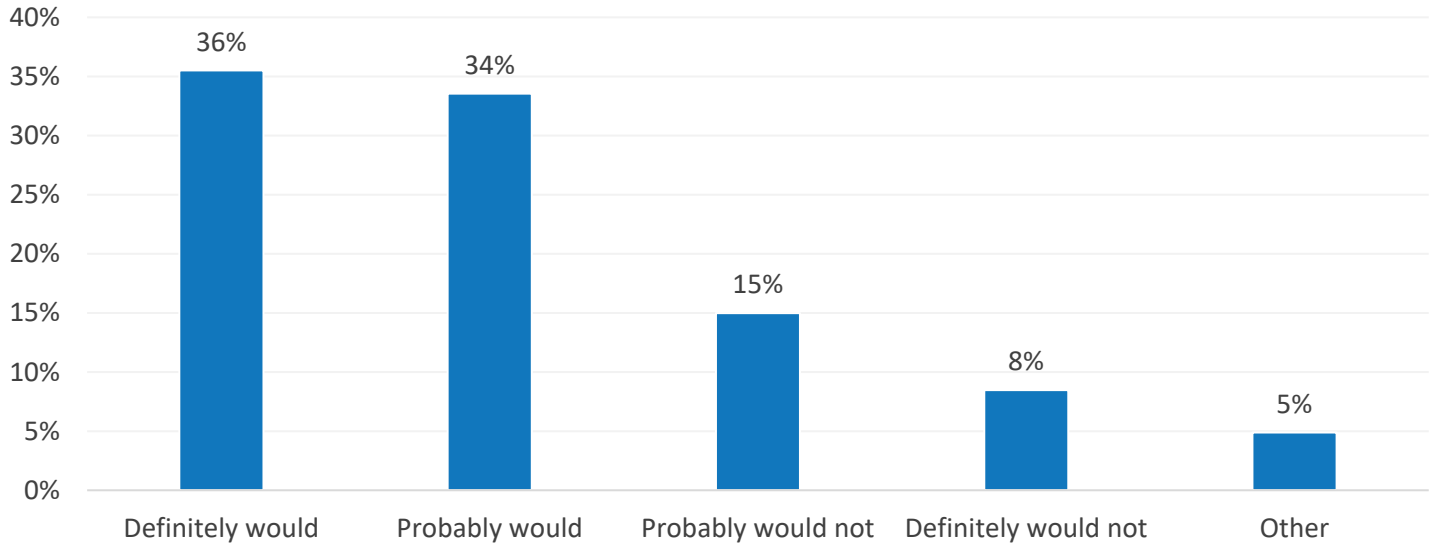
A number of tradeoffs are associated with different approaches to providing more housing in Lancaster. Please rank your top two choices in order of importance, with 1 being the most important.

Answer Options	# of times selected in top three	weighted score
New housing should be located with easy access to shops, services, and community facilities.	135	1.13
New housing should be spread evenly across all parts of the city.	111	0.95
New housing should blend in with the character of surrounding neighborhoods.	109	0.95
New housing should be located where it will have the least impact on traffic in Lancaster.	108	0.93
New housing should be concentrated near existing and planned public transit.	108	0.89

Total Responses = 297

Question A7 – Multiple Choice [Pick 1]

If multi-family or mixed-use development in the Downtown Area could help bring more shopping, dining and housing opportunities, would you be in favor it?



Answer Options	Number	Percent
Definitely would	109	36%
Probably would	103	34%
Probably would not	46	15%
Definitely would not	26	8%
Other	15	5%
Total Responses	**299**	**100%**

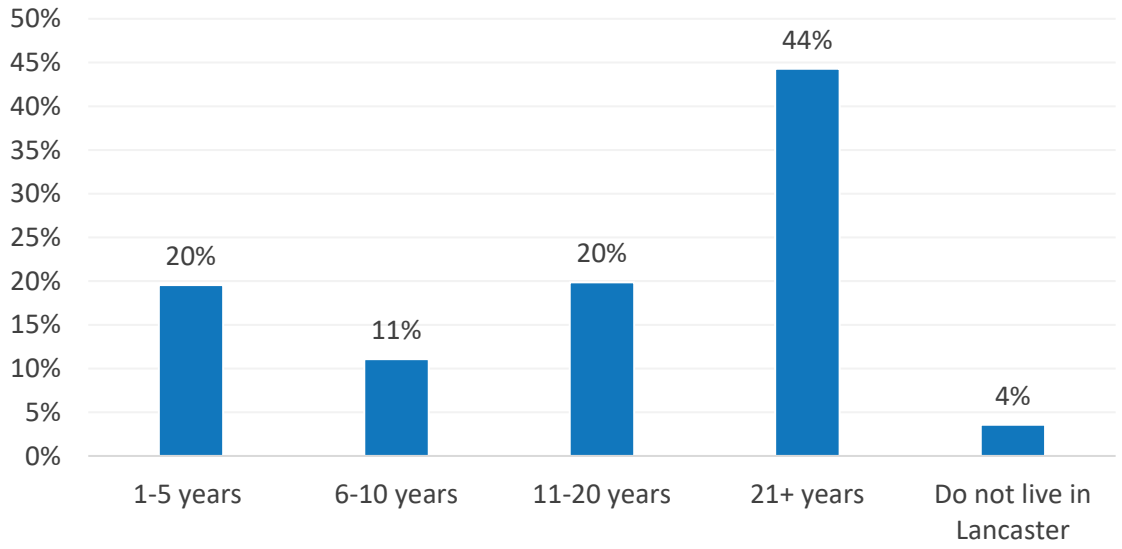
Demographic Questions

City of Lancaster

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Question B1 – Multiple Choice [Pick 1]

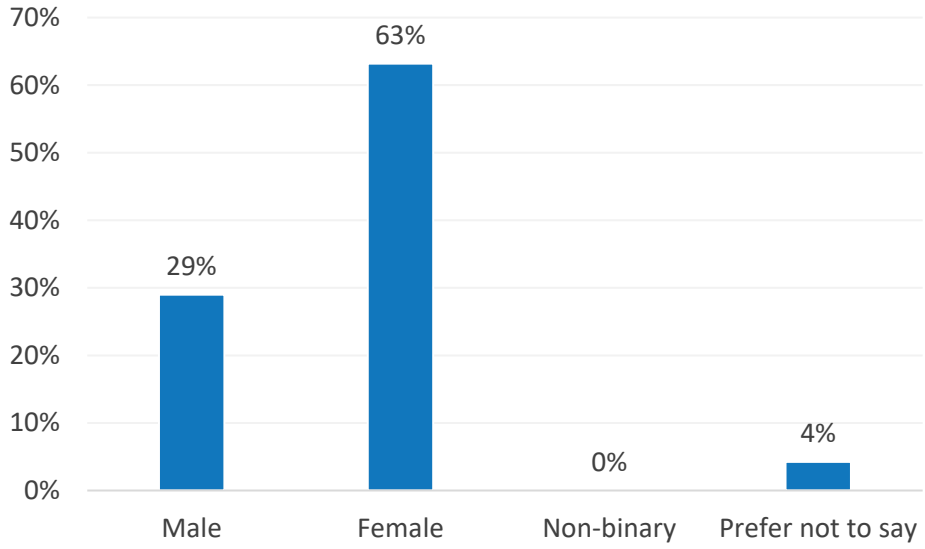
How long have you lived in Lancaster?



Years	Number	Percent
1-5 years	60	20%
6-10 years	34	11%
11-20 years	61	20%
21+ years	136	44%
Do not live in Lancaster	11	4%
Total Responses	**302**	**100%**

Question B2 – Multiple Choice [Pick 1]

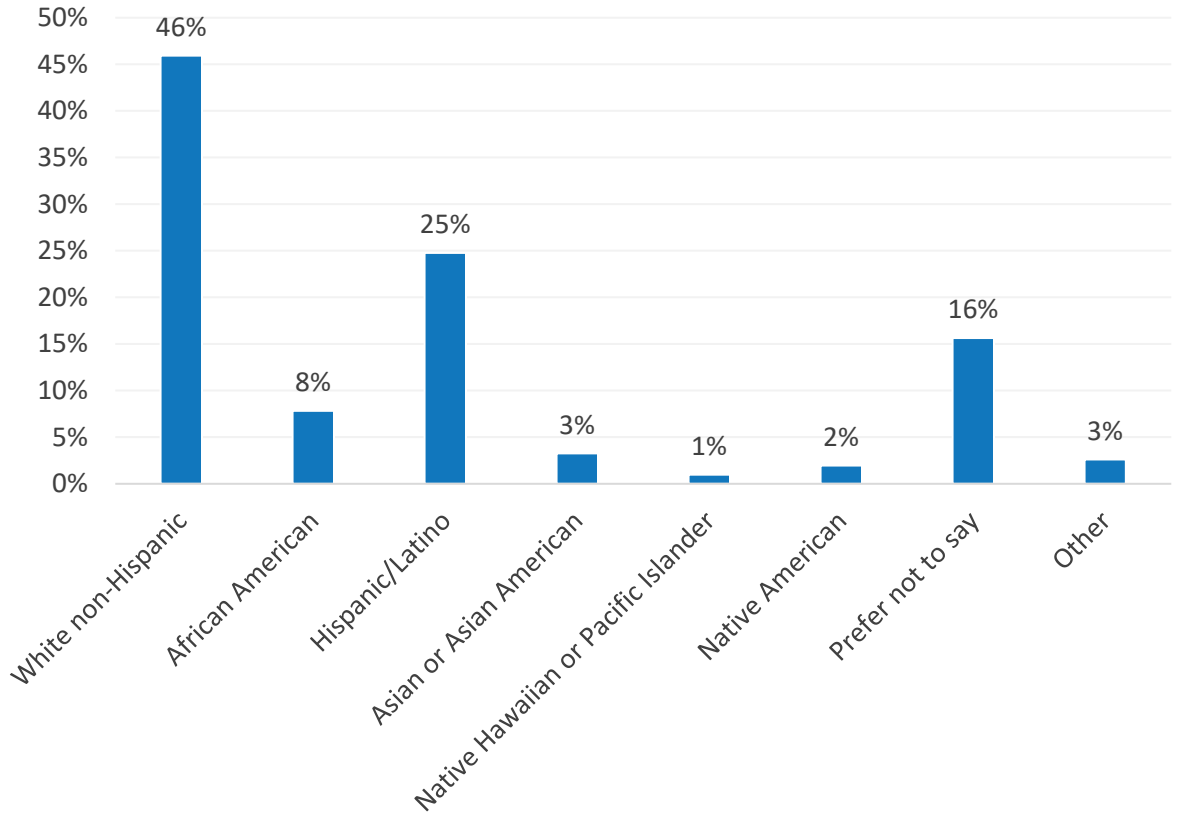
Please indicate your gender.



Gender	Number	Percent
Male	89	29%
Female	194	63%
Non-binary	0	0%
Prefer not to say	13	4%
Total Responses	**296**	**100%**

Question B3 – Multiple Choice [Select All That Apply]

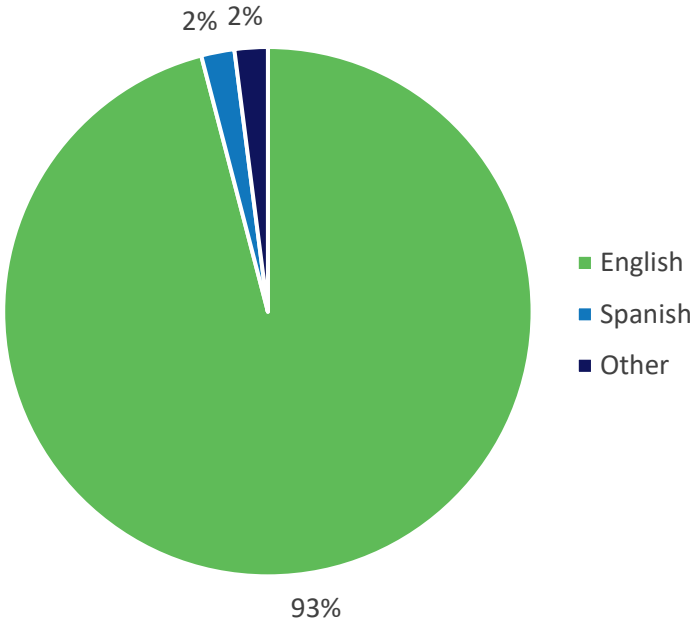
How do you identify yourself? See Appendix A for 'Other' responses.



Race/Ethnicity	Number	Percent
White non-Hispanic	141	46%
African American	24	8%
Hispanic/Latino	76	25%
Asian or Asian American	10	3%
Native Hawaiian or Pacific Islander	3	1%
Native American	6	2%
Prefer not to say	48	16%
Other	8	3%
Total Responses	**316**	**100%**

Question B4 – Multiple Choice [Pick 1]

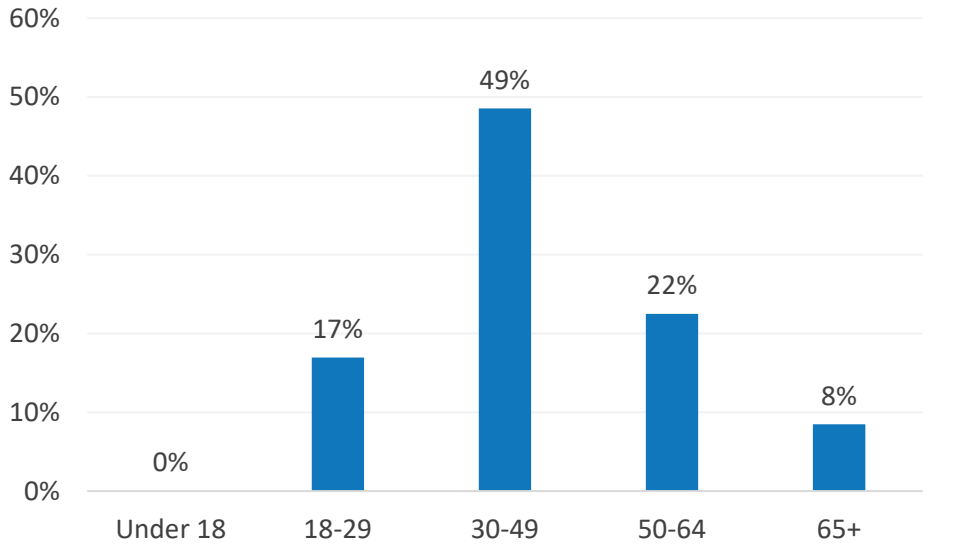
What language is primarily spoken in your household? See Appendix A for 'Other' responses.



Language	Number	Percent
English	284	93%
Spanish	6	2%
Other	6	2%
Total Responses	**296**	**100%**

Question B5 – Multiple Choice [Pick 1]

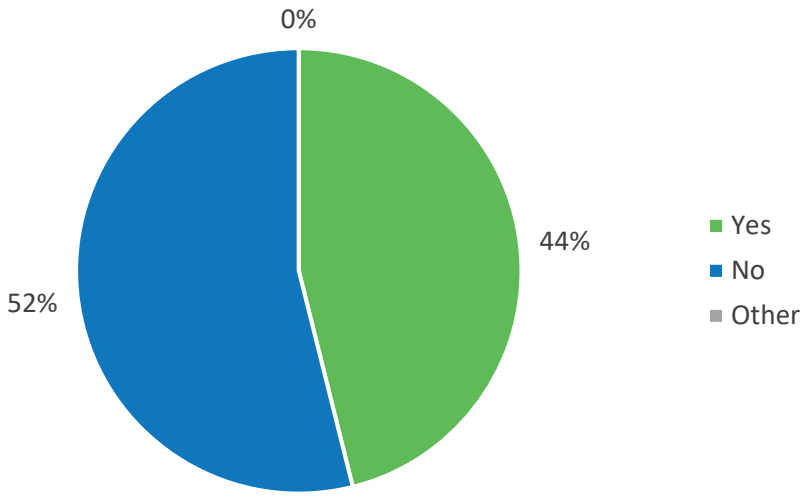
What is your age group?



Age	Number	Percent
Under 18	0	0%
18-29	52	17%
30-49	149	49%
50-64	69	22%
65+	26	8%
Total Responses	**296**	**100%**

Question B8 – Multiple Choice [Pick 1]

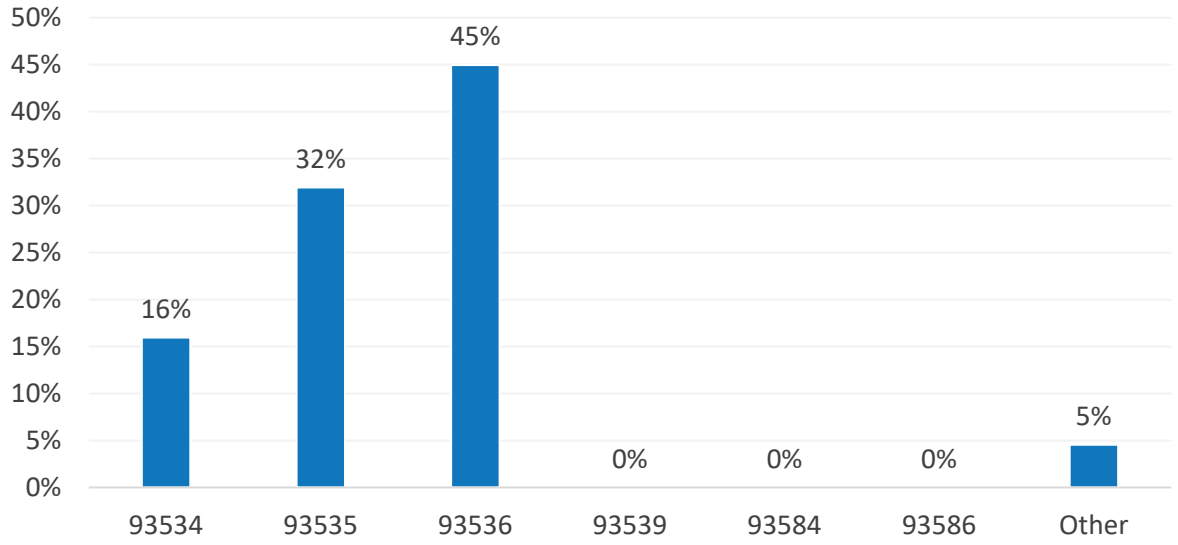
Do you have children under the age of 18?



Children Under 18	Number	Percent
Yes	136	44%
No	159	52%
Other	0	0%
Total Responses	**295**	**100%**

Question B6 – Multiple Choice [Pick 1]

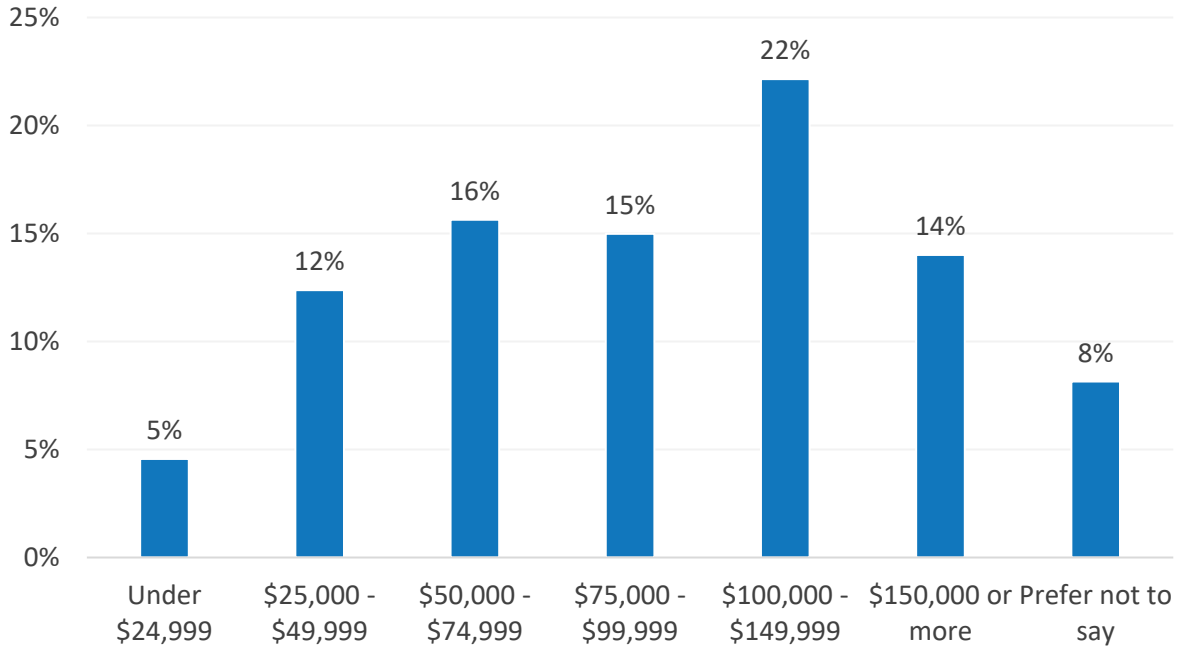
Which zip code do you reside in? See Appendix A for 'Other' responses.



ZIP Code	Number	Percent
93534	49	16%
93535	98	32%
93536	138	45%
93539	0	0%
93584	0	0%
93586	0	0%
Other	14	5%
Total Responses	**299**	**100%**

Question B7 – Multiple Choice [Pick 1]

Which best describes your household income?



Household Income	Number	Percent
Under $24,999	14	5%
$25,000 - $49,999	38	12%
$50,000 - $74,999	48	16%
$75,000 - $99,999	46	15%
$100,000 - $149,999	68	22%
$150,000 or more	43	14%
Prefer not to say	25	8%
Total Responses	**282**	**100%**

Open-Ended Questions

City of Lancaster

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS



HOUSING SURVEY: OPEN-ENDED RESPONSES

HOUSING QUESTIONS

A2. Which best describes your current living situation?
Live in a room in my sister's single-family home
Studio apartment made by partitioning off part of a single-family home.
I live with my parents because I cannot afford to purchase my own home or rent in Lancaster.
Live with family
Renting a room

A7. If multi-family or mixed-use development in the Downtown Area could help bring more shopping, dining and housing opportunities, would you be in favor of it?
Low income homes near the commerce allows for loitering and unsafe shopping after night fall
No
Yes, as long as existing stores would not get drastically effected and pushed out due to increase in rent. There should be an equal diverse representation on stores.
We need shopping on westside!
Focus on bringing shopping and dining to areas other than just the BLVD
Dining and shopping yes. Housing no
We can't even go out right now.
Only if there's more policing as well
Only if it stays nice and doesn't turn ghetto like the city is now.
Traffic & parking already a mess.
Provided it's NOT low income that attracts the gangs and thugs!!!
Downtown is crowded. Where would it go?
Many shopping areas are empty. build adjacent to them to bring them back to life.
When you bring in apartments, you also bring the ratchet along with it. More problems and your neighborhood to turn into Compton.
Can't you see it hasn't? The BLVD is a shambles.

A8. What else would you like the City to consider when updating Lancaster's Housing Element?
How the American housing policy on a national, state and local level have negatively affect Black people and I would hope that Lancaster would public apologize for its role in supporting and propagating policies that were/are systemically racists, such as its attack on Section 8 housing. After its recognition of the role it has played, the City should establish a commission to identify and recommend remedies for the City Council (and/or voters) to consider.
A total of 3 year-round shelters. One for men, women and families.

The need for more Condos and Townhomes to purchase. Not everyone can afford to buy a house. But this would provide a purchase option for those who are trying to buy rather than rent.
Get rid of the homeless and trash
I would like to see more homes sold to people and not real-estate investors. People are being priced out of the market by greedy investors. Reduce homes for rent and increase home ownership. People will care for their neighborhood when they are fully invested.
Get rid of section 8 and clean up the homeless. Don't house them, get them out. Only offer assistance to those that want it. If they refuse help pack them out! Get rid of low-income housing and people.
Stop so much HUD housing
Need middle income housing. When we talk about affordable housing that usually means low income, it does not address the working groups that make too much to qualify for low income but, not enough to afford purchasing or renting standard housing.
Que reparen las calles de el East ya que se ve que al west le están enviando más recursos
Affordability
There is a huge need for more rental units and apartments in the AV, but there is also a need for more affordable homes that people can buy. Housing types like row home and condos can serve as "starter homes" for people who would like to own a home but are currently priced out of the market.
DO CRIMINAL BACKGROUND CHECKS & if you're a convicted felon you can't participate!!!
No more section 8
Eliminate stupid expensive requirements and ordinances. It's too damn expensive to build anything!
Bring better housing, stop taking in apartments and other housing arrangements that diminish the suburban housing feel we had in the 90s
Eliminate crime on the BLVD
Mid-range priced condos in downtown area
More police response to theft calls. Stop the mailbox break ins/ theft of mail. More police patrol in neighborhoods...lots of break ins, car theft, etc
Add parks and walking trails. All the vacant land is an eyesore. Or at least try to landscape some of the areas. Sidewalks are needed especially around Quartz Hill High School along 60th Street, Avenue L and K. Students should have nice areas to walk to and from school.
Rent control and owners that abuse section 8.
Affordable housing for working class.
Create open spaces to walk and bike that is away from major roadways. A park for each new neighborhood created.
affordable housing, decreasing food deserts, meaning having housing be around grocery stores. Having public transit available for all new housing to help individuals travel easier around town and to reduce carbon footprint and equal Accessibility to all new housing plans for all people. Rezoning areas for residential multi-family use, ex. Old abandon stores that have been sitting empty for years.
Better ways to deal with problematic section 8 tenants & their visitors.
Adding in more social services to support housing the homeless and building permeant supportive housing to help prevent homelessness.
To provide incentives or some sort of voucher for people who grew up here since birth
More frequent and easier access to public transportation.
More wheelchair accessible units and focus. Stop bringing low income apartments and section 8 to the city. We need to take care of trash left by the transients and drug addicts on the streets already before we add more people.
affordable assisted living

senior care
The impact on schools. We need more schools if you want to encourage people to move here. We are maxed out already in classrooms. We also need more shops, dinning and wider roadways.
When we were starting out a couple years ago the opportunity to get our first place was hard, but you can't control everything. Renting was our only choice all the condos were already owned, and homes were too big. We lived next to Mayflower Garden in little homes with a joining wall in the garage to the other house. It was the size of an apartment with a little backyard. I was the perfect little starter even though it was a rental. I just suggest those for consideration in building them. They were perfect. For someone starting out or retiring or getting back on their feet. It was a great little community.
You guys need to partner with habitat for humanity and allow more homes to be built and less limiting zoning laws. On your website it says that habitat for humanity has extended its service to the antelope valley, but when I contacted them, they said they were trying to buy some land from you guys. There is tons of empty land everywhere! And there are tons of people in need of affordable homes right now, so why can't you guys create a bunch of jobs by making a bunch of new houses? The more people own a home, the more they have to spend on other stuff besides rent which takes up 95% of my salary each month. And more people could be taxed to fund the school! Please do something about affordable housing!
Stop with the section 8 and clean up the city.
Pull high paying industries to the area. Amazon is not one. Something that will bring quality shops, restaurants and entertainment.
Having more parks, use xeriscapes for landscape instead of grass, having more options of commute to and from LA, better public transportation, having more cameras around the city for better policing and crime detergent.
Fix the roads! People pay enough in property and gas tax that they shouldn't have their car destroyed during their commute on these roads. Ridiculous!
Please fix the roads for the current tax paying residents. We already pay a ton in gas taxes and the roads are atrocious as we drive to our jobs where we pay more taxes that get wasted.
If you're planning housing development, provide shopping in the area to minimize traffic, and provide public parks. If you continue on the same path, I will continue to shop outside Lancaster. We don't have anything on the westside.
Improved schools. Many with well-paying jobs that stimulate the area choose to leave because of the schools available.
Rent control for future increases which is what's driving homelessness in AV. I see more families losing housing due to affordability than mental illness or addiction. It would be great to have developers nonaffiliated with the Mayor. Build on the West side of 30th West, everyone should have access to a safe and desirable neighborhood.
New businesses. A promenade would be great. More big franchises on the east side.
Nice affordable housing for the younger generation
Mainly building within town instead of outskirts.... there is a lot of empty land within that could be used for commercial building and housing, plus a full town will make our city look beautiful.
Income based housing is limited we have more homeless families. Income based housing will help families be able to thrive in our community. Kids have better chances to by not struggling with family finances.
Any development that would negatively impact the value of current homeowners' property.

No apartments, or multi units near single family homes. Keep them in the outskirts.
Transitional homes and shelter for homeless. Please. Adjustable scale housing for seniors located in safe neighborhoods who do not need assistance but live on limited income, so they don't become homeless.
Update the code to allow for more detached condo projects. This would allow for more dense projects with fewer public infrastructure. Utilize other more urban cities code as a model.
School
The outskirts are better for low income families. Sure, you want businesses to make more money and housing by the downtown area will help with that, but the price will reflect the convenience.
Lancaster should focus on more schools and parks. We are lacking in schools per number of children we have. We need more areas for mental health. Lancaster should be putting new housing in areas that will not continue to bring down value of working-class homes. Facilities being created to help those in need is wonderful and the working class helps tremendously in that regard but to bring down the value of an area, of the working class home to make others feel good about their situation is well also inconsiderate of the working class. We are already one of the cheapest areas to live in California (which people are leaving due to political stances like this and much more). Make Lancaster an area of industry where people work here instead of commuting down below. Make it a family community where we don't have to think and worry about a police officer getting shot in our area due to apartments next door. Instead of having a survey online where only a handful of Lancaster will see, do better by the people you serve and take the time to see how the community where you want to add these facilities feels about it. Ask the veterans home and staff how they feel about needing to up security due to the facilities you put next door to them. Families don't have the means to pay for 24hr security. The police are amazing people and are needed but are not obligated to step in any situation. The Boulevard was supposed to bring the community up, has it done that, not from what I have seen. Businesses cannot afford to stay there, others have had homeless and ruffian issues, I don't feel any safer taking my family on the boulevard unless an activity is being held where there is ample amounts of security. Look at the past choices that have been made and learn from them, don't think that if you tweak it a little every time maybe one time it will work, that is how you bring a community down, make the working class no longer want to stay, and so much more.
Victory Gardens! Small scale urban food production! More fruit trees...LESS LAWNS = save water, save money!!!
Please don't build any residential housing along major streets like Ave J or Ave K, leave those major streets to business and offices. That will make the city look urban and developed.
Upscale apartments that are safe. More gated communities
I would like the new properties to blend in well with the neighborhoods. I prefer less section 8 developments because I feel that the City of Los Angeles sends people here
Proximity to wraparound supportive services
Higher standards for appearance and safety. Moved out of a neighborhood because of constant drug deals, yelling, trash everywhere, and very unsafe environment. Need something to help with the trash all over town, it's everywhere. Mattresses on the side of the roads random debris piling up.. houses in disrepair or lack of upkeep...
Consider the homeowners who have invested living here because of how the houses are set up. I bought my house because of the location. It is far enough from businesses and apartments. I think keeping single family homes and apartments separate is ideal.
I live on 30th and Ave J. I feel we have large scale multi-family communities already built along with the Kensington Campus that seems to still be in construction mode. I am concerned that more

housing of this type in one concentrated area is not what is needed. Please consider building in multiple areas to maintain a choice of location for families needing housing.
Stop building
Stop HUD housing stop going to undesirable areas and recruiting undesirable people into our area where we have to have more crime increased law enforcement, take care of the citizens in Lancaster, leave the sewers of LA in LA and keep section 8 housing out of Lancaster.
Expansion of shopping, dining, and entertainment (dance halls, arcades like Dave and Busters, etc.) for young adults.
Government has no right to get involved in this matter, and since you'll so as you want regardless of what the answers are, where will the funding for this come from?
You need to consider criminal record and how the new tenants will affect the neighborhoods. There are still nice and safe neighborhoods in the east side of Lancaster but if you guys will be building over here and letting in people with a bad record then obviously the city will worsen. Interview people before letting them live here.
Ensure that new housing is built in areas that are redeveloped/updated BEFORE the new housing is constructed. For example, if new housing is going to go onto Sierra Hwy, fix the areas around the new development first so that the new property is not devalued. No one wants to move into a nice apartment surrounded by sketchy.
Consider the income of those who want housing, like millennials making 50k, and can sustain it but are unable to save an exorbitant amount of money for down payment through the lenders many housing companies partner with.
To place different kinds of housing in widespread neighborhoods
Widen Ave N from freeway to 50th!!! Traffic is horrible and it's dangerous for those making left turns into private homes and dirt roads.
Clean up the trash in empty lots and bring more shopping centers to Lancaster instead of Palmdale having all the shopping
Please consider that those of us who have moved to the outskirts of town, have done so because we prefer the slower, quieter pace it offers. To stick apartment complexes, town homes/condos here would forever alter the rural way of life that once made the AV special. Apts., condos, should remain in the more populous areas of Lancaster. In addition, instead of focusing solely on housing, the city should prioritize creating additional resources to meet the needs of those already living here i.e. more schools, parks, hospitals. With all the new single-family homes being completed, isn't there a way to ask those builders to contribute to funding for such things if they want to build here? What's the point of having more affordable housing when the resident's needs can't be met in those areas?
- I would be in favor of higher end condos/town homes in nice neighborhoods. - fill in the vacant lots! - finish some of these half-built communities. - look to Santa Clarita's new neighborhoods for inspiration on work/life balance. Parks, walking trails, close shops, safe sidewalks, and a true sense of community in the neighborhood. - stop building everything on 10th West! It's too much traffic. - get better businesses and restaurants so I don't have to give my business to Palmdale. - take note of the desirable neighborhoods (18th E &K-8, but there are others) and build more of those!
Fill the empty spots in the city first! I would also be in favor of higher-end townhomes and condos; not everyone with money needs 3,000+ sq ft. We need parks and trails. Finish the sidewalks! More businesses to Lancaster; I'm tired of driving to Palmdale. We really need higher-end housing to bring the jobs and other businesses.

No apartments, no condos or low income anything.
I would like the Lancaster officials to mind their business. Increasing the city's capacity without adjusting for the inflation of traffic coming up here is just going to make it harder for the people that already commute. So, what's the plan make more house, on who's dime? And all these people your attracting where will they work?
if your adding more housing people will need more restaurants. We usually end up driving to Palmdale for a nice meal at a restaurant that's not fast food. Especially if we want dinner and a movie. Please add restaurants around the movie theater on Ave I. A Mimi's Cafe or Cracker Barrel would be a good choice since Palmdale doesn't offer these.
More HOA neighborhoods, gated communities, newer houses with beautiful curb appeal and have community parks/schools, and for code enforcement to drive through neighborhoods to help clean up Lancaster.
Walkable and bikeable communities
Look to Santa Clarita as an example Build housing that is affordable and near freeway for young professionals who work in aerospace. Etc.
Remodeling or demolition of unused buildings such as on Avenue J and division, where there's run-down buildings making the city look run down and ugly.
Cheaper rent for low income families but safe environment
Sidewalks for kids walking to school. Speed bumps and/or traffic circles to reduce speed in high-foot-traffic areas. Weed control in the empty fields to prevent growth from blocking bike lanes/sidewalks, especially on East side, so pedestrians don't have to walk in street. Improvements to traffic-signal timing (East side red lights are sometimes 2, even 3, minutes long, despite no cross traffic.) Ensure there is adequate private parking for new housing projects to minimize street parking.
1. An Eco-friendly Lancaster or solar panel installation would be nice. 2. Masonry fences looks incredible when driving through Lancaster. It makes certain areas look nicer and it provides a bit more privacy. 3. Please make all new homes disability friendly (i.e. safety rails), wheelchair friendly (i.e. wheelchair ramps), and bike friendly (i.e. bike lanes and bike racks). 4. More policing in all Lancaster areas, we have caught many crimes on our cameras and when police patrol our area, the crimes stop but when they stop patrolling our area, the crimes begin again. We live in the major corridors of Lancaster. I don't want any new housing to deal with the same problem. We've had people NOT WANT TO COME TO OUR HOUSE because paraphrasing their words ""they live in a crime hotspot"". WHAT'S THE POINT OF NEW HOUSING IF CRIMES GO UNANSWERED AND SCARE PEOPLE AWAY!
More single-story houses with 4+ rooms /2-3+ bathrooms. With a 3+ car garage. Maybe in a track home so you pick and choose the features you want.
Ensure the housing is maintained.
Tiny housing allowed on existing properties as well as tiny housing communities.
I would like them to not allow Airbnb's on large scale. I live in a "neighborhood" not a hotel district and between 2 houses one next door and one directly across the street have 13 rooms rented out nightly. Eliminate this mess.
More lights in neighborhoods
Make sure no felling or prior felony convictions as in theft or assault
All the housing that's built new housing should have coffee shop and restaurant swimming pools Parks swamp meets drive ins. for all community so people could walk to from their homes community like. Dorado Skies
costs of utilities

The traffic in peak hours of the day.
Staying on top of negligent landlords.
Gated Affordable Senior Housing Community with access to medical facilities needs to be a priority. Homelessness MUST be addressed with housing for individuals, families, and addressing MH.
There needs to be real expansion of multi-family housing on the West Side. More and more families cannot afford to buy a house or are here for work for a couple of years and don't want to buy, but also don't want to live in downtown or east side. We need more affordable housing as well as all of the properties have waitlists several years long.
Create more infrastructure! The current infrastructure cannot sustain more housing/residents with investment and upgrade to hospitals, school, freeways etc...
Do not build more low-income apartments on the west side. Stop ruining my property value. They create nothing but crime and problems.
The Avenue I business structure between 17th street west and 10th street west need to be completely refaced or demolished. It gives a bad appearance to the housing that exists.
More new low cost homes
Not to isolate new neighbors from shopping areas. Or build shopping near new areas
Update the surface streets also...lower speed limits...more stoplights
Lancaster needs to do as much as possible to reduce the environmental impact of new development. Consider only building LEED-certified buildings, building near public transit lines, increasing housing density, and focusing on urban infill rather than breaking ground on new, undeveloped areas. Also, more parks, community gardens, and conservation areas need to be created so that families that rely solely on public transit are able to access open space, playgrounds, dog parks, etc.
Don’t make everything for low income. Every single place designated low income becomes crime ridden and dangerous and they ruin the nice new neighborhoods.
Stop building new commercial buildings. Use the empty buildings we already have. All of the empty shops make our city look run down.
INCOME/AFFORDABLE BASED HOUSING is needed in Lancaster since everyone basically commute to work
That the planned communities offer green space, walking paths, playgrounds, public transport access points and landscaping that is east to keep clean and neat.
Maintaining housing for single family units not mixed or near apartments as it affects the value of homes and traffic
I really want to see a decrease in homelessness. Tiny home communities have had success in other areas. The desert past H has whole families living in tents.
impact on schools and the impact on traffic. with the city's continual ""road diets"" and the increase in traffic, it’s getting harder and harder to drive the roads and make the lights. the increase in housing will only make these things worse. also the hospital needs being met with increasing population.
Fix existing homes. Clear dead foliage, non-maintained landscaping and TRASH!
Add parks and playgrounds, splash pads, frisbee golf, tracks to run on. There is not much for our kids to do and I’m sick of living where the shopping sucks, it’s unsafe and not cleaned up and welcoming. This place is a trash hole that appears like no one cares about it. As a military family, we have lived in many states/cities and Lancaster is by far the worst place we have lived. We are here only for the job and wish it would actually feel like a nice, clean, family-friendly place to stay and make home, instead of always planning when we can get out of here. We are homeowners, work in the community, and really want a place that feels like home. I have so many ideas and wish the community had an actual say in what happens here.
Keep new developments on the outskirts of existing housing areas

Keep multi housing on the outskirts of existing housing areas
Rent control / affordable housing for single parents / balance the Lancaster economic with housing not LA rental prices
Rents units are very hard to come by: I have bad credit but good landlord history and a bankruptcy. I take very good care of my homes but am never given a fair chance to rent due to my credit. I am a single mom and work a full time job of three years but am always denied: base the qualifications on other things except credit so that people like me can be in a safe home without kids: even better have a single mother community where simple criteria is required like landlord history and job history rather than credit. Horrible finding a house out here even though I make 72k at a job for three years I don't qualify
You've already got the land available on the outskirts. The problem is the artificially inflated price of all residences in the area.
Smaller single-family homes that are actually affordable, multi-family units like apartments, duplexes, etc., rarely take dogs, and finding housing without losing a member of your family (dog), has become increasingly difficult.
Clean up older neighborhood. Fix houses/yards Create sidewalks on main streets
More single-story homes. More housing near spots with amenities close by. More affordable options for those just starting out. The apartment complexes are mostly all low income, so if you don't make a lot of Money and also don't qualify for low income housing there are no affordable options for you.
Focus on creating higher class housing and shopping. This is the only way you can attract the younger folks that want a nice place to live and shop but has to go into SF valley or LA to get that.
Spread housing out. Too crowded in the center of town. Too much traffic. Often times with this type of housing comes crime and other illegal activities.
More availability of rent coming trolled apartment complexes.
Not negatively impacting the property values of existing single-family homes.
Housing equity
I think that Lancaster should work on developing the random empty lots around the city, there are so many unfinished squares and they make the city seem ghetto.
Since you are trying to figure out where to house everyone -Please don't add any more bike lanes. We need as many lanes possible open for traffic. When you start building please consider having enough lanes to accommodate all the traffic too. Thank you
Repairs to our roads should be completed before any new housing. If I were to purchase a home in Lancaster as a new homeowner this is one of the top 5 concerns I would consider. Avenue L from 40th Street West to 10th Street West is a mess (potholes) as is Avenue K and J through the same area, 40th to the Freeway to name a few.
No section 8!
Making sure single-family homes and neighborhoods already here are not disrupted. Do not crowd Lancaster Like downtown LA.
Please build more gated apartments. Safety is a concern in the AV.
Apartments need to be built for single apartments not one bedrooms but single apartments that's affordable take a lot of homeless off the street because it appears affordable at $600 a month
The lack of available housing is greatly affecting our community at this time. In all price ranges inventory is greatly limited. We need to find ways to correct this situation.
Move housing mean more people, more people need more jobs.
Update the school buildings for all grades

Housing at a wider range of cost. It's great that new expensive neighborhoods are being built but we also need nice and affordable housing for people who need it, and more mid-range options for the middle class.
Ensure that new housing opportunities are affordable for young families. Create more programs that support first time home buyers so young families can purchase a single-family home or purchase a condominium/townhouse. We have enough low-income housing in Lancaster and need more housing opportunities for young working families that earn between $55k - 75k. I was born and raised in Lancaster and have contemplated whether I can continue living in Lancaster. Rent is ridiculously high in bad neighborhoods and even more expensive in good neighborhoods. Create more job opportunities in local government so people like me who have an MPA can actually work in Lancaster without having to take my skills to other cities.
Do something about the deterioration of older neighborhoods, Beech St. Is a shameful example. Why is it allowed to happen?
Gentrify not so good neighborhoods in central Lancaster near Sierra and J. New housing to counter the housing supply shortage. Build more entertainment or common area establishments to develop a sense of community with Lancaster residents.
Have better paved roads and better clean up
Affordable, plans to mitigate crime, getting local residents into homes vs out of area people, paths to get families out of apartment into homes or mobile homes
Fix up broken down houses and commercial building. Use city vacant commercial buildings to assist homeless to minimize brush fires in undeveloped lots throughout the city.
Our geological table isn't the best for vertical builds, but small apartments, studios, and tiny-home clones above strip malls and other businesses, new or old, would greatly increase our ability to fit people in lower-end rent spaces that have access to basic needs. Ave K and 10th west could've done this recently with habit, waba, blaze, et al. being built. If estimate 8-12 units could've been added above these places, and if you expand that idea across the city, you'd have close to 1000 homes from existing infrastructure that needs to be updated anyway.
Town homes are a must! A lot of people would benefit from them. Build more townhome/ townhouse.
Collaborating with surrounding cities about land or condemned properties to rebuild, beautify, end homelessness and help low income families to be able to rent and or own homes.
Affordability
WE NEED BUSINESSES FOR JOBS!!!!
Affordable housing is the most important thing at the moment. People are not able to afford the cost of living which is causing mass homelessness.
School availability and ease of transportation. Areas already overrun by homeless/violence
refurbish old structures or destroy run down structures and replace them with housing
Consider who you want to attract & the affect they would have: low-income housing tends to bring more crime, middle-income housing tends to attract more investment. Edwards AFB, the Defense industry (& possibly the Space Force HQ) need quality housing.
More new starter homes.
Help the Homeless who what Houseinh
Increase in minimum lot size. Decrease in speed limits near residential areas. Get rid of the street peddlers and the homeless that are trashing the desert, it is unsanitary
Homes should be built with the latest energy efficient green technology included in the purchase.

Do not make any decisions that would negatively affect existing single-family home neighborhoods. If Rex wouldn't put it in his neighborhood then don't put it in my neighborhood.
The impact on schools and adding additional parks and schools when creating new housing development
Please do not put low income housing in a high-income housing area if it will impact the value of the real estate, safety, quality of life, and environmental aesthetics.
To Allow and Provide Landlords and Housing Providers with more Stricter Lease Regulations, Restrictions and Rules to implement on tenants Lease!!
Affordability of the new housing
I would like to see all new housing (All Types) spread evenly in the City. We should limit the impact on current single-family neighborhoods.
Link traffic lights, so commuters can "ride the green wave" it is irresponsible for the city to plan more housing when not first addressing these traffic issues that impact people's time and pollution to our city.
When updating the Housing Element, the effect it will have on traffic should be a priority. Taking into account both daily commutes for work and to shops and services.
Develop Sierra Hwy. It is near transportation and needs rehabilitating. Might possibly be a spot for a second Kensington Campus.
To make sure people have more work opportunities around the area
Clean streets. No homeless encampments. No potholes. Healthy grocery stores.
Pedestrian friendly and near bus stops.
Updating many of the old homes we have in the city. Houses from 1960s or earlier could be revitalized. I believe this would help the quality of neighborhoods.
Pedestrian friendly. Pedestrian walkways with shade/rest areas.
To not use 5G around any of those houses!
More protected, direct bike trails across the city similar to those found in the Midwest that link up with other bike trails. Less bike trails using city streets. This works encourages actual use of bikes, especially if they are going to industrial parks
Are there any new master plan communities proposed in Lancaster? If not, where might be the best location to for such product. The 2 prior master plan communities I am aware of is the Del Sur project which became solar fields and the Avanti master plan on the west side of Lancaster which is nearing the construction phase.
Infill of vacant lots in the city.
Consider traffic flow, safe biking/walking lanes, with common community areas for residents to mingle and socialize.
More housing on the east side of Lancaster to draw more stores.
Transitional housing & homeless resources should be located more closely to the city's core, where other resources are easily accessed, as opposed to on the outskirts of town, where it would be isolated and more difficult to access city resources.
Tiny homes
New business and entertainment.
Apartment/townhouses for higher executives, not just lower income. People don't want to move here for aviation industry because housing is aged and low income.
do away with Mello roos, do a better job at keeping the neighborhood perimeters clean, code enforcement needs to be more proactive.

Help the older neighborhoods with maintenance. There are many city trees that are destroying sidewalks and damaging homes. As a homeowner we cannot remove problem trees, but the city will not maintain them.
More consideration of building plans. It's been utterly foolish to have allowed developers to build homes that are not consistent with the desert climate. Requiring solar on new construction isn't enough. Some oversight of the Floorplan is necessary. With over 100° temperature variables, a home with vaulted ceilings is just plain stupid. I worked with developers for years and know they use the same plans in different areas to save money. Doesn't mean it's appropriate.
Better oversight of developers plans. Given the 100° temperature variable, no plans should be approved with vaulted ceilings. New solar requirements or not, this type of design is foolish in our climate. And very costly for residents in utility bills.
Supplemental taxes are breaking residents' backs.
Affordable housing!
My adult children with full-time jobs cannot afford to move out on their own. More affordable housing for young adults is essential. More senior housing options are essential. As seniors, we can no longer keep up with our single-family dwelling, but affordable senior living options are extremely limited or non-existent. I would be concerned about large-scale apartment buildings bringing an undesirable element to quiet single-family-home neighborhoods. Affordability in safe and secure environments is essential.
We have the land to support it, the west side needs more single-family homes with larger lots, half acre or acre.
Providing better flow of transportation by possibly making another HWY traveling from west to east. Also having more businesses spread out through the city.
Better places to shop instead of going to Palmdale for everything.
We need affordable housing. The sky-high rent prices out here are unrealistic.
Encourage owner occupancy of single-family homes, rather than rental SFH.
Consider the neighborhoods. Why would you build apartment complexes where many single-family homes reside? Lancaster will soon become Palmdale surrounded by apartments and ghetto prisoner families because it will become affordable. Consider more single-family homes where intelligent, career-oriented families can move here closer to jobs like Northrop for example.
Lancaster should dedicate a certain empty desert lot for the homeless population to settle in temporary housing. Let them build their shelters or provide them with temporary shelter.
More affordable housing Rent control
I would like Lancaster to improve as a city. It has become a place where middle class people want to move away from.
Maybe try and change or open up zoning in areas that have long been undeveloped, particularly in the random patches of desert in the city.
Please consider existing crime and the risk of increased crime when placing certain housing developments in our community. The city needs to renovate the East side without attracting more crime via low income housing. Several shopping centers that were booming when I grew up here are dead now. Invest and make it possible for new businesses to flourish, that will attract more movement of employed residents. Mixed use developments are great, but the BLVD and downtown don't need it. Look to Ave H or areas that are dying out to place that type of housing.
Please we need a sidewalks and a better schools.

Maybe consider how reducing the number of lanes of travel on roads is going to be problematic with a larger population.

DEMOGRAPHIC QUESTIONS

B3. How do you identify yourself? (Select all that apply)
Black
Human race
None of your business
American of Mexican descent
Central American Latina
Portuguese Hawaiian and Caucasian
White and Hispanic
Multi racial

B4. What language is primarily spoken in your household?
Mandarin
American English
Spanish AND English, equally.
Both, English and Spanish
English & Spanish equally
Both Eng/Span or SpanGlish

B6. Which zip code do you reside in?
93550
93551
93560
93551
93543
93560
91352
I have spent my life in all areas of Lancaster. I grew up in the worst areas. I do not see how this question and others help you see if this is best for Lancaster.
93551
59327
93551
93551
93543
93552

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APPENDIX B

HOUSING ELEMENT DRAFT: PUBLIC COMMENTS

Comment	Page Number and Location
Please don't turn beautiful spacious Lancaster into North Orange County with street after street of wall to wall houses and no open land, horrible constant traffic, and over crowded everything. Thanks	
They should be more single apartments build not one bedrooms but one room with the bathroom and the kitchen that could house a lot of homeless people and make it affordable	There are a lot of hotels being built in the antelope valley and it should be more single apartment buildings built
I don't want multi-family units built on the west side specifically 65th and 70th. It would block the views of the mountains to housing in the surrounding area. The AV is and has always been a predominantly made up of homes, houses. Not apartment complexes. That's the appeal of living here.	
No more bike lanes, there are not enough people who ride bikes in this city to keep taking away our car lanes. With more bike lanes equals more car congestion. This city is not meant to be a healthy environment for bike riders- it's too windy or hot to ride a bike and with the high speed limits the safety of bike riders is low. Please no more bike lanes.	
Lancaster is building too many low income, high density housing units on the westside. Between the kensington and copper square at 30th and I, and this new "Emerald" homeless housing at 30th and L, the westside is becoming oversaturated with these types of units. Crime is already up on the westside as it is, especially near the commercial. We need more luxury workforce housing for aerospace workers, this is a recognized need for the area. If any more low income buildings get built on the westside, it's going to be a mess. Especially that Emerald project, it will attract homeless and blight to a nice area. That spot would be perfect for market rate housing. Please cancel this project or move it elsewhere. There are now more low income apartments on the westside than the eastside. The city needs to spread them around and not inundate one area with them. Also that Avanti project is suspicious too, particularly those 2800 sqft lots they want to build. That is an area of horse properties, and buyers want big lots, not cluster homes. Please take this into consideration, as well. You need to think about the quality of life for the residents of our town, and not just the developers. Thank you.	95
Stronger code enforcement ex. Moving cars for steer cleaning and parking on lawns	Housing Codes

Use our prisoners to clean up the massive unsightly trash in the AV	
We don't need any more houses. Too much traffic, crime, homeless as it is. The 2 hospitals can't support the demand. Based on the population, we should have 4 hospitals here. Not enough job opportunities. It would out more traffic on the 14 freeway, which is a nightmare already	
More housing means more crime from undesirable people moving up here. We have murders, theft of all kinds. All of this and other issues need to be addressed forst. Sheriff's dept is OVERWHELMED with calls. I've been here almost 50 years and have watched the slow decline from a nice area to a slum. It's so sad, scary to see what our area has become.	What page? There are no pages to draw from from. It is the CRIME page.
This is going to drastically raise crime. No one wants this	All of it, specifically 82
The antelope valley does not need more low income housing. Nor do we homeowners need to be taxed more to pay for all of these programs.	All of it
New housing, especially section 8 housing should not be done. So many current homes are being sold people moving away or just loosing their homes due to foreclosure. Our community needs to concentrate on the shootings, thefts, fixing the terrible roads and attempting to reopen abandoned businesses which would create jobs for current residents. Lets concentrate on making our community better so people move here because of its beauty.	
The Cities notification to comment on the draft document was provided in the AV Press July 7th issue, and the cut off date to respond is July 8th. Next time please notify with more time to respond. My comments are: The plan should include means for additional Hospital and medical facilities staffing to support the projected growth in housing. Also, law enforcement and fire protection increases. The north L.A. County / Antelope Valley area is primarily the only L.A County expansion area. Due to Aerospace, and anticipated Hydrogen fuel production, and dispensing facilities planned to be built here in the City of Lancaster, we need to establish the supporting infrastructure. As President of the Hydrogen Fuel Cell Trains Association (HFCTA), website access: https://www.hfcta.org I commend the Lancaster city officials for their forward aggression.	
No more housing and especially not section 8 or apartments.	I have a job and don't have time to read 188 pages but I did read the first 5.
Hello, I urgently need to start building my housing development project as soon as possible. I've spoken to the planning department, lenders, construction companies ect. Please reach out to me as soon as possible, I currently work for tax credit properties and there are too many homeless people in outreach programs without housing in Lancaster/ Palmdale CA.	This comment applies to the passion of my mission. I can no longer wait for a bank to call me when, people are homeless.
We need rent control! My rent has gone up $1,000 a month in 8 years!!!	
As a resident who has committed for over 20 years to work. I feel that more career based jobs need to be brought to this area. It will also change the narrative for the people who choose to live here and raise families. I feel that in order for the community to grow in a positive way we need more jobs, not fast food restaurants and retail stores. In order to set the tone for a win in society the narrative needs to change. Please direct more focus to the jobs and resources for the children in the community.	Page 33

General Comment; The working class, seniors, students, those with low or no income, veterans, and many, many others all deserve safe, clean, and affordable housing. With new housing developments please do less of the "sprawl" and more walkable-bike friendly cities that have fewer cars on the road. The traffic pollution and congestion is killing the Earth! Everything in our lives does not need to be "drive away". Again, all residents deserve safe, clean, and affordable housing, both rent & homeownership. Reimagine the shelter system, at a minimum shelters should have private rooms and/or they should be set up like small bachelor apartments. Tiny homes are great, please don't just consider ADUS, tiny home communities are wonderful where land space allows it but again please be mindful of "sprawl", tiny home communities can be next to garden style apartments! Walkable cities!!	General Housing Element Comment. www.HTWWS.org
There are houses all over the city that are vacant or neglected. Wouldn't it be more feasible if the city rehabilitated these units and therefore counted them as new housing and met the city's quota of 9,000 new units this way?	Legislature mandates new housing.
The City of Lancaster should be giving development investment opportunities to current/local residents. The "community experience" should be the primary focus and the city should stop looking to the "Good Ol'Boys/Girls Club" to profit off the rest of our citizens. Remember, we are "ALL" invested in what happens locally which means we all should be given an opportunity to help rather than allow developers like "Insight" to acquire these projects without giving locals opportunities to gain meaningful employment. All community development projects should be done in a local "contract bid" rather than allowing one company to make millions if not billions off the backs of our citizens. Simply put, when we all have skin in the game we all have something to lose and/or gain. Lastly, stop making builder put solar on homes. That should be a buyer "option" not a builder's requirement	H-12
We do not need small homes or units build in our city. We will like to see more affordable single family homes for our hard working families! No small homes or units built for people that are on any type of government assistant. If our city decide to built small homes it's only to bring more homeless people and others that live from government assistant from surrounding city's. Home owners are considering selling our homes and move to another place due to all this people that do not work and abuse of all of this free help the city is providing. We the tax payers are demanding to not build small homes!!!!	My comment applies to the The Housing Element Plan draft for the City of Lancaster pages 1-188 but if you need a page number in order to consider my comment I will choose page H-15. Thank you for your consideration.
please do not build small homes. We need affordable single homes for working families. Our city is full of crime due to non working residents that are in need of free housing (small units) to continue to not work and commit more crime. No more section 8.	my comment applies to H-44
The city should provide its own first time homebuyer assistance program, and bring back the rental assistance program it used to have.	
Need new seniors aparmmens Lancaster	

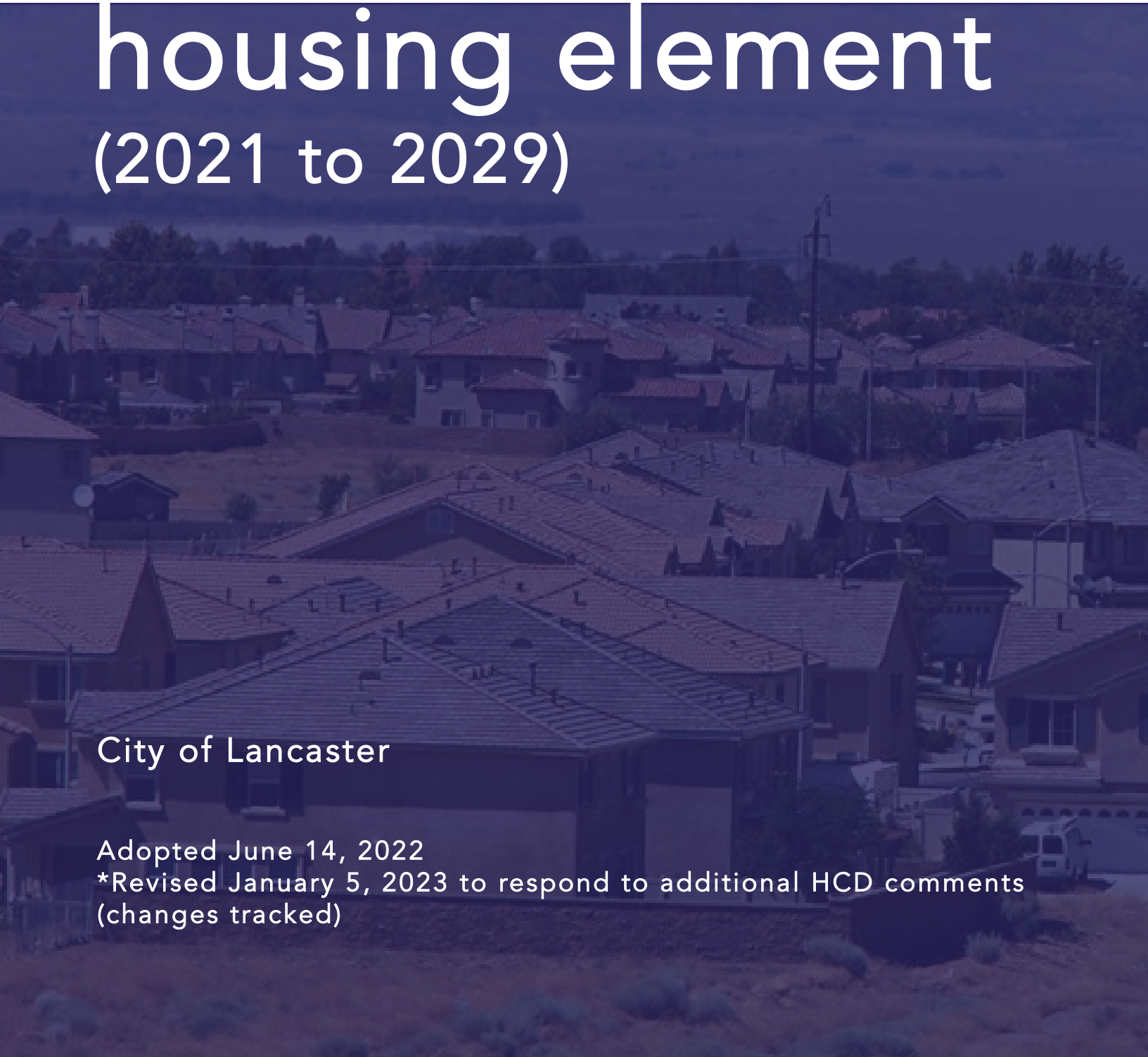
LANCASTER

Creating a better tomorrow. Together.

lancaster general plan

housing element

(2021 to 2029)



City of Lancaster

Adopted June 14, 2022
*Revised January 5, 2023 to respond to additional HCD comments (changes tracked)



LANCASTER
Creating a better tomorrow. Together.

City of Lancaster, California

2021 to 2029 Housing Element

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Commissioner
King L. Moore II

Commissioner
Daniel Tufts

Prepared by
MIG, Inc. and the City of Lancaster Community Development Division

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lancaster general plan

housing element

INTRODUCTION

The Housing Element is one of the State-mandated elements of the Lancaster General Plan. It presents the goals, objectives, policies, and action programs the City intends to implement to facilitate provision of housing for existing and future residents. The City prepares the Housing Element to meet the requirements of State law and achieve certification by the California Department of Housing and Community Development (HCD). Certification will help the City qualify for certain funding programs offered by the State.

Legal Requirements

California law requires every city and county to adopt a general plan containing eight elements, one of which is the Housing Element. This is the only element subject to detailed statutory requirements and mandatory review by the Department of Housing and Community Development (HCD). The requirements are set forth in Article 10.6 of California Government Code, beginning at Section 65583, with additional guidelines provided by HCD.

Housing Element law requires the City to adequately plan to meet its existing and projected housing needs, including its share of the regional housing need. HCD allocates the region's share of the statewide housing need to the Councils of Governments (COG) based on population projections and forecasts. The Southern California Association of Governments (SCAG) is the COG for cities and counties in Southern California, including Lancaster. SCAG develops a Regional Housing Need Assessment (RHNA) allocating the region's share to the cities and counties within the region. The RHNA projection period for the current Housing Element is June 30, 2021 to October 15, 2029. Meanwhile, the Housing Element planning period is October 15, 2021 through October 15, 2029 (the 2021 to 2029 planning period), marked by the required October 15, 2021 adoption date.

The SCAG region's total RHNA share is 1,341,827 new housing units during the 2021-2029 planning period. The City of Lancaster's allocation of this share is 9,023 housing units. That is, the City must show in this Housing Element that adequate capacity exists in the City, with appropriate zoning and land use policy in place, to facilitate development of 9,023 units in a variety of different housing types.

State law requires that the Housing Element be consistent with the other General Plan elements. The City's General Plan was last comprehensively updated July 2009, with minor amendments occurring periodically since. The goals, policies, and action programs contained in the Housing Element complement and are consistent with the programs contained in the other elements.

Lancaster's Housing Element represents the City's effort to assist in the State's goal of providing "decent housing and a suitable living environment for every California family." The Legislature has further determined that local governments have a responsibility to make adequate provision for the housing needs of all economic segments of the community. The Housing Element is the instrument by which Lancaster demonstrates compliance with these legislative intents.

Scope and Content of the Housing Element

The Housing Element includes the following sections:

- *Housing Plan: Goals, Policies, and Action Programs*

  The goals, policies, and action programs outline how the City of Lancaster will provide for adequate housing.

- *Housing Needs Assessment*

  The housing needs assessment includes an evaluation of existing housing needs, special housing needs, and projected housing needs. This effort requires a review of:

  - Population, employment, and housing characteristics
  - Overpayment and/or overcrowding
  - The needs of extremely low-income households
  - Current building conditions of the City's housing stock
  - Any affordable housing developments that may be at-risk of conversion to market-rate housing
  - Special housing needs for persons with disabilities, including developmental disabilities, the elderly, large families and female-headed households, farmworkers and families and persons in need of emergency shelter

  As noted above, projected housing are based on the RHNA, which establishes the number of new units needed, by income category, to accommodate expected population growth over the Housing Element planning period.

- *Housing Constraints*

  Governmental constraints on the production of housing include land use controls, fees and exactions, on- and off-site improvement requirements, building codes and their enforcement, permit and processing procedures, and potential constraints on the development or improvement of housing for persons with disabilities. Non-governmental constraints include the cost of development, including land, construction, financing and other miscellaneous costs. Constraints to housing are reviewed in this section; where constraints are identified, programs are included in the Housing Plan to address them. As new zoning ordinance amendments are considered, the City will review the Housing Element to ensure compliance with housing policies.

- *Housing Resources and Sites Inventory*

  The Housing Element presents a detailed land inventory and analysis, including a site-specific inventory of vacant properties best suited to accommodate the RHNA. The analysis also examines environmental constraints and the availability of infrastructure, as well as an evaluation of the suitability, availability, and realistic development capacity of sites to accommodate the City's share of the regional housing for all income levels.

- *Review of Previous Accomplishments*

  This section reflects on the effectiveness of the previous element's goals, objectives, policies, and programs in terms of actual results during the planning period. Where possible, the results are quantified. A discussion of the continued appropriateness of programs is included, indicating those programs that will be carried forward or modified in the sixth cycle Housing Element.

Relationship to other General Plan Elements

State law requires that the General Plan and all individual elements collectively form an "integrated, internally consistent, and compatible statement of policies." The goals, policies, and programs of this Housing Element are consistent with the goals, policies, and programs contained in other elements of the Lancaster General Plan. The City's elements are presented as individual plans/chapters in the General Plan Document, with the exception of the Housing Element, which is presented under a separate document.

Development policies contained in the Plan for Economic Development and Vitality, Plan for Natural Environment, and Plan for Physical Development—which establishes the location, type, density, and distribution of local land uses, including housing—most directly relate to the Housing Element. The policies and priorities of the Housing Element and Plan for Physical Development, Economic Development and Vitality Element, and Natural Environment have been carefully balanced to maintain internal consistency. When any element of the General Plan is amended, the City will review the Housing Element and if necessary, prepare an amendment to ensure continued consistency among elements.

- SB 244 requires that the General Plan be updated to identify and describe disadvantaged unincorporated communities (DUC) that exist within Lancaster's sphere of influence. Disadvantaged communities both within the City and the sphere have been identified and policy has been prepared to address environmental justice issues.

- Government Code Section 65302(g) and Section 65302.5 require that the Safety Element be reviewed and updated to address wildfire risks.

- Government Code Section 65302(d)(3) and Government Code Section (g)(2)(B) require that the Conservation and Safety Elements be reviewed and updated to identify land that can accommodate floodwater and address flooding risks.

- Government Code Section 65302(h) requires local jurisdictions to add an Environmental Justice element to their General Plans if any disadvantaged communities are present. This new element (which may also be integrated into an existing element) is required when two or more elements are updated concurrently, beginning January 1, 2018.

In conjunction with Housing Element adoption, the City has updated the Safety Element and prepared a new Environmental Justice Element.

Public Participation

The Housing Element must reflect the values and preferences of the Lancaster community; therefore, public participation plays a role in the development of this Element. Section 65583(c)(6)(B) of the Government Code states: "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This process not only includes residents of the community, but also coordinates participation among local agencies and housing groups, community organizations, and housing sponsors.

Community outreach for the Housing Element included a community workshop, community survey, webpage for the Housing Element Update, and study session with the Planning Commission and the public to review the draft Housing Element. Outreach for the sixth cycle Housing Element was challenging because much of the update process occurred during the COVID-19 pandemic. Restrictions on public gatherings prevented the City from holding traditional public workshops. Instead, City staff utilized online



We want to hear from you!

The City of Lancaster is updating its long-range housing plan, called a Housing Element, and needs your help. Join us for a community workshop to learn about the Housing Element process and to share **your ideas on how the City can better address the housing needs** of all Lancaster residents.

Community input is critical to developing a housing plan that responds to community needs, values, and preferences. Your ideas could shape Lancaster for years to come!

Housing Element Digital Workshop
December 10, 2020
3:00 PM – 5:00 PM

Join our Zoom Meeting:
URL: bit.ly/LancasterHousingElement
Zoom Meeting ID: 938 6831 3143
Join by Phone: (669) 900-6833

Please contact:
Community Development Planner
Cynthia Campana at (661) 723-6262
or ccampana@cityoflancasterca.org
if you have any questions.

Visit our Facebook at:
www.facebook.com/cityoflancaster/
to learn more!

What is a Housing Element?

The Housing Element is a citywide housing plan that describes Lancaster's housing related needs and resources. The City revisits this plan every eight years to make sure programs are in place to respond to demands for new housing, housing maintenance, and equal access to housing.



¡Participa en nuestro taller comunitario!

La Ciudad de Lancaster está actualizando su plan de vivienda a largo plazo, llamado Elemento de Vivienda y necesita su ayuda. La Ciudad lo invita a un taller comunitario para aprender sobre la actualización del Elemento de Vivienda y compartir sus ideas **sobre cómo la Ciudad puede abordar mejor las necesidades de vivienda** de todos los residentes de Lancaster.

La participación de la comunidad es importante para desarrollar un plan de vivienda que responda a las necesidades, valores y preferencias de la comunidad. ¡Ayude a moldear el futuro de vivienda en Lancaster!

Taller virtual sobre el Elemento Vivienda
December 10, 2020
3:00 PM – 5:00 PM

Dirección de la reunión de Zoom:
URL: bit.ly/LancasterHousingElement
ID de Reunión: 938 6831 3143
Participar por Teléfono: (669) 900-6833

Ponte en contacto:
Planificadora de Desarrollo Comunitario
Cynthia Campana al (661) 723-6262
o ccampana@cityoflancasterca.org
para cualquier pregunta

Visite nuestro Facebook en
www.facebook.com/cityoflancaster/
para obtener más información.

¿Qué es un Elemento de Vivienda?

El Elemento de Vivienda es un plan de vivienda para toda la ciudad que describe las necesidades y recursos relacionados con la vivienda de Lancaster. La Ciudad revisa este plan cada ocho años para asegurarse de que los programas sigan satisfaciendo la necesidad de viviendas nuevas, mantenimiento de viviendas y acceso justo a las viviendas.

engagement tools, including an online survey, social media posts, and online documents to provide opportunities for the community to share their feedback. Following guidance from public health agencies regarding public gatherings and COVID-19, all workshops and meetings were held virtually using online video conferencing. The workshop, surveys, and all outreach material were accessible to both English and Spanish speakers.

Public Workshop

The City conducted a public workshop on December 10, 2020 to present information and collect public input on the Housing Element. The meeting included a presentation about the intent of the Housing Element update and RHNA, opportunities to meet local housing needs, and creative approaches to address the City's constraints to housing production, which was followed by a facilitated discussion regarding housing issues. A total of 16 participants attended and provided feedback.

To ensure that the housing concerns of low- and moderate-income and special needs residents were addressed, the City notified agencies and organizations that serve these communities in the Antelope Valley. The community-based organizations were invited and asked to disseminate this information to their networks. Outreach for the workshop was conducted in English and Spanish using flyers, social media posts, emails to stakeholders, and City's newsletter list. Information was posted on the General Plan/Housing Element website and on the City's main landing page. The community workshops had dedicated Spanish breakout rooms where the presentation and discussion were conducted in Spanish.

At the meeting, participants' comments were recorded in real time using a digital whiteboard, which was screen-shared during the Questions and Answers session of the workshop. Community input included the need to address the following topics:

- State-wide housing shortage
- More affordable housing

- Developer's risk during pandemic
- Water fees and availability/infrastructure constraints
- Aligning supply and demand for housing
- Need for housing for families and at-risk populations
- Understanding what drives housing demand

Survey

An online survey was used to gather feedback regarding pertinent issues and potential solutions to housing in Lancaster. The survey was available in English and Spanish between December 7, 2020 and January 8, 2021. The survey was advertised through similar methods as the public workshop. A total of 307 people who live and/or work in Lancaster completed the survey. Appendix A provides a summary of the results.

Survey findings included:

- More than three-quarters of respondents (83%) lived in a single-family home.
- Respondents indicated that the types of housing they would most like to see in Lancaster are: 1) single-family homes, 2) condominiums/ townhomes, and 3) homes with 4+ bedrooms.
- A little over two-thirds (68%) of respondents felt that ensuring that children who grow up in Lancaster can afford to live in Lancaster on their own as adults is very important.
- The top two choices for the best locations for new housing included the Central Core (Avenue H to Avenue J and 30th Street West to Sierra Highway) and anywhere in Lancaster, as long as any impacts to single-family neighborhoods are minimal.
- Respondents indicated it was highly important that new housing be located with easy access to shops, services, and community facilities.
- Approximately 70% of respondents indicated they would likely be in favor of multi-family or mixed-use development in the Downtown Area if it could help bring more shopping, dining, and housing opportunities.

Affirmatively Furthering Fair Housing

Outreach The preparation of the 6th cycle Housing Element included a diligent effort to include public participation from all economic sectors of the community. Invitations were sent to local service providers serving local low-income and special needs populations, including the Housing Rights Center, to participate in workshops to receive input on the Housing Element.

The Housing Element update was also completed in conjunction with a new Environmental Justice Element, which addressed topics including fair and safe housing conditions, access to parks and healthy living, access to healthy food, climate resiliency, civic engagement, and a variety of community programs and services to support low-income and disadvantaged populations. A focus group meeting was held in February 2021 with area service providers to discuss topics of concern and a public workshop was held in March 2021. Advertisement included:

- Mailed postcard to all residents and property owners within the Lancaster Environmental Justice Community (see Housing Element Figure 4.16)
- City's social media platforms (Twitter, Facebook, and Instagram); City website and City e-newsletter
- Emails to local service providers, churches, and stakeholders

In response to this engagement, the Environmental Justice Element includes policies that promote and further fair housing policies and support the development and preservation of affordable housing in and around the environmental justice community for a variety of income levels.



City of Lancaster
HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

agenda
- Introductions
- General Plan Overview
  - Housing Element
  - Environmental Justice
- Process Overview and Public Engagement
- Discussion

Community Workshop #1: Housing Element

Thursday, December 10, 2020
3 PM - 5 PM

KEY THEMES

- State-wide housing shortage
- More affordable housing
- Developers risk averse during pandemic?
- Water fees and availability
- Align supply and demand for housing
- Need housing for families and at risk populations
- Need to understand demand factors
- Infrastructure as a constraint to development

Question 1. What are the major housing issues in Lancaster?
Question 2. What creative solutions can address constraints?
Question 3. Where can new housing be accommodated?

HOUSING

major housing issues

- What is the overall housing need for the Antelope Valley?
- Remote working opp. allow more to relocate to City, further straining supply
- Transplants from LA impacting property values as community becomes more desirable
- No financial incentive to develop Section 8 housing, LIHTC not enough
- Lack of housing supply, pop. to double by 2030
- Entry level homes sell very quickly
- Misaligned incentives. Supply to match demand
- Is water availability hindering development?
- Expensive water fees, impact fees (to be discussed by City soon)
- Developer must fund infrastructure to build,but very costly. Hard to recoup costs
- ABAG to acquire additional water, developer must pay deposit $10,000/acre
- Coordination with water purveyors can be difficult, common obstacle
- Why have developers not shown much interest to develop?
- Developer reluctance to build new homes?
- Developers being more cautious during pandemic, risk averse.
- Pent up demand for housing, preference for larger tracts
- Developer fees down to 0 since COVID
- Why build new when many vacant/foreclosed homes?
- Foreclosure and vacancies in Great Recession, excess vacant capacity
- Many housing tracts occurring on west side, not east side school district
- Districts in CA and nation seeing declining enrollment
- Attached SFR can be more expensive
- Housing in central core might not be affordable
- 100 to 200 students in Elem. district are homeless (temporarily, may have to move out)
- Homeless population can be considered 2 families sharing home
- Lack of emergency shelters
- Famiies in crisis need temporary housing. "Bridge the gap"
- Affordable housing always in need, especially for at-risk population
- Section 8 residents move from LA basin to Antelope Valley, need to be welcomed
- Systemic racism effect on minorities' ability to find housing
- Lack of options for low income residents with government assistance
- Existing options are too expensive

ENVIRONMENTAL JUSTICE

- Housing for at risk populations
- Systemic racism affect on minorities' ability to find housing
- Change belief system to welcome all residents, do through effective policy

What creative solutions can address constraints?

- Why is vacant land not being developed?
- Interest from builders exists
- Lancaster turning the corner on attached townhomes
- Spacemaker.ai Optimized scripts to connect stakeholders and derive planning solutions
- Re-envision affordable housing: High amenity, sustainable
- Get advanced outlook of the future for development, assess developer fees
- Reduction in impact/plan check fees
- Smaller lot SFR detached more preferred, need to ensure affordable
- Proximity and density to reduce commute times and provide better access to services
- Increase supply to make Section 8/lower income housing more likely
- Significant amount of residential projects in pipeline
- Tentative project involves construction of school
- City create district to help pay for new street construction
- As of now developer has to pay for new street infrastructure, create HOA for funds
- Provide desirable housing to also address climate challenges
- City is receptive to most development, caters to affordability
- Reuse/infill of vacant homes from Great Recession
- Cul-de-sac.com master planned 1,000 person car-free neighborhood
- MIT's "Beyond Smart Cities"
- City Scope tool - analyzes development impacts over time

Where can new housing be accommodated?

- Not short on developable land, wide open spaces
- Near central core
- Families may not be looking for specific housing type, more interested in safety
- West side of school district seeing more development than east
- Near transportation corridors, public transit
- Families desire MFR and entry level homes under $300/$350k
- 264 unit apt. complex about to pull permits
- High density communities in suburbs? Need walkability, access to services and entertainment
- Zoning needs to align with state climate goals
- Development interest as high as ever in Lancaster
- Near medical district, with senior housing

Community Workshop Comments | December 10, 2020

Planning Commission Study Session

On June 14, 2021, Lancaster hosted a study session with the Planning Commission to introduce the Draft Housing Element. The Housing Element was made available on the City's website on June 17, 2021, and an online form was created to facilitate commenting on the draft document. The Planning Commission hosted a second workshop on July 12, 2021 to review public comments received up to that point and receive additional public comment on the Draft Housing Element.

The draft Housing Element was widely advertised for public review, with direct invitations to stakeholders and significant advertisement through the City's social media avenues. The City received one mailed comment letter from the Southwest Regional Council of Carpenters and 24 online comments from members of the public. Comments included a desire for more affordable housing and housing variety, including larger homes, studios, and senior housing. Residents also commented on the desire to preserve existing single-family neighborhoods, especially on the westside, and noted concerns about density, traffic, and crime. Comments also recommended a holistic planning approach to plan for housing in conjunction with other needs including hospitals, jobs, and infrastructure.

In response to public comments, the Housing Element was revised to address typos, make clarifications, and add a policy to plan holistically for the various other factors linked to housing.

Further opportunity for public participation will be provided at Planning Commission and City Council adoption hearings expected to occur Fall 2021.

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CHAPTER H-2.
HOUSING PLAN

This Housing Plan's goals, policies, and programs have been established to address housing issues in Lancaster and to meet State law housing requirements. The City's enduring objective is to facilitate and encourage safe, decent housing that fulfills the diverse needs of current and future residents. To achieve this vision, the Housing Plan identifies long-term housing goals and shorter-term policies and programs to address identified housing needs, constraints to development, and resources available to address the housing needs. These are informed by community input, the housing needs assessment (Section H-3), housing constraints analysis (Section H-4), housing resources analysis (Section H-5), and the review of program accomplishments for the previous (2014-2019) Housing Element (Section H-6).

To make adequate provision for the housing needs of people all income levels, State law (Government Code 65583[c]) requires that the City, at a minimum, identify programs that do all of the following:

- Identify adequate sites, with appropriate zoning and development standards and services to accommodate the locality's share of the regional housing needs for each income level.
- Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households.
- Address and, where possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for people at all income levels, as well as housing for people with disabilities.
- Conserve and improve the condition of the existing affordable housing stock and preserve assisted housing developments at risk of conversion to market-rate housing.
- Promote equal housing opportunities for all people, regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The programs below identify the actions that will be taken to make sites available during the planning period with appropriate land use and development standards, and with services and facilities to accommodate the City's share of regional housing need for each income level. The programs also address identified housing issues in Lancaster and approaches to meet State law housing requirements.

Programs generally include a statement of specific City action(s) necessary to implement a policy or goal and identify the City department or other agency responsible for implementation, the quantified objectives (where applicable), and a timeframe for completion. A summary of quantified objectives is included following the program descriptions.

Goal and Policies

Goal H-1.	To promote a variety of housing types to meet the existing and future needs of Lancaster residents
Policy H-1.1	Provide for adequate sites that will enable the production of 9,023 housing units through October 2029 to meet the demands of present and future residents, including an adequate number and range of new dwelling types affordable to extremely low-, very low-, low-, moderate-, and above moderate- income households.
Policy H-1.2	Encourage a mix of housing types are provided, including single- and multi-family housing within a variety of price ranges to provide a range of housing options for Lancaster residents.
Policy H-1.3	Promote infill housing development within areas presently approved for urban density residential development, as well as areas which have been committed to urban development.
Policy H-1.4	Promote efforts to slow the rising costs of new and existing housing to the extent that government actions can reasonably do so while protecting the public health, safety, and welfare.
Policy H-1.5	Ensure adequate water and sewer capacity to meet Lancaster's housing need.
Policy H-1.6	Encourage affordable mixed-use and multi-family residential housing developments on mixed-use zoned sites.
Policy H-1.7	Ensure coordination between the City of Lancaster, Air Force Plant 42, and Edwards Air Force Base regarding the provision of sufficient housing in the City to help meet the needs of military personnel for off-base housing.
Policy H-1.8	As the local population grows, proactively plan for needs including hospitals, employment, infrastructure, and transportation.

PROGRAM H-1.1: ADEQUATE SITES

The City has been assigned a RHNA of 2,224 extremely low/very low-income units, 1,194 low-income units, 1,328 moderate-income units, and 4,277 above moderate-income units for the 2021-2029 RHNA planning period. A significant portion of this target will be achieved with credits for approved and proposed projects. With the existing available vacant land in residential and mixed-use zones, as well as projections about accessory dwelling units (ADUs), properties in Lancaster can adequately accommodate the remaining RHNA under existing General Plan land use policy and Zoning Ordinance standards. The City will maintain an inventory of available sites for residential development and provide the list to prospective residential developers upon request. The City will continue to track new housing projects and progress toward meeting the RHNA and will post the sites inventory on the City's webpage.

The City is not responsible for the actual construction of these units. The City can, however, create a regulatory environment that enable the private market to build these units. This includes the adoption and implementation of General Plan policies, zoning, and development standards, and/or incentives to encourage the construction of various types of units.

Funding Source:	*Department Budget (staff time) and application fees*
Responsible Party:	*Development Services*
Timeframe:	*Ongoing; annual assessment of status of housing sites inventory as part of the annual reporting process to the State*
Quantified Objective:	*9,023 units*

PROGRAM H-1.2: NO NET LOSS

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project.

The City will review development proposals against the Housing Element sites inventory for requests to develop at densities below those anticipated in the sites inventory analysis. The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2021-2029 Housing Element sites inventory and make written findings that 1) the density reduction is consistent with the General Plan and 2) the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project. The Housing Element includes a surplus inventory of sites to meet this need, including 514 units on vacant MDR sites, 3,798 units in the MU-N zone, 3,524 units in the MU-E zone, and 193 units on sites zoned MU-TOD.

Funding Source: *Department Budget and application fees*

Responsible Party: *Development Services*

Timeframe: *Ongoing; as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations and density assumptions outlined in the sites inventory*

PROGRAM H-1.3: AFFORDABLE HOUSING TECHNICAL ASSISTANCE

The City will provide assistance to affordable housing providers and address zoning and code compliance issues in the most cost-effective and expeditious manner possible. If not already initiated via potential projects, the City will consult with local affordable housing developers, including offering letters of support for grant applications, advising on local zoning and code compliance, and facilitating partnerships.

Funding Source: *Department Budget*

Responsible Party: *Development Services*

Timeframe: *Ongoing*

PROGRAM H-1.4: AFFORDABLE HOUSING ON LARGER SITES

To assist the development of housing for lower-income households on larger sites, the City will facilitate land divisions, lot line adjustments, mixed-use planned developments, and specific plans to create parcel sizes that facilitate multifamily developments affordable to lower-income households—in light of State, federal, and local financing programs (i.e., 2 to 10 acre units)—through ministerial review of lot line adjustments and by streamlining and expediting the approval process for land division for projects that include affordable housing units.

Funding Source: *Department Budget*

Responsible Party: *Development Services*

Timeframe: *Ongoing*

PROGRAM H-1.5: ACCESSORY DWELLING UNITS

Promote the development of accessory dwelling units (ADUs) as a means of providing additional housing. Facilitate and encourage ADU development in Lancaster as follows:

- Update the City's ADU ordinance to comply with State law. Remove regulations that are not compliant with State law, including subjective development standards in the MDR and HDR zones and parking requirements that do not comply with State law. As revisions to State law occur, update the City's ADU Ordinance to comply.
- Create a process to bring unpermitted ADUs up to code, such as a program that offers technical assistance and expedited services. Information of the program would part of outreach and marketing efforts.
- Create a public outreach program to encourage ADU development, including development of an information packet to market ADU construction. Include information on the benefits of planning for visitability in ADU design for persons with disabilities. Opportunities could include

advertising ADU development opportunities on the City's website, through social media, at City Hall, and at City events. Include information regarding fair housing laws to inform single-family property owners about tenants' rights and owner responsibilities.

- Identify an ADU specialist within the Community Development Division to respond to inquiries, ensure processing is streamlined, and support outreach efforts.
- Monitor ADU permit applications and approvals (including the affordability of constructed ADUs) through the Housing Element Annual Progress Report process. If, at the midpoint of the planning period, target numbers anticipated in the Housing Element are not met, identify and implement additional incentives or other strategies, as appropriate, to ensure adequate sites during the planning period.

Funding Source: *Department Budget, State grants*

Responsible Party: *Development Services*

Timeframe: *Adopt ordinance and create a program within two years of Element adoption; ongoing ADU development support; annually monitor ADU construction and affordability; in 2025, evaluate progress compared to projections—If targets are not being achieved, implement new strategies in a timely manner (i.e., within approximately six months) to encourage ADU development.*

Quantified Objective: *332 ADUs during the planning period (This objective is a subset of and not in addition to the Quantified Objective for Program H-1.1: Adequate Sites.)*

PROGRAM H-1.6: WATER AND SEWER SERVICE PROVIDERS

The City will submit the Housing Element, within 30 days of adoption, to City of Lancaster water and sewer service providers—including internal City departments—in accordance with Government Code Section 65589.7, and coordinate with relevant contacts regarding their review and input. Confirm that these providers have procedures in place to grant priority for the provision of water and sewer services to proposed developments that include units affordable to lower-income households.

Regularly meet and work with all water districts, pertinent agencies, and community groups to ensure adequate water capacity to meet Lancaster's housing need, utilizing a variety of strategies, including increased water conservation, the use of recycled water, and banking of increased supplies when available.

Funding Source: *Department Budget*

Responsible Party: *Development Services*

Timeframe: *Within 30 days of adoption of Element; Annually coordinate/meet with water districts and pertinent agencies*

Goal H-2.	To assist in the development of adequate housing and provide resources to meet the needs of low- and moderate-income and special needs households
Policy H-2.1	Promote the use of available housing assistance programs and resources.
Policy H-2.2	Facilitate housing for extremely low-, very low-, low-, and moderate-income households to be distributed at locations throughout the urban portions of the city.
Policy H-2.3	Facilitate the construction of affordable housing developments for very low-, low-, and moderate-income households.
Policy H-2.4	Promote the development and rehabilitation of housing specifically designed for the elderly, providing a variety of living environments.
Policy H-2.5	Provide adequate shelter opportunities and assistance programs for those families and individuals who are either homeless or are at risk of becoming homeless.
Policy H-2.6	Promote the development and rehabilitation of housing specifically designed for the disabled.

PROGRAM H-2.1: AFFORDABLE HOUSING PARTNERS, FUNDING, AND RESOURCES

Partnerships are a key component of affordable housing development. The City will pursue the following efforts during the planning period:

- Assist local nonprofit agencies to actively seek the acquisition of State and federal funding sources by providing letters of support, technical guidance, and other regulatory and procedural assistance as needed to facilitate the development of affordable housing for low- to extremely low-income households. The submittal of funding applications would occur during their specified time frames. Other assistance provided to nonprofits would include development incentives, such as a streamlined application review process and other mechanisms specific to the development to ensure the production of successful housing projects.
- Coordinate with Los Angeles County Development Authority (LACDA) and other Los Angeles County agencies to promote local supportive housing development and rental opportunities for Lancaster residents.
- Continue to enhance development opportunities for the construction of affordable housing through shared appreciation covenants, conditions and restrictions, the provision of technical assistance, and use of real property acquisition powers of the Lancaster Housing Authority, which action results in the consolidation of small, infill parcels and the development of affordable housing.
- Leverage direct funding resources of the City and Lancaster Housing Authority with State and federal funding sources such as such as HUD Section 208/811 loans, HOPE II and III Homeownership program funds, HOME funds, CDBG funds, Low-Income Housing Tax Credit

Programs, and other grant and loan programs in order to facilitate the provision of single and multi-family dwelling units available to extremely low-, very low-, low-, and moderate-income households.

- Seek funding sources to support additional homeownership opportunities for Lancaster residents.
- Seek funding sources to support rehabilitation and repairs of existing housing stock for Lancaster low-income residents. Provide incentives for consolidation of parcels in higher density residential and mixed-use areas, including rounding up when calculating allowable units. Provide technical assistance with consolidation of parcels. Technical assistance includes land development counseling by Development Services staff.

Funding Source:	*HUD, HOME, CHFA, Department Budget*
Responsible Party:	*Development Services, Housing Authority, Housing & Neighborhood Revitalization*
Timeframe:	*Ongoing; seek funding sources to support homeownership and residential rehabilitation within five years of Housing Element adoption; consult with developers regarding lot consolidation and provide technical assistance on an ongoing basis*

PROGRAM H-2.2: ADDRESS HOMELESSNESS

Continue to implement the 2018 Homelessness Plan, which aims to decrease the number of persons experiencing homelessness, reduce the impact of homelessness, align City resources with County investments through a regional approach, and improve the quality of life for all residents. Additionally, the City will continue its participation in the regional Antelope Valley Homeless Coalition. This partnership provides a coordinated effort, in conjunction with the Los Angeles Homeless Services Authority (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 Continuum of Care.

Additionally, the City will identify and promote community-based organizations focused on delivering supportive services that meet the specific needs of people in need of Continuum of Care programs, ranging from domestic violence to homelessness.

Funding Source:	*Department Budget, CDBG*
Responsible Party:	*Public Safety and Parks, Recreation and Arts*
Timeframe:	*Ongoing*

PROGRAM H-2.3: EXTREMELY LOW-INCOME AND SPECIAL NEEDS HOUSING

- Provide housing opportunities to meet the housing needs of special needs residents (including the elderly, disabled, developmentally disabled, large families, the homeless, farmworkers, and

extremely low-income households) by giving priority to development projects that include a component for special needs groups in addition to other lower-income households.

- Revise the Zoning Ordinance to expand incentives available to senior housing to all special needs housing types, including reduced parking standards.
- Encourage developers of single-family dwellings, multi-family dwellings, and mixed-use developments to incorporate universal design and/or "visitability" improvements.
- Prioritize funding toward housing projects serving extremely low-income and/or special needs households, as available.
- Continue to evaluate on a case-by-case basis the potential to convert motels to single-room occupancy dwellings (SROs), which are micro units that may or may not include cooking facilities.
- Annually pursue State, Federal, and other funding opportunities, allocate available affordable housing funds to increase the supply of safe, decent, affordable housing in Lancaster for lower income households (including extremely low--income households), such as seniors, disabled (including developmentally disabled), the homeless, and those at risk of homelessness.
- Annually outreach to developers to promote affordable housing development in the city and support the funding applications by developers in their pursuit for affordable housing funds. Specifically, outreach to developers that are experienced in producing special needs housing and housing for extremely low-income households. Provide information to developers regarding impact fee waivers and reductions that are available in priority areas of the community.
- Review and revise the Zoning Ordinance as appropriate to incorporate regulatory concessions to further encourage the development of diverse housing types, such as multifamily, SRO units, to address the identified housing needs for ELI households.

Funding Source:	*Department Budget*
Responsible Party:	*Development Services, Housing & Neighborhood Revitalization*
Timeframe:	*Ongoing; complete zoning text amendments within two years of Housing Element adoption; annually pursue funding opportunities and outreach to extremely-low income and special needs housing developers; update the Zoning Ordinance within three years of Housing Element adoption.*

PROGRAM H-2.4: HOUSING FOR PERSONS WITH DISABILITIES

Assist developers who seek State and federal monies in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities. Prioritize funding toward housing for persons with disabilities, as available.

Funding Source:	*Department Budget*
Responsible Party:	*Development Services*
Timeframe:	*Ongoing; review funding availability annually through the Annual Action Plan process for CDBG and HOME funds; provide letters of support for projects at applicants' request*

PROGRAM H-2.5: SECTION 8 VOUCHER PROGRAM AND PUBLIC HOUSING

- Continue partnership with the Los Angeles County Development Authority (LACDA), which administers the Housing Choice Voucher (Section 8) rental assistance program in Lancaster. Support additional Housing Choice Vouchers in the community and encourage rental property owners to rent to Housing Choice Voucher holders and register their units with the LACDA.
- Prioritize Housing Choice Vouchers for extremely low-income households.
- Affirmatively market and promote the use of Housing Choice Vouchers in high opportunity areas.
- Advertise and encourage landlords in Lancaster to participate in the Homeless Incentive Program run by LACDA, which provides financial support for property owners who rent to homeless Section 8 voucher holders.
- Continue to monitor the number of residents accessing the Housing Choice Voucher program, households on the wait list, and units available for rent. Direct interested residents to the County website and continue to provide information on the program, including new legal requirements pursuant to SB 329, which prohibits housing discrimination on the basis of source of income (including Housing Choice Vouchers).

Funding Source: *Department Budget, HUD*
Responsible Party: *Lancaster Housing Authority*
Timeframe: *Ongoing*

PROGRAM H-2.6: DENSITY OVERLAY

To further encourage flexibility within the HDR zone and commercial zones where high-density residential is permitted, establish a new Housing Density Overlay Zone that allows up to 50 units per acre. Applicants will be required to apply for a zone change to achieve the maximum overlay density.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Adopt Housing Density Overlay in conjunction with Housing Element adoption*

PROGRAM H-2.7: VISITABILITY/HOUSING MOBILITY

Visitability is a growing trend nationwide. The term refers to housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers. A house is visitable when it meets three basic requirements:

- One zero-step entrance
- Doors with 32 inches of clear passage space
- One bathroom on the main floor you can get into in a wheelchair

The City will promote visibility through information on the City's website and at public counters.

Funding Sources: *Department budget; State and local grants*
Responsible Party: *Development Services*
Timeframe: *Ongoing; provide information on visitability by 2026*

PROGRAM H-2.8 LEVERAGE CITY-OWNED LAND FOR THE DEVELOPMENT OF AFFORDABLE HOUSING PROJECTS

The City is proactively following all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as "surplus properties" under California Law. When properties are deemed surplus by the City, the City then sends a Notice of Availability to all required parties regarding the availability of City-owned land available for purchase or lease. The City is proactively working to address Lancaster's housing needs and severe jobs-housing imbalance, including affordable housing projects on vacant or underutilized City- and Housing Authority-owned sites that are zoned appropriately as well as business attraction efforts to create new jobs on industrial parcels. The City's Housing Authority has a significant supply of land acquired for the express purpose of providing affordable housing; these sites are the subject of a number of current and upcoming affordable housing projects. Schedule of Action: Surplus Land Declarations were made and Notices of Availability posted/distributed for a total of 175 parcels on Sept. 8, 2020; Feb. 8, 2022; and Oct. 11, 2022. Below are pending projects resulting from these batches of surplus land, as well as Requests for Proposals issued by the Lancaster Housing Authority:

- 114 units of multi-family affordable housing in north downtown, walkable to Lancaster's main street, Metrolink station, and bus stops
- 600+ units of multi-family housing on 27 acres, a minimum of 15% (90 units) of which will be affordable, to include supportive commercial uses on-site
- HNR4: in negotiations on a Disposition and Development Agreement for 500+ units of single-family affordable housing on 67 acres
- HNR3: RFP for 35-acre mixed-use development opportunity with focus on affordable housing issued by Lancaster Housing Authority; responses due 3/3/22
- HNR8: nearing completion of a DDA with Habitat for Humanity for 8 single-family affordable homes; preliminary designs submitted
- In negotiations on a DDA for approximately 276 units of multi-family housing with a minimum of 15% (42 units) of affordable housing
- HNR6: Lancaster Housing Authority has completed shovel-ready plans for a 32-unit affordable apartment complex; RFP for a developer to be released in 2023
- HNR7: Lancaster Housing Authority has completed shovel-ready plans for a 12-unit affordable apartment complex; RFP for a developer to be released in 2023
- HNR9: Lancaster Housing Authority has completed shovel-ready plans for a 36-unit affordable apartment complex; RFP for a developer to be released in 2023

Funding Sources: *Department budget; State and local grants*

Responsible Party: *Lancaster Housing Authority*

Timeframe: *Ongoing*

Goal H-3.	To preserve existing housing stock within areas for which a desirable living environment can be provided and to promote conversion of such residential areas for which a desirable living environment cannot be sustained
Policy H-3.1	Encourage retention at no less than present levels the number of subsidized housing units of all types, and expand affordable housing opportunities for very low-, low-, and moderate-income households.
Policy H-3.2	Regulate the conversion of existing rental apartment housing and mobile home parks to condominium or cooperative housing to prevent a decline in the supply of rental housing. Place particular emphasis on minimizing hardships created by the displacement of very low-, low-, and moderate-income households.
Policy H-3.3	Regulate the conversion of existing mobile home parks to non-residential uses to maintain a valuable source of affordable housing.
Policy H-3.4	Improve and preserve the existing supply of low- and moderate-income housing.
Policy H-3.5	Prevent the physical deterioration of existing sound housing stock within Lancaster and encourage continued maintenance.
Policy H-3.6	Improve the livability of existing residential neighborhoods and prevent their deterioration by ensuring that an adequate level of public improvements and neighborhood facilities are available.
Policy H-3.7	Encourage energy conservation and sustainable living building measures in new and existing homes and the addition of energy conservation devices/practices in existing developments.

PROGRAM H-3.1: MONITOR AND PRESERVE AFFORDABLE HOUSING AND AT-RISK UNITS

In order to meet the housing needs of persons of all economic groups, the city must guard against the loss of housing units available to lower-income households. Over the next 10 years (2021-2031), nine assisted developments that provide 661 affordable, multi-family units have expiring affordability covenants. The city's objective is to either retain or replace as low-income housing all at risk units in the city. The community development department will implement the following programs on an ongoing basis to conserve its affordable housing stock.

- Maintain an inventory of affordable housing units citywide, with unit affordability information to ensure landlords are compliant with deed restrictions.
- Continue to monitor the status of subsidized affordable projects, rental projects, and mobile homes, when possible, to ensure long-term affordability.
- As needed, support funding applications to preserve at-risk units.

- Establish contact with public and nonprofit agencies interested in purchasing and/or managing units at-risk to inform them of the status of such projects. Where feasible, provide technical assistance and support to these organizations with respect to financing.
- Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. Provide tenants in at-risk projects information regarding Housing Choice Voucher rent subsidies.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Ongoing; in response to notices of conversion to market rate, establish contact with potential purchasers and tenants immediately*
Quantified Objective: *Preserve 661 units of affordable housing units through the planning period*

PROGRAM H-3.2: HOME OWNERSHIP ASSISTANCE

The City's First Time Home Buyer Program ("FTHB") makes available a limited number of deferred payment (no monthly loans (with no interest) second mortgage loans. FTHB assistance can provide the lower of: up to 33 percent (33%) of the purchase price, or the amount required to maintain a 40% front end ratio, or the program maximum of $150,000. The FTHB loan can also be used for a portion of reasonable closing costs for which the applicant does not have sufficient resources.

In addition, the City will ~~C~~continue to support first-time, low- and moderate-income home buyers in Lancaster by connecting interested residents and members of the public to the Mortgage Credit Certificate and First Home Mortgage programs, run locally by Los Angeles County Development Authority (LACDA). Direct residents to the LACDA offices and website and review key eligibility requirements. Advertise and encourage interested first-time, low-income homebuyers in Lancaster to apply for the federal Home Ownership Program (HOP), financed with HOME funds provided by the U.S. Department of Housing and Urban Development (HUD). Coordinate with the Housing Authority and community-based organizations to publicize these housing assistance programs.

The City will p~~P~~rovide information on ~~these~~ regional and local first time homebuyer programs on the City's website and via social media and via staff assistance at City Hall.

Funding Source: *Department Budget, HOME*
Responsible Party: *Development Services, Housing & Neighborhood Revitalization*
Timeframe: *Ongoing*

PROGRAM H-3.3: CODE ENFORCEMENT AND RENTAL HOUSING INSEPCTION

Continue to use code enforcement to support housing preservation and neighborhood quality and identify housing maintenance issues. Expedite rehabilitation of substandard and deteriorating housing by offering technical assistance to homeowners and occupants.

Continue to require a business license for all rental housing and conduct inspections of rental housing to promote health and safety and ensure substandard housing conditions are remedied.

Funding Source: *Department Budget*
Responsible Party: *Housing & Neighborhood Revitalization, Public Safety*
Timeframe: *Ongoing*
Quantified Objective: *1,000 annual residential rental inspections for a total of 8,000 during the Housing Element planning period*

PROGRAM H-3.4: ENERGY CONSERVATION

- Encourage energy-efficient design and energy conservation, and help residents minimize energy-related expenses. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.
- Encourage maximum utilization of federal, State, and local government programs, such as the County of Los Angeles Home Weatherization Program, that assist homeowners in providing energy conservation measures.
- Continue to provide information on home loan programs available through the City, and encourage residents to use the programs to implement energy-efficient design.
- Encourage and explore additional funding opportunities for energy conservation devices, including but not limited to lighting, water heater treatments, and solar energy systems in all residential projects.
- Review ordinances and recommend changes where necessary to encourage energy-efficient housing design and practices that are consistent with State regulations and advances in technology. Continue to enforce the State energy standards of the California Green Building Code.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Ongoing; energy conservation information available two years after adoption of the Housing Element*

Goal H-4.	To address and where legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities
Policy H-4.1	Review and adjust residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to constrain housing development.
Policy H-4.2	Utilize density bonuses, fee reductions, or other regulatory incentives, as available and appropriate, to minimize the effect of governmental constraints.
Policy H-4.3	Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.
Policy H-4.4	Facilitate coordination between lending institutions, the real estate and development communities, and the City to better understand and address non-governmental constraints and facilitate production of affordable housing.
Policy H-4.5	Eliminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the city.

PROGRAM H-4.1: PLANNING AND DEVELOPMENT FEES

Continue to conduct periodic reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided, including an assessment of newly instituted incentives/fee reductions for development, adopted in 2021. The City will post the latest 2021 fees on the city website and whenever any updates are made to the citywide fee schedule in order to comply with Government Code Section 65940.1(a)(1). Advertise to developers the available incentives for senior housing development and development in pre-designated areas, where impact fees are waived, as well as fee reductions in the Central Core, and financing options for development fees citywide.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Ongoing; the fee schedule adopted in 2021 will be posted to the City's website in March 2022.*

PROGRAM H-4.2: ENCOURAGE HOUSING IN MIXED USE ZONES

Review the existing standards for Mixed Use zones (MU-N, MU-C, MU-E, MU-TOD) and consider changes that would further encourage residential development, including:

- A reduction/revision to the required commercial components based on location proximate to arterial streets.
- Consider revisions that would make the Mixed Use Zoning standards more clear and user-friendly.
- Remove Conditional Use Permit requirement for multi-family projects of 16 or more units in Mixed Use zones.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Review existing standards and complete zoning text amendments by 2023*

PROGRAM H-4.3: DEVELOPMENT PROCESS STREAMLINING

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 needed, prioritize the hiring of additional staff to meet State-mandated timelines. The City is in the process of building a new database to support project tracking, and anticipates this to be fully operational within the next six years. The City will coordinate software updates among departments, prioritize securing and using grant funding for software upgrades for permit tracking, and implement a comprehensive permit and development (land management) tracking database.

As of 2020, HCD determined that the City of Lancaster was subject to SB 35 streamlining for proposed developments with 10 percent or greater affordability. To accommodate future SB 35 applications and inquiries, the City will create and make available an informational packet that explains SB 35 streamlining provisions in Lancaster and provides SB 35 eligibility information.

Funding Source: *Department budget*
Responsible Party: *Development Services*
Timeframe: *Ongoing; SB 35 informational material within one year of Housing Element adoption; research and apply for available grants within four years of Housing Element adoption to support a fully functional land management database within 6 years of Housing Element adoption.*

PROGRAM H-4.4: DENSITY BONUS

Maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law. Update the City's density bonus ordinance to comply with Government Code §65915. In addition, currently, the density bonus ordinance is referenced in the Residential Zones Chapter of Title 17 of the Municipal Code. Ensure it clearly applies to both

residential and mixed-use zones, as well as Commercial zones where housing may be conditionally allowed, by also cross referencing the density bonus in other chapters of the Zoning Ordinance. Consider providing additional incentives to developers to encourage use of the density bonus. Continue to promote the program and survey developers about interests in and constraints to using a density bonus.

Funding Source: *Department budget*
Responsible Party: *Development Services*
Timeframe: *Adopt a density bonus ordinance within two years of Housing Element adoption; ongoing*

PROGRAM H-4.5: ZONING ORDINANCE COMPLIANCE WITH HOUSING ACCOUNTABILITY ACT AND MINISTERIAL APPROVAL OF PROJECTS

- Amend the Zoning Ordinance to comply with Housing Accountability Act requirements, which requires that multi-family housing (and mixed-use buildings containing at least two-thirds residential) cannot be denied or density reduced unless specific findings can be made.
- Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with State objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design.
- Review findings of approval for Director's Review and ensure that review complies with requirements for ministerial approval of particular projects, including ADUs (Government Code Section 65852.2[a][3]), supportive housing, emergency shelters, manufactured housing, etc.; amend the Zoning Ordinance as necessary to comply and remove subjective findings.
- Amend the Zoning Ordinance to identify projects that require Site Plan Review and Director's approval.

Funding Source: *Department budget*
Responsible Party: *Development Services*
Timeframe: *Ongoing; adopt zoning text amendments related to Housing Accountability Act Requirements, ministerial approvals, and review processes within three years of Housing Element adoption.*

Program H-4.6: FARMWORKER HOUSING IN RESIDENTIAL ZONES

Amend Zoning Ordinance regulations for the residential zones (RR-1, RR-2.5, and SRR) to comply with California Health and Safety Code Section 17021.6, which generally requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less designed for use by a single household) be treated as an agricultural use.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Within three years of Housing Element adoption*

PROGRAM H-4.7: ZONING FOR EXTREMELY LOW-INCOME AND SPECIAL NEEDS HOUSING

- To fully comply with Government Ordinance Section 65583(a)(4), clearly indicate that emergency shelters are a permitted use in the LI zone, without any discretionary permits required, and add a new section to the Zoning Ordinance outlining additional performance criteria for the use, as specifically outlined by State law.
- Review the Zoning Ordinance and make any necessary changes to ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers).

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Within three years of Housing Element adoption*

PROGRAM H-4.8: NON-GOVERNMENTAL CONSTRAINTS

Continue to monitor and evaluate development standards and advances in housing construction methods. Although the City has limited influence over non-governmental constraints, if non-governmental constraints are identified, the City will review, and if necessary, revise any development regulations or processes that can potentially lessen those constraints.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Ongoing*

PROGRAM H-4.9: LARGE HOUSING FACILITIES FOR PERSONS WITH DISABILITIES

Review and revise the Zoning Ordinance as needed to similarly permit large residential care facilities in zones where residential uses are permitted or pursue other mitigating options to remove constraints to development. Ensure that permit requirements and necessary findings for residential care facilities and other housing facilities for persons with disabilities of seven or more people are consistent with state law and fair housing requirements.

Funding Source: *Department Budget*
Responsible Party: *Development Services*
Timeframe: *Within three years of Housing Element adoption*

Goal H-5.	To promote and affirmatively further fair housing opportunities and promote housing throughout the community for all
Policy H-5.1	Affirmatively further fair housing related to the sale, rental, and financing of housing to avoid discrimination based on race, religion, age, sex, marital status, ancestry, national origin, color, familial status, or disability, or any other arbitrary factor.
Policy H-5.2	Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.
Policy H-5.3	Prohibit and prevent housing discrimination in accordance with federal and State fair housing law.
Policy H-5.4	Facilitate increased participation among traditionally underrepresented groups in the public decision-making process.

PROGRAM H-5.1: FAIR HOUSING

Continue to work with and refer fair housing complaints to the Housing Rights Center (HRC), whose services include counseling and mediation between tenants and landlords, fair housing trainings, workshops, and outreach. Facilitate public education and outreach by creating informational, multilingual informational material on fair housing that will be made available at public counters, libraries, post office, other community locations, and on the City's website. Publicize HRC's educational workshops for property owners, property managers, and tenants.

Funding Source: *CDBG*
Responsible Party: *Housing & Neighborhood Revitalization*
Timeframe: *Ongoing*

PROGRAM H-5.2: AFFIRMATIVELY FURTHERING FAIR HOUSING

A summary of the fair housing issues, contributing factors, and the City's actions/targets/timeframes in addressing these issues is summarized in the table below.

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
Housing Discrimination Persons with Physical or Mental disabilities (Priority: High)	• Landlords/property owners lacking the knowledge of what constitutes as a fair housing violation or how to process reasonable accommodation requests	To protect against landlord discrimination against persons with disabilities and to address the needs of elderly individuals with disabilities in the central and northwestern parts of the city, the City will implement the following actions: • Promote public awareness of federal, State, and local regulations regarding equal access to housing. Provide information to the public on various state and federal housing programs and fair housing law. Maintain and update biannually referral information on the City's website and at a variety of other locations such as community and senior centers, local social service offices, in City utility bills, and at other public locations including City Hall and the library. Add resources and information in Spanish and make available to the public. Perform targeted outreach via an annual fair housing informational mailer to areas with high concentrations of people with disabilities such as in the central and northwestern parts of the city. *Timeframe: Ongoing; post fair housing information to the City's website and other locations and begin targeted outreach by 2024.* • Refer residents involved in housing-related civil disputes such as landlord/tenant disputes and housing discrimination complaints to the Housing Rights Center and to the State Department of Fair Employment and Housing. Review data on disputes and complaints with the HRC during annual meetings with the organization [*see bullet next page*]. *Timeframe: Ongoing.* • Continue to inform rental property owners of reasonable accommodation procedures and disability access laws by providing property owners with

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		informational materials, online and when they apply for a rental business license, about their legal obligations. Perform targeted outreach biennially to property owners in areas with high concentrations of people with disabilities such as in the central and northwestern parts of the city through a direct mailing to the rental business license list. *Timeframe: Ongoing; develop informational materials and begin targeted outreach by 2024.* • Continue to accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Municipal Code and review annually to ensure this information is easily accessible via digital and analog formats. *Timeframe: Ongoing; ensure information is available in digital and analog format by 2024.* • Coordinate and meet annually with the Housing Rights Center regarding randomized fair housing audits of developments to ensure they are complying with state and federal fair housing laws, particularly when assessing for discrimination against persons with disabilities, since this is an emerging trend in fair housing complaints. Discuss with Housing Rights Center the targeting of audits in areas where there are significant complaints, such as areas with significant proportions of elderly residents and persons with disabilities in the central and northwestern parts of the city. *Timeframe: Coordinate with HRC in 2023 and ~~bi~~annually thereafter.* • Include a fair housing presentation in a City Council meeting at least once annually~~s~~. *Timeframe: by 2024.* • Update the City's 2015 Analysis of Impediments (AI) to Fair Housing every five ~~and~~years and implement the fair housing recommendations for 2015 and any recommendations associated with the upcoming AI. *Timeframe: By 2025; update the AI again in 2030.*

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		• Ensure that all development applications are considered, reviewed, and approved without prejudice to the proposed residents, contingent on the development application's compliance with all entitlement requirements. *Timeframe: Ongoing* • Use funding from CDBG and HOME funds for the development affordable housing and improvements to services in low-opportunity and disadvantaged communities (also known as environmental justice communities) throughout the Entitlement Area.~~. Consider~~ A~~a~~s part of the next Consolidated Plan for 2025, ~~pursue establishing~~establish priorities for the distribution of funds, which may include criteria such as income targeting, housing for special needs including seniors and persons with disabilities, support services, and designated disadvantaged communities (as identified in the Environmental Justice Element) and areas of concentrated poverty that serve to affirmatively further fair housing. Provided funding opportunities arise, pursue at least one additional grant annually, through State, Federal or other sources. *Timeframe: Ongoing as part of the Annual Action Plan process and as part of Consolidated Plan updates in 2025 and 2030.* ***Funding Source:*** *Department Budgets* ***Responsible Party:*** *Development Services, Housing & Neighborhood Revitalization, Housing Authority* Related program actions in other programs in this Housing Plan: • Encouraging visitabliity in new ADU construction (Program H-1.5). The City will create and provide informational materials to ADU developers, provide this information on the City's website and at public counters, and post twice per year on social media about visitability.

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		• Providing more housing opportunities for special needs individuals, such as those with disabilities, extremely-low income households, large families, the homeless, farmworkers, and the elderly (Program H-2.3). The city will provide additional points in scoring responses to RFPs that provide housing for ELI or special needs households. • Encouraging Housing Choice Voucher mobility through affirmatively marketing and promoting the use of Housing Choice Vouchers in high opportunity areas (Program H-2.5) To continue to encourage property owners to accept Housing Choice Vouchers, especially in higher opportunity areas, the City will: ○ Create and send an informational mailing to rental business license addresses located in moderate and high opportunity areas in the city (as indicated in Figure 5.2) to provide information on the Housing Choice Voucher and ○ Prepare a handout for projects proposed in these areas to inform developers and future property management about Housing Choice Vouchers. • Promoting housing designed for visitability (Program H-2.7). The City will provide information on the City's website and at public counters and create two social media posts per year to encourage visitability. • Increasing affordable housing production in the community, providing more housing choice through development of: • HNR1: 114 units of multi-family affordable housing in north downtown, walkable to Lancaster's main street, Metrolink station, and bus stops • HNR3: 600+ units of multi-family housing on 27 acres, a minimum of 15% (90 units) of which will be affordable, to include supportive commercial uses on-site • HNR4: in negotiations on a Disposition and Development Agreement for 500+ units of single-family affordable housing on 67 acres • HNR3: RFP for 35-acre mixed-use development opportunity with focus on affordable housing issued by Lancaster Housing Authority; responses due 3/3/22

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		• HNR8: nearing completion of a DDA with Habitat for Humanity for 8 single-family affordable homes; preliminary designs submitted • In negotiations on a DDA for approximately 276 units of multi-family housing with a minimum of 15% (42 units) of affordable housing • HNR6: Lancaster Housing Authority has completed shovel-ready plans for a 32-unit affordable apartment complex; RFP for a developer to be released in 2023 • HNR7: Lancaster Housing Authority has completed shovel-ready plans for a 12-unit affordable apartment complex; RFP for a developer to be released in 2023 • HNR9: Lancaster Housing Authority has completed shovel-ready plans for a 36-unit affordable apartment complex; RFP for a developer to be released in 2023
Access to Opportunities (Priority: High) Racially/Ethnically Concentrated Areas of Poverty (Priority: High)	• Lack of major employment centers and proficient schools • Disparities in job readiness and educational attainment • Increasing measures of segregation • Lack of higher opportunity areas	The two identified fair housing issues are closely related, as such, the meaningful action items address both issues. To address the 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, the City will implement the following actions: • Evaluate all proposed amendments to the General Plan Land Use Map and the Zoning Map for their effect on the City's policy of integrating diverse housing opportunities in each neighborhood or planning area. Include a compilation of the review of these amendments in the City's General Plan annual report. *Timeframe: Ongoing* • The City will identify a developer and rezone 35 acres of Housing Authority property (HNR-3) for higher density residential use in 2023. The RFP for HNR-3 was released in December 2022. • Strengthen regional collaboration and opportunities for transit-oriented development around the Lancaster Station and other major transit stops in the central and eastern parts

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		of the City by biannually engaging in discussions and partnerships with Metro, Antelope Valley Transit, California High-Speed Rail Authority, and Metrolink. *Timeframe: As funding opportunities become available, coordinate with LA Metro's Transit Oriented Communities (TOC) Technical Assistance Program and/or TOC Grant Writing Assistance for support in any of the City's transit-oriented development initiatives, policies, and/or projects; annually meet with Antelope Valley Transit, Metrolink and the California High-Speed Rail Authority to discuss roadway improvements and transit changes.* • In addition to entitlement funds, pursue at least one additional funding application annually for targeted investment in rehabilitation, affordable housing, parks, transit and active transportation in central and eastern Lancaster. *Timeframe: one funding application annually.* • Issue RFP in 2023 for Park Master Plan, using an equity lens to determine park and recreation needs in the city and to identify priority projects. *Timeframe: Issue RFP in 2023 for a target Parks and Recreation Master Plan completion/adoption in 2025.* • Target outreach for the City's housing rehabilitation program and first-time homebuyer programs to central and eastern Lancaster, with a direct mailing regarding the program in biennially. *Timeframe: Biennially* • Implement recommendations from the Safer Streets Action Plan and prioritize those improvements identified in the eastern and central portions of the city, including signal hardware and traffic and/or pedestrian safety improvements at 92 intersections, 7 commercial driveways and 6 road segments with a history of severe crashes, and systemic application of safety countermeasures to similar intersections across these communities. *Timeframe: Ongoing; apply for funding to complete recommended projects through HSIP Call for Projects (Cycle 11) in 2023; apply for regional funding for 5th Street Corridor School Connections Project in 2023.* • Inform residents of the potentials of lead-based paint (LBP) hazards in homes, evaluate the degree of LBP hazards, mitigate these hazards, provide clearance on the rehabilitated

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		areas affected by the LBP work, and provide all appropriate notices for all projects associated with first-time homebuyer and rehabilitation projects funded with HOME. *Timeframe: Ongoing* • Conduct public meetings at suitable times, accessible to persons with disabilities, and near public transit. Invest resources to provide interpretation and translation services when requested at public meetings. *Timeframe: Ongoing.* • Continue to convene the Social Equity Commission to examine the City's current policies, including an annual review of policies, and annually engage the community via email, website posts and in annual progress meetings on various aspects of race and equity as part of an evolving effort to address systemic racism and bias in the policies and practices of municipal government. Complete drafting of the ~~Implement recommendations from the~~ Social Equity Commission's Equity report and implement recommendations related to: ○ Addressing inequities related to access of areas of high opportunity, proficient schools, and high-quality jobs; ○ Promoting equitable investment and development in areas with high poverty rates and concentrations of non-white individuals, particularly in the central and eastern areas of the City; and ○ Addressing fair housing issues ~~and implementing strategies~~. *(Timeframe: Ongoing; Draft Equity Report in ~~2022~~2023 for City Council review; Implement r~~R~~ecommendations on a schedule identified in the Equity Report once the report is finalized)* ○ Hold annual progress meetings with the Commission and Equity Report community stakeholders to review progress on implementation of the above recommendations. ○ Bring a housing topic for presentation once per year to this group, such as a review of spending by the Housing Authority, or what programs and policies the HA is thinking about implementing and/or updating.

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		• To enhance housing mobility and create more housing options in areas near transit, the City will continue to encourage development within and around the Downtown core through the following measures: ○ Implement the Downtown Specific Plan (2008) to create a walkable downtown area. ○ Fully exempt housing projects from development impact fees in identified Project areas (The BLVD, Front Row Center, Medical Main Street, and Parkway Village) and for all housing projects designed for seniors and handicapped persons whose disabilities seriously restrict operation of a motor vehicle, and provide impact fee reductions (50 percent for multifamily and 100 percent for mixed use in the Central Core. *Timeframe: Ongoing* ○ Update the Lancaster Transit-Oriented Development Zones (adopted in 2015) to promote high-quality, walkable, mixed-use, and transit-oriented neighborhoods surrounding the Lancaster Boulevard core and the Metrolink station. Issue an RFP in 2023 to overhaul the city's existing TOD Zoning Districts zoning regulations to encourage streamlining and clarity in the development review process, to be completed and adopted in 2024. Periodically review and identify any necessary changes to facilitate transit-oriented development in the central area of Lancaster. *Timeframe: Ongoing; update TOD Zones in 2023/2024.* • Implement the Action ~~priorities~~s to facilitate place-based revitalization of neighborhoods identified in the Environmental Justice Element, such as: ○ Implement enhanced pedestrian and bicycle infrastructure in the environmental justice community based on community-identified mobility needs to encourage more active lifestyles. Implement recommendations from the Safer Streets Action Plan and prioritize those improvements identified in the eastern and central portions of the city, including signal hardware and traffic and/or pedestrian safety improvements at 92 intersections, 7 commercial driveways and 6 road segments with a history of severe crashes, and systemic application of safety countermeasures to similar intersections

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		across these communities. *Timeframe: Ongoing; apply for funding to complete recommended projects through HSIP Call for Projects (Cycle 11) in 2023; apply for regional funding for 5th Street Corridor School Connections Project in 2023.* ○ Create quarterly social media posts to convey information to the public and include these messages on the city website and at public counters. Ensure the information is available in multiple languages. Review public information annually for translation and accessibility. *Timeframe: Priority; Ongoing and evaluate the City's website for translation in 2024* ○ Meet once a year with Antelope Valley Transit and Metrolink to work to improve access and connectivity to transit as well as enhance transit amenities, such as bus shelters, real-time information, etc. *Timeframe: Ongoing; meet with Antelope Valley Transit and Metrolink annually* ○ Identify opportunity areas and review this list annually for opportunities to create small parks or open spaces in areas that generally lack parks or green spaces. Use an equity lens in the Lancaster Parks Master Plan to begin in 2023. *Timeframe: Ongoing; evaluate City-owned land in eastern Lancaster for park potential in 2024* ○ Develop and support talent development strategies and incentives to maximize opportunities for local employment. Ensure an annual meeting occurs of local business representatives to review strategies and incentives. *Timeframe: Ongoing; continue to support talent development through local business incentives and resources, including the Development Fee Incentive Program and promotion of local opportunity zones* ○ Coordinate partnerships between major employers and higher-education institutions to develop a highly skilled workforce. Convene a meeting twice a year with Antelope Valley College, the America's Job Center of California (AJCC) and other stakeholders. *Timeframe: Ongoing; coordinate with Antelope Valley College and the America's Job Center of California (AJCC) biennially*

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		○ Identify best practices for innovative housing options that prioritize community ownership and support resident efforts to build intergenerational wealth. Meet annually with regional collaborations like SCAG to review best practices and actions the City might take to promote innovative housing and community ownership. *Timeframe: Ongoing; participate in regional efforts through the Southern California Association of Governments* ○ Support collaborations between public health professionals, environmental health inspectors, and building departments to connect clients with professionals who can assess and address multiple aspects of housing that affect health and safety. Proactively collaborate, including annual outreach to community organizations like Antelope Valley Partners for Health to discuss health and safety issues related to housing, such as lead paint and review the city's policies for remedies and abatement. *Timeframe: Ongoing* ~~○ . *Timeframe: Implement Actions on a schedule identified in the Equity Report*~~ ***Funding Source:*** *Department Budgets* ***Responsible Party:*** *Development Services, Housing & Neighborhood Revitalization, Housing Authority* Related program actions in other programs in this Housing Plan: • Reviewing and revising existing standards for mixed use zones in 2023 ~~and consider changes~~ to further encourage residential development in these areas. Mixed use zones are intended to create a synergy between housing and commercial development in order to provide residents better access to jobs, retail, and entertainment. Changes will provide clarity to existing regulations to reduce delays in interpretation and encourage additional development. Revisions will be adopted in 2023. (Program H-4.2)

Identified Fair Housing Issue and Priority (High, Medium, Low)	Contributing Factors	Meaningful Actions/Targets and Timelines
		• Continuing to implement the 2018 Homelessness Plan and identify and promote community-based organizations focused on delivering supportive services to meet the needs of people in need of Continuum of Care programs, ranging from domestic violence to homelessness. (Program H-2.2). Send a biannual email to residents and interested partners to publicize the work of CBOs and relay recent implementation successes of the 2018 Plan, and ensure CBO partners meet annually to discuss messaging and other opportunities for City support. • Providing more housing opportunities for special needs individuals, such as those with disabilities, extremely-income households, large families, the homeless, farmworkers, and the elderly (Program H-2.3). • Encouraging Housing Choice Voucher mobility through affirmatively marketing and promoting the use of Housing Choice Vouchers in high opportunity areas (Program H-2.5). Housing Choice Vouchers in Lancaster are administered by the County of Los Angeles Housing Authority. While Lancaster represents 1.6% of the population of Los Angeles County, 35% of Section 8 users live in Lancaster. To continue to encourage property owners to accept Housing Choice Vouchers, especially in higher opportunity areas, the City will: ○ Create and send an informational mailing to rental business license addresses located in moderate and high opportunity areas in the city (as indicated in Figure 5.2) to provide information on the Housing Choice Voucher and ○ Prepare a handout for projects proposed in these areas to inform developers and future property management about Housing Choice Vouchers. *Details and timeframes for implementation can be found under each program.*
* State law requires that prioritization of contributing factors giving highest priority to those factors that most affect fair housing choice or access to opportunity in Lancaster.		

Summary of Quantified Objectives

Table H-2.1 summarizes the City's quantified objectives for the 2021-2029 planning period by income group. While all programs list specific action to be undertaken, only key programs include quantified objectives. The objectives are aggregated from the programs that indicate quantified objectives and are grouped under three categories as indicated in State Housing Element law.

- The Construction Objective represents the City's 2021-2029 RHNA.
- The Rehabilitation Objective represents objectives for residential rental inspections.
- The Conservation/Preservation objective refers to the preservation of 661 units of affordable housing identified in the affordable housing at-risk analysis in Chapter 3: Community Profile and Needs Assessment.

Table H-2.1: Quantified Objectives

Objectives	Income Levels				Total
	Extremely/ Very Low-Income (0-50% AMI)	Low-Income (50-80% AMI)	Moderate-Income (80-120% AMI)	Above Moderate-Income (120%+ AMI)	
Construction Objective *	2,224	1,194	1,328	4,277	9,023
Rehabilitation Objective	8,000				8,000
Conservation/Preservation Objective	661		--	--	661

*Note: The City of Lancaster is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning standards, and/or incentives to encourage the construction of various types of units.

CHAPTER 3
COMMUNITY PROFILE/HOUSING NEEDS ASSESSMENT

Population and Employment Trends

To best understand the types of housing that are needed to meet existing and future demand, Housing Element law requires that the Housing Element assess local population demographics and housing stock characteristics. Characteristics such as age, ethnicity, and employment influence the type and cost of housing needed or in high demand. Tracking changes in the demographics can also help City leaders better respond to or anticipate changing housing demand.

Current Population and Population Growth

Between 2010 and 2020, as reported by the California Department of Finance, the population of Lancaster grew approximately 3.2 percent, from 156,633 to 161,699 residents. This growth rate was slightly less in Lancaster than in Los Angeles County as a whole (4.1 percent). The Southern California Association of Governments (SCAG) growth forecast predicts a steady increase in population through 2045. From 2020 to 2045, SCAG estimates that the Lancaster's population will grow by nearly 32 percent, while countywide population is expected to increase by 14.8 percent. These population forecasts are linked to anticipated housing needs, determined by the California Department of Housing and SCAG.

Table H-3.1: Population Growth and Projected Growth

	2010	2020	2045	% Change 2010-2020	% Change 2020-2045
Lancaster	156,633	161,699	213,300	3.2%	31.9%
Los Angeles County	9,758,256	10,172,951	11,677,000	4.1%	14.8%

Source: CA DOF E-5 Population and Housing Estimates, SCAG Growth Forecasts

In addition to population projections, several other demographic characteristics and trends can indicate housing needs. Among these characteristics are age composition, racial and ethnic composition, and employment.

Age

Population age distribution serves as an important indicator of housing needs, because housing needs and preferences change as individuals or households grow older. Young families tend to focus more on cost and the ability to become first-time homebuyers. **Table H-3.2** shows the age groups of Lancaster residents. In 2018, residents between 25 and 44 years old represented the largest age group (28 percent). Residents within the age groups zero to 14 and 45 to 64 years old represented nearly a quarter of the population each. When compared with the Southern California region at large, Lancaster has a larger share of its population that is younger than 18 (28.7 percent compared to 23.4 percent. Lancaster's seniors (65 and above) make up nearly 10 percent of the population, which is lower than the regional share of 13 percent. This younger demographic is also reflected in the median age; Lancaster's median age is 32.4 years, compared with the County (36.2 years) and the state (36.3 years). The large population of children and young adults means that demand will likely continue to grow for larger family-sized units.

Table H-3-2: Age

Demographic Profile	2010		2018	
Age	Count	Percentage	Count	Percentage
0-14	38,095	24%	37,912	24%
15-24	27,672	17.7%	23,419	15%
25-44	42,575	27%	44,215	28%
45-64	35,632	23%	38,500	24%
65+	12,659	8%	15,616	10%
Median Age	30.4		32.4	

Sources: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

Race and Ethnicity

Table H-3.3 shows the racial/ethnic distribution of population in the City of Lancaster. Hispanic (40 percent) and White (31 percent) residents make up the majority of the City's population, followed by Black (21 percent), and Asian/Pacific Islander (four percent). When compared with Los Angeles County at large, Lancaster has fewer Hispanic residents (40 percent compared to 48 percent) and Asian residents (four percent compared to 14 percent), but more Black (21 percent compared to eight percent in the County) and White (31 percent compared to 26 percent) residents. Since 2010, the Hispanic population in Lancaster has increased five percent while the White and Black population decreased (four and one percent, respectively).

Table H-3.3: Race and Ethnicity

Demographic Profile	2010		2018	
Race/Ethnicity	Count	Percentage	Count	Percentage
White (non-Hispanic)	55,236	35%	49,669	31%
Hispanic	55,592	35%	63,403	40%
Black	34,618	22%	33,958	21%
Asian/Pacific Islander	7,684	5%	7,121	4%
Other	674	0%	5,511	3%

Sources: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

Note: Other includes American Indian and Alaska Native alone, and two or more races

Employment

Lancaster has 56,103 workers living within its borders who work across 13 major industrial sectors. **Table H-3.4** provides detailed employment information. Many Lancaster residents work in educational services, health care and social assistance (27 percent), and retail trade (12 percent). Between 2010 and 2018, there was an increase in educational services, health care, and social assistance. At the same time retail trade decreased.

Table HE-3.4: Employment by Industry

Employment by Industry	2010		2018	
	Count	Percentage	Count	Percentage
Educational services, and health care and social assistance	13,391	24%	14,877	27%
Retail trade	7,897	14%	6,863	12%
Manufacturing	5,950	11%	5,823	10%
Professional, scientific, and management, and administrative and waste management services	4,419	8%	4,572	8%
Construction	4,027	7%	4,146	7%
Arts, entertainment, and recreation, and accommodation and food services	3,914	7%	4,274	8%
Finance and insurance, and real estate and rental and leasing	3,163	6%	2,274	4%
Other services, except public administration	2,598	5%	3,087	6%
Transportation and warehousing, and utilities	2,647	5%	3,030	5%
Public Administration	4,798	9%	4,597	8%
Wholesale Trade	1,332	2%	963	2%
Information	1,255	2%	1,095	2%
Agriculture, forestry, fishing and hunting, and mining	483	1%	502	1%

Sources: US Census Bureau 2010 Census, American Community Survey 2014-2018 5-year estimates

These trends are important to understand, as certain industries are generally associated with lower median earnings. In Lancaster, educational services, health care and social assistance workers have a median income of $36,775, and those in retail trade have a median income of $26,458, both below the City median of $37,428.

The 10 largest employers in Lancaster and the surrounding areas are outlined in **Table H-3.5**. According to the 2018 Economic Census prepared by the U.S. Census Bureau, 21 percent of employed residents work within Lancaster in local businesses. The aerospace industry, including Edwards Air Force Base, Lockheed Martin, and Northrop Grumman, continue to be the Antelope Valley's largest employers.

Table H-3.5: 10 Principal Employers, 2019

Employer	Number of Employees	Percentage
Edwards AFB	11,149	13.3%
China Lake NWC	9,906	11.8%
County of Los Angeles	4,211	5%
Northrop Grumman	4,200	5%
Lockheed Martin	3,700	4.4%
Antelope Valley Union High School District	2,500	3%
Antelope Valley Hospital Medical Center	2,425	3%
Lancaster School District	2,200	2.6%
General Atomics	2,000	2.4%
Robertson's Ready Mix	2,000	2.4%

Source: City of Lancaster Comprehensive Annual Financial Report, June 30, 2019

Other major employers located within Lancaster's boundaries include Antelope Valley College, Kaiser Permanente, BYD (the largest battery electric bus manufacturer in North America), Lance Camper, Westside School District, Rite Aid Distribution Center, Michael's Distribution Center, Morton Manufacturing, and Sygma.

Household Characteristics

Characteristics for Lancaster households are summarized in **Table H-3.6**. The number of households in Lancaster have increased by 4.5 percent (2,067 households) since 2010. The percentage of owners in Lancaster has experienced a decline over recent decades, from 62.9 percent in 1990, to 60.4 percent in 2010, to 53.4 percent in 2018. Meanwhile, the percentage of single-family homes has increased from 63.3 percent in 1990 to 70 percent in 2018 (see **Table H-3.6**). This data suggests that there are many renter households living in single-family structures, and points to need for the City to encourage the diversification of future housing construction.

Income

According to the 2018 American Community Survey, the median household income for Lancaster was $52,504, which is lower than the County of Los Angeles median household income of $64,251. Median household income differs significantly by tenure in Lancaster; owner households earn more than double what renter households make.

Table H-3.6: Household Characteristics by Tenure

Household Characteristic	Owner Households		Renter Households		All Households	
	Count	Percentage	Count	Percentage	Count	Percentage
Number of Households[1]	25,462	53.4%	22,188	46.6%	47,650	100%
Median Household Income[1]	$73,168		$34,135		$52,504	
Household Income Categories[2]						
Extremely Low Income (0-30% AMI)	3,280	12.6%	8,785	39.5%	12,065	25%
Very Low Income (30-50% AMI)	3,415	13%	4,325	19%	7,740	16%
Low Income (50-80% AMI)	5,520	21%	4,270	19%	9,790	20%
Moderate Income (80-100% AMI)	3,615	14%	1,920	8.6%	5,535	11.5%
Above Moderate Income (100% + AMI)	10,050	39%	2,945	13%	12,995	27%
Total	25,885	100%	22,240	100%	48,125	100%
RHNA Allocations						
Total number of projected Extremely Low-Income Households (RHNA)[2]	N/A		N/A		1,112	
Overpayment						
All Households Overpaying for Housing	8,175	31%	10,760	48%	18,930	39%
Lower Income Households Overpaying for Housing (*0-80%)[2]	6,750	55%	10,380	60%	17,130	58%

Source[1]: US Census Bureau, American Community Survey 2014-2018 5-year estimates

Source[2]: U.S. Department of Housing and Urban Development Comprehensive Housing Affordability Strategy (CHAS) Tables 2013-2017

Census data estimates that 23.8 percent of Lancaster households live in poverty, as defined by federal guidelines. This proportion is higher than Los Angeles County where 16 percent of residents live in poverty. The poverty threshold is set by the U.S. government to indicate the least amount of income a person or family needs to meet their basic needs. Poverty thresholds are established based on family size and are updated annually in relation to the Consumer Price Index, but do not vary geographically. In Lancaster, certain populations are much more likely to be living in poverty. For example, 39 percent of Black residents, 38 percent of Native American residents, and 30.1 percent of adult residents without a high school education are living in poverty.

Because poverty thresholds do not differ based on geographic differences, a better measure to understand income disparities can be to identify various percentages compared to the median income for a particular area. For housing planning and funding purposes, the Department of Housing and Urban Development (HUD) uses five income categories to evaluate housing need based on the Area Median Income (AMI) for the county:

- Extremely Low-Income Households earn 0-30 percent of AMI
- Very Low-Income Households earn 30-50 percent of AMI
- Low-Income Households earn 50-80 percent of AMI
- Moderate-Income Households earn 80-100 percent of AMI (HCD uses 120%)
- Above Moderate-Income Households earn over 100 percent of AMI (HCD uses 120%+)

Comprehensive Housing Affordability Strategy (CHAS) data provides special Census tabulations (developed for HUD) and calculates household income adjusted for family size and tenure. As shown in **Table H-3.6,** in Lancaster above moderate-income households comprise the largest share of all households (27 percent), and extremely low-income households comprise the second largest category (25 percent). Income also differs by tenure; as indicated in **Table H-3.6**, more renter households are in the lower income categories (0-80 percent AMI) than owner households.

Housing Overpayment

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. Housing cost burdens occur when housing costs increase faster than household income. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care, child-care, and food. In the event of unexpected circumstances such as loss of employment or health problems, lower-income households with a housing cost burden are more likely to become homeless or double up with other households. In Lancaster, 39 percent of households are overpaying for housing. Lower income households have a higher rate of overpayment at 58 percent.

Housing Stock Characteristics

Housing Stock

In 2020, the Department of Finance estimates there are 48,816 occupied housing units in the city. Compared to 2010, the city's occupied housing stock has increased by 1,824 units. Most of the City's housing stock is made up of single-family homes (71.8 percent) with only 20.8 percent multi-family. Census data indicates that 2.9 percent of owner units and 6.7 percent of rental units are vacant; however, anecdotal evidence from discussions with owner operators and potential tenants indicates that rental vacancies are extremely low and available units are hard to come by.

Lancaster was developed as a community of single-family dwelling units and has primarily remained as such. Single-family detached units represent 70.2 percent of the City's housing stock, with single-family attached units representing 1.5 percent, multi-family units representing 20.8 percent, and mobile homes and other housing filling out the remaining 7.4 percent.

Table H-3.7: Housing Stock Characteristics by Tenure

Housing Characteristic	Owner Households	Renter Households	All Households
Single Family Detached	N/A	N/A	37,465 (70.2%)
Single Family Attached			832 (1.6%)
Multi-Family Units			11,126 (20.8%)
Mobile home, other units			3,974 (7.4%)
Total units			53,397
Average or median Household Size			3.17
Vacancy Rate	2.9%	6.7%	9.3%
Overcrowded Units	252	458	710
Units Needing Replacement/Rehabilitation	N/A	N/A	530
Monthly Median Housing Cost	$1,420	$1,162	N/A

Note: Does not sum to 100% due to vacant units
Sources: US Census Bureau, American Community Survey 2014-2018 5-year estimates, CoreLogic September 2020, and California Department of Finance E-5 Population and Housing Estimates
Note: Total vacancy rate also includes seasonal, recreational, or occasional use and "other" vacant units.

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Lancaster, 4.2 percent of housing units are overcrowded. Overcrowding is more prevalent in rental households than owner households. Lancaster experiences less overcrowding than Los Angeles County at large, where 11 percent of households are overcrowded.

Housing Condition

The condition of housing stock can be an indicator of potential rehabilitation needs. Based upon observations and experience of staff in the Housing and Neighborhood Revitalization Department and

Code Enforcement Division, the City estimates that in 2020, fewer than 50 housing units are in severe need of replacement or substantial rehabilitation due to housing conditions.

The good condition of most housing in Lancaster is primarily due to the City's relatively young housing stock. According to the American Community Survey, 68 percent of Lancaster's housing stock was built 1980 or later, and 33 percent was built 1990 or later. Since the age of housing in Lancaster is fairly new the housing conditions of these units is generally good. Less than 1 percent of Lancaster's housing stock is in need of rehabilitation or replacement, due to inadequate kitchen and/or plumbing facilities. A higher percentage of renter-occupied housing units lack kitchen and/or plumbing facilities (1.6 percent) than owner-occupied housing units (.3 percent). Substandard housing that is dilapidated beyond repair is usually demolished. There is not a significant number of substandard units within the city.

Housing Cost

The cost of housing in a community is directly correlated to the number of housing problems and affordability issues. High housing costs can price low-income families out of the market, cause extreme cost burdens, or force households into overcrowded or substandard conditions. The Lancaster median home price in September 2020,[1] based information provided by CoreLogic, was $368,000, which is 18.7 percent higher than the median price in September 2019. As of January 2021, data reported by the Greater Antelope Valley Association of Realtors reported a median sales price of $380,000, with 52 homes (37 percent) selling at a cost between $300,000 and $400,000. Many homes also sold at lower cost; 26 homes sold during January 2021 at prices between $200,000 and $299,999, and an additional four homes sold even lower. The median home price in Los Angeles County in September 2020 was $710,000, nearly double the median price Lancaster at the same time.

According to the 2018 Census, 46.5 percent of Lancaster households live in rental housing. Census data shows that the average rent in Lancaster is $1,162 per month with most (39.6 percent) paying between $1,000 and $1,499 in rent. The real estate website Zumper.com reports a median rent of $1,395 for one-bedroom units, $1,495 for two-bedroom units, and $1,900 for three-bedroom units in Lancaster as of December 2020. As of July 2021, limited rentals were available, based on a search of the real estate website Zillow.com. Six apartments and townhomes were listed for rent in Lancaster and 13 single-family houses were listed for rent. One-bedroom units ranged from $1,375 to $1,728; two-bedroom apartments ranged from $1,375 to $1,750. Houses ranged from $1,950 to $3,200 with a median rent of $2,437. **Table H-3.8** shows that the HUD-determined fair market rents for Los Angeles fall within the range of the rents within Lancaster. The rental rates in Lancaster generally are less than the HUD determined fair market rents, indicating that certain parts of Los Angeles County are potentially more expensive than local rents.

Table H-3.8: Fair Market Rents in Los Angeles County

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2020 FMR	$1,279	$1,517	$1,956	$2,614	$2,857

Sources: FY2020 Fair Market Rents. U.S. Department of Housing and Urban Development (HUD)

[1] These sales prices were recorded during the worldwide COVID-19 pandemic, which began in March 2020.

Special Housing Needs

Housing-element law requires local governments to include an analysis of housing needs for residents in specific special needs groups and to address resources available to address these needs. These special needs groups often spend a disproportionate amount of their income to secure safe and decent housing and are sometimes subject to discrimination based on their specific needs or circumstances. Table H-3.9 summarizes the special needs population by group within the city of Lancaster.

Table H-3.9: Special Needs Groups

Special Needs Category	Count	Percent
Persons with Disabilities[1]	8,092	5% of population
Persons with Developmental Disabilities[2]	1,117	0.7% of residents
Elderly (65+ years) [1]	15,616	9.7% of residents
	8,658 households	18.2% of households
Large Households (5+ members) [1]	8,836 households	18.5% of households
Farmworkers[1]	323 persons	0.5% of labor force
Female Headed Households[1]	9,075 households	19% of households
People Experiencing Homelessness[3]	1,076	N/A

Sources:

1. US Census Bureau, American Community Survey 2014-2018 5-year estimates

2. California Department of Developmental Services, 2020; DDS consumer count by CA ZIP Codes 93534, 93535, 93536

3. 2019 Greater Los Angeles Homeless Count Report

Persons with Disabilities including persons with Developmental Disabilities

Disabled residents face housing access and safety challenges. Disabled people, in many cases, are of limited incomes and often receive Social Security income only. As such, most of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing (housing that is made accessible to people with disabilities through the positioning of appliances and fixtures, the heights of installations and cabinets, layout of unit to facilitate wheelchair movement, etc.) because of the limited number of such units.

There are 8,092 residents with a disability in Lancaster, representing five percent of residents. Disabilities are more commonly found in the elderly population. The most commonly occurring disability amongst seniors 65 and older is an ambulatory disability, experienced by 20 percent of Lancaster's seniors. Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Lancaster, 21 percent of the population with a disability is employed, compared to 53 percent of the non-disabled population, as estimated by the US Census Bureau, American Community Survey 2014-2018 5-year estimates.

The State Department of Developmental Services (DDS) provides community-based services to persons with developmental disabilities and their families through a statewide system of 21 regional centers. The North Los Angeles Regional Center serves residents in Lancaster. The center is a private, non-profit community agency that contracts with local service providers to offer a wide range of services to individuals with developmental disabilities and their families. Some of the services and support that regional centers provide include: information and referral; assessment and diagnosis; counseling; individualized planning and service coordination; resource development; advocacy; family support; and placement of out-of-home care. In Lancaster, 1,117 persons are reported as consumers of the services provided at the local Regional Center. This includes 344 persons 18 years and older and 773 persons under 18 years old receiving services from DDS. The majority of individuals with developmental disabilities live in home settings, often with service and care from a family member and/or health provider. In addition, according to the State Department of Social Services, 62 small residential care facilities with capacity to support 282 residents are located in Lancaster. In addition, 57 residential care facilities for the elderly accommodate 699 Lancaster disabled seniors.

For those living in single-family homes, residents can benefit from wider doorways and hallways, access ramps, larger bathrooms with grab bars, lowered countertops, and other features common to "barrier free" housing. Location is also important for disabled people because they often rely on public transit to travel to services like grocers or medical offices. The City's Municipal Code provides reasonable accommodation procedures to support fair housing opportunities to persons with disabilities.

Elderly (65+ years)

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, many people aged 65 years and older live alone and may have difficulty maintaining their homes, are usually retired and living on a limited income, and are more likely to have high health care costs and rely on public transportation, especially those with disabilities. The limited income of many elderly persons often makes it difficult for them to find affordable housing. There are 8,658 households headed by elderly residents, representing 18 percent of total households in Lancaster. The majority of households headed by elderly residents are married-couple households. A total of 16.5 percent of seniors over 65 years old are living in poverty in Lancaster.

Many Lancaster seniors reside in conventional single-family homes. Beyond conventional housing, however, Lancaster also has been active in providing for a variety of housing options that are age-restricted for seniors, including new senior housing and maintaining existing senior housing. The City has also worked towards removing constraints in order to support the development of senior housing. These efforts have included reducing parking requirements for senior housing projects, exempting senior housing from impact fees, and adopting a Senior Mobile Home Park zone to preserve senior housing. The City offers approximately 4,409 affordable housing units reserved for lower income families and seniors. The Los Angeles County Development Authority (LACDA) also provides housing choice vouchers to very low-income seniors. These vouchers are not tied to a specific project but can be used anywhere where accepted.

In addition to housing, an appropriate mix of affordable support services provided locally can benefit seniors living in Lancaster. Support services are essential in facilitating the ability of seniors (and any

household) to live as independently as possible without having to change their residences. The Los Angeles County Department of Workforce Development, Aging, and Community Services oversees the Antelope Valley Senior Center, which provides an array of educational, social, and recreational activities to persons 50 years and older. The center also provides food bank distribution to income-qualifying seniors over 60, and telephone reassurance calls to the homebound. Adult protective and mental health services and programs as well as other social services are also part of the center's programming.

Large Households (5+ members)

Large households, defined by HCD as households containing five or more persons, have special housing needs due to the limited availability of adequately sized, affordable housing units. Larger units can be very expensive; as such, large households are often forced to reside in smaller, less expensive units or double-up with other families or extended family to save on housing costs, both of which may result in unit overcrowding. There are 8,733 large households in Lancaster, representing 18 percent of all households. A larger percentage of owner households are large households (10 percent) as compared to rental households (eight percent). Census data shows that 25 percent of families with five or six members and 22 percent of families with more than seven members live under the poverty rate compared to 20 percent for all Lancaster families.

Housing costs are generally lower in Lancaster than the rest of the County for both homeowners and renters. Even so, 39 percent of total households are cost burdened. Rental assistance is available from the Los Angeles Community Development Corporation and County Housing Authority which administers the Housing Choice Voucher/Section 8 program. According to the City's FY 2021-FY 2025 Consolidated Plan, as of March 2020, approximately 3,771 eligible family households earning low or very low incomes have been provided with housing choice vouchers. These vouchers are portable and not tied to a specific apartment project. Additionally, there are approximately 4,409 affordable housing units reserved for lower income families and seniors in Lancaster.

Farmworkers

Due to the high cost of housing and low wages, a significant number of migrant farm workers have difficulty finding affordable, safe, and sanitary housing. Farmworkers are typically categorized into permanent, seasonal, and migrant. Permanent farmworkers are typically employed year-round by the same employer. Seasonal farmworkers work an average of less than 150 days per year. Migrant farmworkers are seasonal farmworkers who have to travel to do farm work and do not return to their permanent residence within the same day.

According to the U.S. Department of Agriculture, there are 3,266 total farmworkers in the County of Los Angeles, declining from 3,825 farmworkers in 2012. Census data shows that there are only 323 residents who might be working as farmworkers in Lancaster, representing only 0.5 percent of the city's labor force. Maps from the State of California Department of Conservation Farmland Mapping and Monitoring Program show very limited farmland of statewide importance in Lancaster. Similar to the region, agriculture in Lancaster has declined during the past decades and will continue to do so as the city continues to urbanize. Due to the low number of agricultural workers in the city, the housing needs of migrant and/or farm worker housing need can be met through general affordable housing programs.

Throughout the county, the housing needs of farmworkers can be supported with additional affordable housing. The State Housing and Community Development Department administers more than 20 programs that award loans and grants to local public agencies, private non-profit and for-profit housing developers, and service providers every year. This money supports the construction, acquisition, rehabilitation and preservation of affordable rental and ownership housing, childcare facilities, homeless shelters and transitional housing, public facilities and infrastructure, and the development of jobs for low-income workers. Many of these programs and funding sources can be utilized to provide housing for farmworkers.

Female Headed Households

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them. There are 9,075 female-headed family households in Lancaster, representing 19 percent of households. A total of 3,645 female-headed family households live in poverty.

The primary need for female-headed households is for more affordable housing and supportive services, including childcare. The Child Care Resource Center (CCRC) offers several financial assistance, or subsidy, programs to qualifying families on a non-discriminatory basis, including California State Preschools, Head Start, center based and family child care homes. Rental assistance is available to female-headed households through the Los Angeles Community Development Corporation and County Housing Authority's Housing Choice Voucher/Section 8 program. Approximately 82 percent of the 3,771 households in Lancaster receiving housing choice vouchers are female-headed households. Additionally, 4,409 affordable housing units are reserved for lower income families and seniors in Lancaster.

People Experiencing Homelessness

Homelessness continues to be a regional and national issue. The City of Lancaster is part of the county-wide Los Angeles Continuum of Care (LACoC) to provide assistance to homeless persons at every level of need and assist in the move from homelessness to permanent housing. The continuum of care begins with assessment of the needs of the homeless individual or family. The person/family may then be referred to permanent housing or to transitional housing where supportive services are provided to prepare them for independent living. The goal of a comprehensive homeless service system is to ensure that homeless individuals and families move from homelessness to self-sufficiency, permanent housing, and independent living. The LACoC services and facilities available for the homeless in Lancaster are coordinated by the Los Angeles Homeless Services Authority (LAHSA).

Because of the transient nature of homelessness, gauging an estimate of homeless persons is difficult. One source of information on homelessness is the 2019 Greater Los Angeles Homeless Count Report. In 2019, there was a total of 1,046 homeless individuals in Lancaster, 89 percent of which were unsheltered. Homelessness has been rising in Lancaster; in 2017, the point in time count identified 642 homeless individuals.

Lancaster operates homeless services in accordance with the LACoC. Currently, the High Desert Multi-Ambulatory Care Center (MACC), operated by the Salvation Army, offers beds and shelter. The City of Lancaster has cultivated and is committed to implementing a multi-faceted approach to tackling the complexities of homelessness. These strategies include a new facility, Kensington Campus; the Lancaster Community Homelessness Plan, tailored specifically to our community needs; and a number of key partnerships, including a newly formed Homeless Impact Commission. The Lancaster Community Homelessness Plan (adopted in 2018) aims to decrease the number of persons experiencing homelessness in the City of Lancaster, reduce the impact of homelessness within the City of Lancaster, 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 entire community), provide equal placement of attention on public safety and community vitality, seek a collaborative approach, and engage the community.

By employing multiple approaches to mitigating homelessness, along with cultivating vital relationships locally and with key regional supporters, the City of Lancaster will effect positive change throughout the Antelope Valley, while providing relief and measurable progress to the benefit of Lancaster residents and businesses alike.

Energy Conservation Opportunities



Energy-related housing costs can directly impact the affordability of housing. While state building code standards contain mandatory energy efficiency requirements for new development, the City and utility providers are also important resources to encourage and facilitate energy conservation and to help residents minimize energy-related expenses.

Lancaster is serviced by Southern California Edison (SCE) to deliver electricity to residents and businesses, while the City, through the Community Choice Aggregator Lancaster Choice Energy (LCE), is responsible for purchasing the energy that flows throughout the community. Lancaster has implemented zoning regulations that require the generation of solar energy from new residential development, at a minimum average of one kilowatt per house. The City also encourages ride share opportunities to reduce energy consumption.

Southern California Edison (SCE) offers a variety of energy conservation services as part of its Energy Savings Assistance Fund. The energy assistance fund helps those who qualify by income manage their electricity bills. This program primarily benefits low-income households, seniors, disabled, and non-English speaking residents. Another program, the Residential Multifamily Energy Efficiency Rebate Program, provides incentives for property owners to create energy efficient improvements through lighting, HVAC, and insulation. SCE also offers a number of rebate programs, making energy efficient kits available to residents at no cost. In addition to SCE's offerings, Lancaster has provided energy efficiency programs as a Public Utilities Commission certified Energy Efficiency Program Administrator through the

Direct Install program, which helps small businesses reduce their energy consumption and the Energy Advisor program, which provides advice for residents looking to reduce their energy consumption.

The City has been proactive in promoting solar power alternatives, conservation, and smart energy. LCE is solely in the business of power generation and searches for the best deals on both conventional and renewable energy resources for Lancaster residents. Customers have three options from which they can choose: Clear Choice, Smart Choice, and Personal Choice. Clear Choice provides 35 percent renewable energy, Smart Choice provide 100 percent renewable and Personal Choice is offered for Net Energy Metering customers who sell their excess power generated back to LCE.

At-Risk Housing Analyses

Government Code Section 65583(a)(9) requires that the City include an analysis of existing assisted housing developments (as defined by the statute) that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. Assisted housing developments are multi-family rental housing projects that receive or have received government assistance under federal programs (i.e., State and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program [CDBG], HOME Investment Partnerships Program, and Low-Income Housing Tax Credits [LIHTC]).

Over time, affordability covenants and deed restrictions may expire, potentially resulting in the affordable units being converted to market-rate housing. Over the next 10 years (2021-2031), nine assisted developments that provide 661 affordable, multi-family units have expiring affordability covenants (**Table H-3.10**). The majority of these developments' affordability covenants are associated with Mortgage Revenue Bonds (MRB) which are now expiring. Each of these at-risk units have been categorized into the following levels of conversion risk:

- Very High Risk – Affordability restrictions end in less than a year, there are no known overlapping subsidies that extend affordability, and the development is not owned by a stable mission-driven nonprofit developer.
- High Risk – Affordability restrictions end in one to five years, there are no known overlapping subsidies that extend affordability, and the development is not owned by a stable mission-driven nonprofit developer.
- Moderate Risk – Affordability restrictions end in five to ten years, affordability restrictions end in one to five years, there are no known overlapping subsidies that extend affordability, and the development is not owned by a stable mission-driven nonprofit developer; however, Section 8 project-based or housing choice vouchers in use.
- Low Risk – Affordability restrictions extend beyond 10 years or the development is owned by a stable mission-driven nonprofit developer.

Table H-3.10: Affordable Housing At-Risk of Converting to Market Rate

Name	Address	Affordable Units	Total Units	Funding Source	Affordability Expiration	Risk Level

Table H-3.10: Affordable Housing At-Risk of Converting to Market Rate

Name	Address	Affordable Units	Total Units	Funding Source	Affordability Expiration	Risk Level
Montecito Apartments	835 W Ave L	39	192	MRB	2022	Moderate
Silver Winds	45180 Fern Ave	25	124	MRB	2026	Moderate
The Willows	1650 W. Ave. K-8	47	232	MRB	2026	Moderate
West Park Villas	1800 W Ave J-12	55	272	MRB	2026	Moderate
High Valley Apartments	2325 West Avenue J 8	92	140	LRA/MRB/ Sec8/Sec 221(d)(4)	2028	Moderate
Sierra Retirement Village	43321 Sierra Hwy	96	97	LIHTC	2029	Moderate
Sunset Ridge	43244 16th St. West	160	800	MRB	2029	Moderate
Cordova Park	43530 Gadsden Ave	84	208	MRB	2031	Moderate
Sienna Heights	43519 Kirkland Ave	63	314	MRB	2031	Moderate
Total:		661				

Source: City of Lancaster, 2021

All of the units that are at risk of losing their affordability restrictions during this planning period are covered by project-based Section 8 contracts or accept Section 8 Housing Choice Vouchers from their tenants. These contracts will likely be renewed; many on an annual basis. The passage of the Housing Opportunities Extension Bill in 1996 allowed owners of projects with Section 8 contracts to opt-out of the program with a six month notice prior to expiration of the contracts. For owners who elect to remain in the program, HUD has the authority to renew these contracts on an annual basis pending funding availability.

With the initial renewal, HUD surveys the project's market rents and adjusts them accordingly. If the rents are significantly above market, there is no incentive to convert to market rates. This appears to be the case in all of the unit-based Section 8 projects in Lancaster, since HUD uses market rents based on Los Angeles County, which exceeds local rents in Lancaster. Data from HUD's project-based Section 8 expiring contracts database indicates that none of the projects have elected to opt-out of the program. It appears that the affordability of the Lancaster rental housing market enables HUD to provide these projects with contracts that make it advantageous for the owners not to opt out of the program.

Another 2,464 units of affordable housing are not at risk of converting to market rate in the next 10 years. **Table H-3.11** provides an inventory of assisted rental housing developments with expiring covenants after 2031 by type of assistance and expiration date.

Table H-3.11: Assisted Housing (Not At-Risk of Converting in Next 10 Years)

Name	Address	Afford-able Units	Total Units	Funding Source	Affordability Expiration
Village Pointe	1037 East Avenue K	155	160	HUD	2034
Lancaster Homes Apartments	711 W. Jackman St	120	120	HUD	2034
Aurora Village	43862 15th Street West	129	132	LIHTC	2052
Village Pointe Apartments	43732 Challenger Way	199	200	LIHTC	2055
Village at Beechwood	44063 Beech Avenue	99	100	LIHTC; CalHFA	2057
Aurora Village II	43945 12th Street West	138	140	LIHTC	2060
Arbor Grove	855 W. Jackman Street	150	150	LIHTC	2060
Arbor Court I	44958 10th Street West	83	84	LIHTC	2061
Laurel Crest Apartments	45114 Beech Avenue	71	72	LIHTC	2061
Poppyfield Estates	530 W. Jackman Ave.	99	100	LIHTC	2062
Essex Apartments	44916 N. 10th Street West	149	150	LIHTC; HUD	2062
Arbor Lofts fka The Commons of Lancaster	665 West Lancaster Blvd.	20	21	LIHTC	2063
Arbor on Date	44927 Date Avenue	39	40	LIHTC	2064
Sagebrush II	707 Milling Street	39	40	LIHTC	2065
Sagebrush I	44826 Fig Avenue	20	21	LIHTC	2065
Cedar Ridge Apartments	2105 East Avenue J8	109	109	LIHTC	2067
Sierra Villa East	621 East Avenue I	90	91	LIHTC; HUD	2068
Fernwood Senior Apartments	45151 Fern Avenue	75	76	LIHTC; HUD	2068
College Park Apartments	43331 30th Street West	60	61	LIHTC; HUD	2068
Avenida Crossing Apartments	2317 West Avenue J 8	76	77	LIHTC	2069
Copper Square Apartments	45431 30th Street West	201	204	LIHTC	2070
Antelope Valley Veterans and Families	44000 Sahuayo Street	74	75	LIHTC	2070
Antelope Valley Apartments	43460 32nd Street West	119	121	LIHTC; HUD	2070
Kensington Campus	45260 32nd Street West	50	50	LIHTC	2072
Kensington II	Avenue I	50	51	LIHTC	2072
Kensington Homes	45244 32nd St W	50	51	LIHTC	2073
Total:		2,464			

Source: City of Lancaster, 2021

Preservation and Replacement Options

The affordable housing units listed in **Table 3.9** are considered at-risk of converting to market-rate in the next 10 years and must be analyzed in this Housing Element. All of the projects are owned by for-profit entities; as such, the preservation of affordability is likely linked to continued low market rents in Lancaster as compared to HUD Fair Market rents. Preservation of at-risk projects can be achieved in a variety of ways, with adequate funding availability. Alternatively, units that are converted to market rate may be replaced with new assisted multi-family units with specified affordability timeframes.

Rental Assistance

State, local, or other funding sources can be used to provide rental subsidies to maintain the affordability of at-risk projects. These subsidies can be structured to mirror the Housing Choice Voucher/Section 8 program, whereby the subsidy covers the cost of the unit above what is determined to be affordable for the tenant's household income (including a utility allowance) up to the fair market value of the apartment. Unit sizes for the at-risk properties range from studios to four-bedroom units and are distributed among very low- and low-income categories. The total annual subsidy to maintain the 661 at-risk units is estimated at about $5.7 million[2].

Transfer of Ownership

If the current organizations managing the units at risk are no longer able to maintain the project, transferring ownership of the affordable units to a nonprofit housing organization is a viable way to preserve affordable housing for the long term. The estimated market value for the 661 affordable units that are potentially at risk of converting to market rate is close to $132 million.

Table H-3.12: Assisted Housing Acquisition Cost

Project Size	Developments at Risk (Units)
0-bdrm	10
1-bdrm	178
2-bdrm	317
3-bdrm	118
4-bdrm	38
Total	661
Annual Operating Costs	($3,067,500)
Gross Annual Income	$15,046,700
Net Annual Income	$11,979,200
Market Value	$131,771,204

Notes: Fair Market Rents (2020) for Los Angeles-Long Beach-Glendale HUD Metro Area

Average Size: Studio = 500 sqft, 1-bed = 700 sqft, 2-bed = 900 sqft, 3-bed = 1200 sqft, 4-bed = 1500 sqft

[2] Rental subsidies are calculated using the difference in affordability (by income level and unit size) and the fair market rent for the metro area.

Table H-3.12: Assisted Housing Acquisition Cost

Project Size	Developments at Risk (Units)

5% vacancy rate and annual operating expenses per square foot = $5.00

Construction of Replacement Units

The construction of new low-income housing can be a means to replace at-risk units. The cost of developing new housing depends on a variety of factors including density, size of units, construction quality and type, location, and land cost. Assuming a development cost of $167.27 per square feet (ICC Building Valuation Data 2020) and the average size of units, the construction cost of replacing all 661 affordable at-risk units would be approximately $102.6 million.

Entities Interested in Participating in California's First Right of Refusal Program

An owner of a multi-family rental housing development with rental restrictions (i.e., is under agreement with federal, State, and local entities to receive subsidies for low-income tenants), may plan to sell their "at risk" property. The California Department of Housing and Community Development (HCD) have listed qualified entities that may be interested in participating in California's First Right of Refusal Program. If an owner decides to terminate a subsidy contract, or prepay the mortgage or sell or otherwise dispose of the assisted housing development, or if the owner has an assisted housing development in which there will be the expiration of rental restrictions, the owner must first give notice of the opportunity to offer to purchase to a list of qualified entities provided to the owner. HCD has listed 42 entities that may be interested in participating in California's First Right of Refusal Program in Los Angeles County (https://www.hcd.ca.gov/policy-research/docs/HPD-00-01.xlsx). Included in the list is the Los Angeles County Development Authority and Abbey Road, both of which have been involved in affordable housing projects in Lancaster.

Financial Resources

A critical component to implement any of these preservation options is the availability of adequate funding, which can be difficult to secure. In general, Low-Income Housing Tax Credit funding is not readily available for rehabilitation and preservation, as the grant application process is highly competitive and prioritizes new construction. The City's previous funding source, Low/Mod Housing Funds available through the Redevelopment Agency, no longer exist due to the dissolution of Redevelopment nearly a decade ago. Available funding sources that can support affordable housing preservation include sources from the federal and state governments, as grant/nonprofit support.

Federal Funding

- HOME Investment Partnerships (HOME) Program
- Project-Based Vouchers (Section 8)
- Section 811 Project Rental Assistance

State Funding

- Affordable Housing and Sustainable Communities Program
- Golden State Acquisition Fund (GSAF)
- Project Homekey
- Housing for a Healthy California
- Multifamily Housing Program (MHP)
- National Housing Trust Fund
- Predevelopment Loan Program (PDLP)

Another option to preserve the affordability of at-risk projects is to restructure the financing of the projects by paying off the remaining balance or writing down the interest rate on the remaining loan balance. The feasibility of this option depends on whether the complexes are too highly leveraged.

Projected Housing Need (RHNA)

Housing Element law requires a quantification of each jurisdiction's share of the regional housing need as established in the RHNA-Plan prepared by the jurisdiction's council of governments. The California Department of Housing and Community Development (HCD), in conjunction with the SCAG, determine a projected housing need for the region covered by SCAG. This share, known as the Regional Housing Needs Allocation (RHNA), is 1,341,827 new housing units for the 2021-2029 planning period throughout the SCAG region. SCAG has, in turn, allocated this share among its constituent jurisdictions, distributing to each its own RHNA divided along income levels. The City of Lancaster has a RHNA of 9,023 housing units to accommodate in the housing element period. The income distribution is as shown in **Table H-3.13**.

Table H-3.13: Regional Housing Needs Allocation 2021-2029

Income Group	% of County AMI	Number of Units Allocated	Percent of Total Allocation
Very Low[1]	0-50%	2,224	25%
Low	>50-80%	1,194	13%
Moderate	>80-120%	1,328	15%
Above Moderate	120%+	4,277	47%
Total	---	9,023	100%

Note: Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation Therefore, the City's very low-income RHNA of 2,224 units can be split into 1,112 extremely low-income and 1,112 very low-income units.

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CHAPTER 4
CONSTRAINTS ON HOUSING PRODUCTION

This section identifies and analyzes potential and actual governmental and non-governmental constraints to the maintenance, improvement, or development of housing for all income levels, including housing for persons with disabilities. Potential constraints include physical constraints, land availability, the economics of development, and governmental regulations, all of which may impact the cost and amount of housing produced. These constraints may result in housing that is not affordable to low- and moderate-income households or may render residential construction economically difficult for developers.

State law requires that Housing Elements identify and analyze potential and actual governmental and non-governmental constraints to the production, maintenance, and improvement of housing for all persons of all income levels and disabilities. This constraints analysis must also demonstrate efforts by the local jurisdiction to remove governmental constraints that hinder achievement of its housing goals.

Non-Governmental Constraints

The availability and cost of housing is strongly influenced by market factors, over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions that local governments might take to offset their effects. The primary non-governmental constraints to the development of new housing are land costs, construction costs, and environmental constraints.

Development Costs

Land Availability and Cost

Costs associated with the acquisition and improvement of land include the market price of raw land, the costs of holding land throughout the development process, and the necessary improvements to the land prior to construction. Land holding costs are determined by interest rates on acquisition and development loans during development. Interest rates are not under the control of local jurisdictions;

therefore, the greatest inroad that can be made on holding costs would be through shorter processing times for development permits.

Land costs and the cost of holding land throughout the development process can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. However, Lancaster has a large supply of vacant land, which lowers the overall cost of land in comparison to other denser areas in Los Angeles County. Average land costs in undeveloped single-family residential neighborhoods of Lancaster are about $18,600 per acre.[1] Among the variables affecting the cost of land are the size of lots, location and amenities, the availability and proximity of public services, and the financing arrangement between the buyer and seller.

The City cannot control the market price of land, which may be affected by speculation, demand, and supply. The price of land can also escalate through land fragmentation, which is a problem in some areas of Lancaster, and can result in a significant constraint on housing production. Land fragmentation, which was originally allowed by inadequate regulation of land subdivisions in the past, often resulted in parcels that are uneconomical or difficult to develop because of size, inadequate access, or scattered ownership.

In Lancaster, the problem is most acute on the east and west side of the City, where fragmented areas adjacent to existing development hamper logical urban expansion. Often, these areas are "skipped over" in favor of land further away from the urban core, encouraging "leap-frog" development and urban sprawl. The result is that developers incur greater costs from infrastructure extensions, the City incurs greater costs for providing services and these costs are passed on to the potential buyers in the form of higher housing prices. While lower land costs on the urban fringe may initially offset some of the increased development costs, land fragmentation and sprawling land use patterns will ultimately result in higher housing prices and higher costs to the community who must serve these developments.

In Lancaster, much of the existing available land has not been subdivided yet into legal lots. Generally, the subdivision application process is completed by a different entity than that which completes the building application and construction process. Throughout the region, local builders report a shortage of available legal lots upon which to build. As such, additional entitlement work by private industry is necessary to prepare the land for development.

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials—these are the most significant cost components of developing residential units, and they have grown dramatically in recent years. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the state and national

1 A review of vacant residential land sales on Zillow.com on February 23, 2021 provided 1,098 vacant lots for sale within the City. Land costs were estimated from a quarter (275 listings) of this sample and may not be representative of general land costs in the City.

economies. Such policies unilaterally impact construction in a region and therefore do not deter housing construction in any specific community.

According to data from the California Construction Cost Index, hard construction costs in California grew by 44 percent between 2014 and 2018, or an additional $80 per square foot. [2] Construction costs are estimated to account for upwards of 60 percent of the production cost of a new home, especially for multi-unit residential buildings which often require the use of more expensive materials, like steel, and need additional amenities such as parking structures. [3] Variations in the quality of materials, type of amenities, labor costs and the quality of building materials could result in higher or lower construction costs for a new home. Pre-fabricated factory built housing, with variation on the quality of materials and amenities may also affect the final construction cost per square foot of a housing project.

An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not consider regional differences, nor does the data include the price of the land upon which the buildings are built. The 2020 national averages for costs per square foot of apartment units and single-family homes are as follows:

- Type I or II, Multi-Family: $129.23 to $167.27 per sq. ft.
- Type V (Wood Frame), Multi-Family: $112.76 to $147.50 per sq. ft.
- Type V (Wood Frame), One- and Two-Family Dwelling: $122.46 to $141.72 per sq. ft.

The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. With an increase in the number of units built in a project, overall costs generally decrease as builders can benefit from the economies of scale.

Availability of Financing

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. Two types of capital are involved in the housing market: 1) capital used by developers for initial site preparation and construction and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a loan. In general, financing for new residential development is available at reasonable rates. However, economic fluctuations due to COVID-19 have caused caution among lenders and may have lasting effects through this Housing Element planning period. And while interest rates are low, lenders are considering applicants much more closely than in the past, leading to credit tightening despite affordable interest rates.

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2 Hayley Raetz, Teddy Forscher, Elizabeth Kneebone and Carolina Reid, The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California, The Terner Center for Housing Innovation, University of California Berkeley, March 2020, p.8, http://ternercenter.berkeley.edu/uploads/Hard_Construction_Costs_March_2020.pdf

3 Ibid., Raetz et al, p.4.

Government Code 65583(a)(6) Development Analysis

Government Code section 65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in site inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction's ability to meet RHNA by income category.

Requests for Lower Development Densities

The City of Lancaster works with developers to help move housing projects forward; some developers choose to pursue a lower density than the maximum allowed. The market demand is very high for single-family housing in Lancaster, due largely to the comparably lower land costs in Lancaster (when compared with Los Angeles County at large). The General Plan, Zoning Ordinance, and Specific Plans have been crafted to encourage new housing development throughout the city, with a high level of flexibility for developers to design their projects. The General Plan, adopted in 2009, introduced mixed use in a large variety of areas throughout the City. In recent years, development interest in these areas has increased. However, projects in Lancaster are often developed below maximum density, due to the significant availability of lower-cost, vacant land. Even projects that include affordable units often do not achieve maximum densities.

- Terracina (SPR 19-07): Located in the HDR zone, this 264-unit affordable housing project could achieve a density of 30 units per acre but is under construction at 23.3 units per acre. The project includes significant amenities including a large community space with a pool, sports court, tot lot, and barbecue and picnic area. Parking is provided in surface spots. Unit sizes range from one-bedroom to four-bedroom models, allowing for a variety of household types.
- The Emerald (SPR 20-02): Located in the HDR zone where the maximum density is 30 units per acre, this project is proposed at 18.5 units per acre. This approved project, a 72-unit affordable housing complex includes five two-story residential buildings and a complementary community center/office building to provide supportive services. Units will be a mix of one-, two-, and three-bedrooms; parking is provided in surface spots.
- CUP 20-02: Located in the Mixed Use Corridor zone, this project will provide 392 units, 78 of which will be affordable to low-income households. The Mixed-Use Corridor zone has no maximum density; the project is proposed at 15.6 units per acre.

Table H-4.1: Affordable Housing Developments

Name	Locations	Project Density	Total Units	Affordable Units	Zoning
Approved					
Abbey Road	West Side of Sahuayo St and North of Ave K-4	34.8 du/ac	80	78	Lancaster Business Park SP
Terracina SPR 19-07	1752 East Avenue J-4	23.3 du/ac	264	264	High Density Residential (HDR)

Table H-4.1: Affordable Housing Developments

Name	Locations	Project Density	Total Units	Affordable Units	Zoning
SPR 20-02	Northwest corner of 27th Street West and Avenue K-12	18.5 du/ac	72	71	HDR (HDR)
CUP 21-03	Southwest corner of Sierra Highway and Avenue I	20.14 du/ac	114	114	Commercial (C)
Under Review					
CUP 20-02	20th and I	15.6 du/ac	392	78	Mixed Use Corridor (MUC)

As such, the previous Housing Element and this Housing Element use conservative estimates of development capacity for each site. For example, while there is no density limit in the mixed-use zones, the General Plan assumes an average of 21 units per acre, and assumptions for capacity in the Housing Element are far lower (between 8 and 16 units per acre, depending on zone). For the 2021-2029 Housing Element planning period, the City will track requests for lower development densities on all sites in the sites inventory through Program H-1.2 to ensure no net loss.

Building Permit Timeframe

Unlike many urbanized jurisdictions in California, in Lancaster, the vast majority of projects are single-family developments that require a recording of a parcel map and tentative tract maps for infrastructure. Then these entitlements are generally sold to another entity to pursue the actual building process. As such, the length of time between receiving approval for housing development and submittal of an application for building permit is typically at least a year, depending on project complexity and the development consultant's lead time to get construction documents complete. For example, a residential project with more complex grading or drainage plans may take longer than usual to submit permits. In certain cases, applicants choose to submit building permits before receiving entitlements. The City allows developers to start building permit plan check while in the entitlement process to streamline development with a hold harmless letter, if so desired.

Local Efforts to Remove Nongovernmental Constraints

The primary non-governmental constraint is the overall cost of affordable housing development (high land and development costs) in most parts of the State. In general, constructing affordable housing, especially for low- and very low-income households, is not profitable to housing developers. Therefore, deed-restricted affordable units require subsidy beyond available density or financial incentives. This places the construction burden on non-profits and similar grant-funded housing developments and may result in affordable projects that are not always dispersed throughout the region but are concentrated in limited areas with lower development costs. While the City can offer developer incentives such as expedited permit processing or fee deferrals, it cannot afford to fully mitigate the high cost of development for affordable housing developments. The City's Housing Authority provides opportunities for a variety of different housing types on Housing Authority owned land. For example, the City is

working with Bridge Housing to develop a 114-unit multi-family affordable housing development at the southwest corner of Sierra Highway and Avenue I at a density of 20 units to the acre. The Housing Authority also worked to entitle 167-unit single family development at the northeast corner of Division Street and Avenue I. Additionally, the City released a Request for Qualifications in June 2021 for real estate broker services to sell real property owned by the City. The scope of services included developing strategies for sale of designated City-owned properties, developing marketing materials, coordinating real estate transactions, and encouraging innovative ideas for marketing available properties to local, regional, and national audiences.

With the dissolution of Redevelopment in California, the ability of local jurisdictions to provide financial support has been significantly curtailed. Ultimately, the City's ability to provide support is limited to the land that is owned by the City. The City of Lancaster will continue to help facilitate housing development by providing technical assistance, regulatory incentives, and concessions, as available and appropriate. To encourage infill residential development the City recently approved the Lancaster Health District Master Plan, allowing for 1,350 new apartments and 250 condominiums. The City is also pursuing the Parkway Village Specific Plan, which rethinks an area once envisioned as a large commercial complex anchored by big box stores. The Specific Plan will instead allow for a mix of housing, dining, shopping, schools, and gathering spaces.

Governmental Constraints

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and the affordability of housing. Since governmental actions can constrain development and affordability of housing, State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

Governmental constraints are policies, development regulations, standards, requirements, or other actions imposed by various levels of government upon land and housing ownership and development. Land use controls, building codes, processing procedures and development fees are all factors that may hamper the maintenance, improvement and/or development of housing in Lancaster. State and federal regulations such as those related to environmental protection, building codes, and other topics have significant and often adverse impacts on housing costs and availability. While constraints exist at all levels of government, this section emphasizes policies and regulations that can be mitigated by the City.

Land Use Controls

Land Use Controls

The City of Lancaster's General Plan 2030 Plan for Physical Development (adopted in 2009) sets forth the City's policies for guiding local development. These policies, together with zoning regulations, establish the amount and distribution of land for different uses within the City. **Table H-4.2** summarizes the General Plan land use designations and the zoning districts that either allow by right or conditionally permit residential development.

Table H-4.2: Residential General Plan Land Use Designations and Zoning Districts

General Plan Land Use Designations	Density	Corresponding Zoning Districts
Non-Urban (Rural) Residential	0.4 to 2.0 units per acre	RR-2.5 rural single-family residential RR-1 low density single-family residential SRR single-family residential
Urban Residential[1]	2.1 to 6.5 units per acre based upon infill requirements	R-15,000 single-family residential R-10,000 single-family residential R-7,000 single-family residential
Medium Multi-Family Residential	6.6 to 15 units per acre	MDR medium density multi-family
High Multi-Family Residential	15.1 to 30 units per acre	HDR high density multi-family
Mixed Use	21 units per acre (average)	MU, mixed use[2]

Notes:

1. Several variations based on infill requirements: Infill R-7,000 (with RPD), Infill R-7,000 (alley access, with RPD), SFR corner duplex

2. Several M-U variations based on proximity and integration of residential and commercial uses: MU-N, MU-C, MU-E, MU-TOD, MU-H

Source: City of Lancaster General Plan 2030; City of Lancaster Municipal Code Title 17

The City adopted a density bonus ordinance in 2013 as part of its comprehensive update to the Zoning Code. While consistent with Government Code 65915 at the time of adoption, the State Legislature has passed numerous changes to the density bonus requirements. Program H-4.4 in the Housing Plan includes actions to ensure the City's density bonus ordinance is consistent with the most current State laws.

Table H-4.3 summarizes the housing types permitted by zone. Each use is designated by a letter denoting whether the use is permitted (P), requires director's review (D), conditionally permitted (C), or not allowed (N/A). The lower-level director's review is a non-discretionary process where an application is typically reviewed by a staff planner against the City's zoning regulations. A Director's Review does not require noticing to neighbors or a public hearing. The stated intent and purpose of a Director's Review is to facilitate substantiation and corroboration of facts and testimony vital to the administration of this title and is required or may be used for:

1. Determination of whether or not a proposed development will properly comply with the provisions and development standards prescribed in this title or as prescribed by the commission or director;

2. Indication of compliance, or plans and intentions to comply with the regulations and standards prescribed in this title.

Findings for approval of a Director's Review are:

1. That the use, development of land and/or application of development standards is in compliance with all applicable provisions of this title;
2. That the use, development of land and/or application of development standards, when considered on the basis of the suitability of the site for the particular use or development intended, is so arranged as to avoid traffic congestion, insure the protection of public health, safety and general welfare, prevent adverse effects on neighboring property and is in conformity with good zoning practice; and
3. That the use, development of land and/or application of development standards is suitable from the standpoint of functional developmental design.

Program H-4.5 is included in the Housing Plan to revise the findings of approval for Director's Review of ministerial projects to comply with (Government Code Section 65852.2[a][3]) and other requirements for ministerial review of particular housing projects, such as supportive housing.

As part of a previous Housing Element update, the City removed the Conditional Use Permit (CUP) requirement for multi-family housing in the MDR and HDR zones. In Mixed-Use Zones, a conditional use permit for larger projects (greater than 15 units) provides oversight where complexities exist, to ensure complex uses are appropriately sited. To further streamline development, Program 4.2 is included in the Housing Plan to remove the CUP requirement for large multi-family complexes (greater than 15 units) in the Mixed Use Zones.

In addition, the Mixed-Use Planned Development process allows for projects that do not entirely meet the Mixed Use development standards, but do meet the overall design intent, to provide additional flexibility outside of the application of objective design standards. . In reviewing and approving a mixed-use planned development, the following findings shall be made:

1. The mixed-use planned development meets the goals of the Lancaster General Plan, pertaining to community design, and the objectives to "enhance overall community form, create a vibrant sense of place," and to "improve the city's visual identity by utilizing design standards that instill a sense of pride and well-being in the community."
2. The mixed-use planned development adheres to the Lancaster Design Guidelines and the design and performance standards listed in Section 17.10.070, and is consistent with the mission statement of "implementing quality design for timeless architecture that enhances the community's image, pride and quality of life."
3. The mixed-use planned development is comprehensive, covers a logical planning area, and provides the opportunity for unique and creative designs that are not possible under the city's typical development regulations.

The Mixed-Use Planned Development process allows for greater flexibility and creativity in design and is not a potential constraint to building multi-family dwellings. The City's objective design standards for residential development are clear and non-subjective. By removing the CUP requirement with Program

4.2, applicants have a clear pathway toward development of a small or large multi-family project that complies with objective standards. If an applicant chooses to propose a design that does not comply with the objective standards, the Mixed-Use Planned Development process provides an option that does not rely on difficult-to-make variance findings.

Table H-4.3: Zoning Districts and Permitted Land Uses

Land Uses	RR-2.5 RR-1 SRR	R-15,000 R-10,000 R-7,000	MDR HDR	MU-N	MU-C	MU-E	Notes
Single-Family house on individual lot	P	P	D	P	N/A	N/A	Manufactured housing on a foundation is treated the same as a single-family house
Multi-Family Dwelling: 2 or 3 units	N/A	N/A	D	--	--	--	
Multi-Family Dwelling: 15 or fewer units	N/A	N/A	P	P	P	P	
Multi-Family Dwelling: 16+ units	N/A	N/A	P	C	C	C	Program H-4.2 will remove the CUP requirement in MU zones.
Duplex on single family-corner lot in new subdivision	N/A	P	N/A	--	--	--	Minimum dimensions of 100' by 100'
Residential Planned Development	C	C	C	C	C	C	
Accessory Dwelling Units	D	D	D*	--	--	--	*For single family homes in MDR and HDR zones, use, development standards and permit requirements shall be determined by the Director when compatible with existing and surrounding areas and adjacent properties. Program H-1.5 will revise ADU regulations to comply with State law.
Mobile home on individual lot	D	D	D	--	--	--	Mobile home parks allowed only in MPH zone.
Emergency Shelters	--	--	C	--	--	--	
Single Room Occupancy	N/A	N/A	D	--	--	--	Subject to Section 17.08.245: 1.Minimum 200 square feet of floor area. 2.Each unit shall have its own bathroom, including toilet, sink and shower. 3.A community kitchen with facilities for cooking, refrigeration, and washing

Table H-4.3: Zoning Districts and Permitted Land Uses

Land Uses	RR-2.5 RR-1 SRR	R-15,000 R-10,000 R-7,000	MDR HDR	MU-N	MU-C	MU-E	Notes
							utensils shall be provided on each floor, or each individual SRO housing unit shall have facilities for cooking, refrigeration, and washing utensils. 4.Facilities for community garbage storage or disposal shall be provided on each floor.
Community care facility, < 6 beds	P	P	P	--	--	--	
Community care facility, > 6 beds	C	C	C	--	--	--	
Assisted living facility: 15 or fewer units	C	C	P	P	P	P	
Assisted living facility: 16 or more units/Congregate care facility	N/A	C	C	C	C	C	

Source: Lancaster Municipal Code, 2020

Residential Development Standards

Development standards include zoning ordinances, subdivision ordinances, and building code requirements. The most far-reaching constraints are those contained in a city's zoning ordinance, which is the most traditional tool used by a local jurisdiction to regulate the use of private land. Zoning regulates the use; density; floor area; setbacks; parking; and placement and mix of residential, commercial, and industrial projects to reflect the community's development goals and objectives. **Table H-4.4** to **H-4.6** summarize key development standards for the residential zones.

Table H-4.4: Single Family House on Rural Residential Lot Development Standards

Development Standard	RR-2.5	RR-1	SRR
Site Specifications			
Min. Lot Size (square feet)	100,000	40,000	20,000
Minimum width (feet)	165	110	85
Minimum depth (feet)	250	130	120
Building Placement			

Table H-4.4: Single Family House on Rural Residential Lot Development Standards

Development Standard	RR-2.5	RR-1	SRR
Front yard (feet)	40	30	30
Garage Location (feet)	All garages shall be located at or behind the wall plane where the front entrance is located.		
Rear (feet)	30	25	20
Interior side yard (feet(	20	15	10
Interior side yard: total sum of two yards (feet)	40	30	25
Street side yard (feet)	40	30	20
Building Size and Massing			
Height Limit (feet)	40	40	35
Lot Coverage	30%	40%	40%
Parking	2 spaces within an enclosed garage per Section 17.08.100		

Source: City of Lancaster Municipal Code, 2020

Table H-4.5: Single Family House on Residential Lot Development Standards

Development Standard	R-15,000	R-10,000	R-7,000	Infill R-7000 (w/RPD)	Infill R-7000 (alley access w/RPD)	SFR corner duplex
Site Specifications						
Min. Lot Size (sf.)	15,000	10,000	7,000	5,000	3,500	10,000
Minimum width (ft.)	85	70	60	50	40	100
Min. width – corner lot (ft.)	100	85	75	60	50	
Minimum depth (ft.)	120	100	100	85	75	100
Building Placement						
Front yard plan build-to-line (ft.)	20-32	16-28	14-26	12-20	10-18	16-28
Required min. porch size (ft. x ft.)[1]	6 x 12	6 x 12	6 x 12	6 x 10	6 x 8	6 x 12
Garage Location (ft.)	All garages shall be located at or behind the wall plane where the front entrance is located. A homebuilder with a subdivision with at least four floor plans may have one floor plan that has a garage located in front of the front entrance plane.					
Rear (ft.)	20	20	15	12	0	N/A
Interior side yard: min (ft.)	5	5	5	5	0	10
Interior side yard: total sum of two yards (ft.)	20	15	15	10	10	N/A
Street side yard (ft.)	15	15	10	10	10	N/A

Table H-4.5: Single Family House on Residential Lot Development Standards

Development Standard	R-15,000	R-10,000	R-7,000	Infill R-7000 (w/RPD)	Infill R-7000 (alley access w/RPD)	SFR corner duplex
Building Size and Massing						
Height Limit (ft.)	35					
Lot Coverage	40%	40%	50%	55%	60%	45%
Parking	2 spaces within an enclosed garage per Section 17.08.100					

Source: City of Lancaster Municipal Code, 2020

Notes:

a. A tandem garage parking arrangement may be considered if the applicant cannot meet the requirement to place a two-car garage behind the plane of the house.

b. Corner lots featuring side yard driveway access require a minimum 20-foot driveway and street side yard setback.

1. To the satisfaction of the Director, an alternative frontage feature may be proposed in lieu of a porch if it achieves the same design intent and variation

Table H-4.6: Multi-Family Development Standards

Development Standard	MDR/HDR 2-15 units	MDR/HDR Large Building[2]
Site Specifications		
Min. Lot Size (sf)	6,000	6,000
Minimum width (ft.)	60	60
Min. width – corner lot (ft.)	80	75
Minimum depth (ft.)	100	100
Building Placement		
Fronting local, collector, or other residential street with on-street parking (feet). Transitional infill guidelines apply (Sec 17.08.070.D)	0-12	0-12
Fronting local, collector, or other residential street with on-street parking and adjacent to single-family uses along the same street (feet).	8-20	8-20
Fronting arterial street with no on-street parking (feet)	20-32	20-32
Rear yard (ft)	15	15
Interior side yard (ft)	10	15
Street side yard (ft)	15	20
Building Size and Massing		

Table H-4.6: Multi-Family Development Standards

Development Standard	MDR/HDR 2-15 units	MDR/HDR Large Building[2]
Lot Coverage	50%	50%
Building height within 100 ft of SFR zone (ft)	35	35
Height Limit (ft)	55	72
Parking		
Location of on-site parking	Behind the front façade of the residential building	40 ft. from front property line
Number of parking spaces	Per Section 17.08.100	Per Section 17.08.100
Open Space and Landscaping		
Open Space/recreation area	Min. 8% of lot area, min. 20' width and depth	Min. 8% of lot area, min. 50' width and depth
Landscaping	Min. 15% of lot area	Min. 15% of lot area
Solar Provision		
Min. photo-voltaic kW per unit per Sec 17.08.305	0.5 kW	0.5 kW

Notes:

Small apartment/condominium building/complex (two to fifteen units)

a. On-site management shall be provide for apartments four units or greater.

b. A minimum four feet by four feet covered entryway shall be provided for each apartment or condominium unit. The entryway may be enlarged and designed as a porch.

c. Required amenities for units in a small apartment include in-unit laundry hook-ups.

d. Required amenities for units in a small condominium, beyond those required for apartments, include garage parking with storage shelves for each unit, and a minimum four feet by eight feet porch, patio, or balcony area.

e. Other site amenities may include a barbeque area, pool, recreation courts, and shall be centrally located and easily accessible for residents.

f. Trash enclosure location(s) and access shall be designed to the satisfaction of the Director. The trash enclosures shall meet the following requirements:

1. Locate trash enclosures away from view, from primary entrances drive or streets;
2. Design the trash enclosure to be a minimum of 165 square feet;
3. Accommodate source separation of recyclable materials in accordance with State requirements;
4. Design trash enclosures with a non-combustible, overhanging, trellis or roof cover; and
5. Separate trash enclosure from adjacent parking with a 6-foot wide minimum planter.

Large apartment/condominium building/complex (sixteen or more units)

a. On-site management shall be provide for apartments four units or greater.

b. A minimum four feet by four feet covered entryway shall be provided for each apartment or condominium unit. The entryway may be enlarged and designed as a porch.

c. Required amenities for units in a small apartment include in-unit laundry hook-ups.

Table H-4.6: Multi-Family Development Standards

Development Standard	MDR/HDR 2-15 units	MDR/HDR Large Building[2]

d. Required amenities for units in a small condominium, beyond those required for apartments, include garage parking with storage shelves for each unit, and a minimum four feet by eight feet porch, patio, or balcony area.

e. Other site amenities may include a barbeque area, pool, recreation courts, and shall be centrally located and easily accessible for residents.

f. Trash enclosure location(s) and access shall be designed to the satisfaction of the Director. The trash enclosures shall meet the following requirements:

1. Locate trash enclosures away from view, from primary entrances drive or streets;

2. Design the trash enclosure to be a minimum of 165 square feet;

3. Accommodate source separation of recyclable materials in accordance with State requirements;

4. Design trash enclosures with a non-combustible, overhanging, trellis or roof cover; and

5. Separate trash enclosure from adjacent parking with a 6-foot wide minimum planter.

Residential Parking Standards

Parking requirements vary depending on the type of dwelling, and in the case of multi-family units, the number of bedrooms per unit. The requirement for a single-family house and a multi-family structure up to four units (fourplex) is two spaces, non-tandem within an enclosed garage per unit. The parking requirement for single family homes and plexes are not a development constraint and are comparable to other jurisdictions throughout the state. Parking requirements for multi-family developments as described in Table H-4.5 are not a constraint on large projects since market demands do not warrant high density projects greater than three stories in height that may require a parking structure and/or underground parking. Instead, most apartments and condos are built at two to three stories, accompanied by on-site surface and/or garage parking. The City's parking requirements may potentially have an impact on smaller, infill parcels, as opposed to large sites that offer more design flexibility. Smaller sites, with other applicable development requirements, tend to limit the arrangement and placement of required parking, buildings and open space. However, the 2013 revision to the City's residential standards now allows for reduced setbacks, and in certain areas, a shift to form-based regulations, such as those applicable to Downtown Lancaster, all of which allows for greater flexibility in site design. Parking for accessory dwelling units will be revised, as indicated in Program H-1.5, will be modified to comply with State law.

Table H-4.7: Parking Requirements by Use

Use	MDR/HDR 2-15 units MDR/HDR Large Building[2]
Single-family house	2 parking spaces within an enclosed garage
2nd dwelling unit	1 uncovered parking space
Guest house/carriage unit	1 uncovered parking space
Duplex/triplex/four-plex	2 parking spaces within an enclosed garage for each unit

Table H-4.7: Parking Requirements by Use

Use	MDR/HDR 2-15 units MDR/HDR Large Building[2]
Apartments, 5 or more units	
Studio/loft and one bedroom	1 and ½ covered spaces for each unit
Two or more bedrooms	1 and ½ covered and ½ uncovered for each unit
Guest parking	1 uncovered space for every 4 units
Condominiums	
Studio/loft and one bedroom	1 and ½ covered spaces for each unit
Two or more bedrooms	1 and ½ covered and ½ uncovered for each unit
Guest parking	1 uncovered space for every 4 units
Boarding or rooming house, hostel, fraternity or sorority house	1 uncovered space for each guest room and 2 spaces within an enclosed garage for resident manager
Senior apartments/condominiums	1 covered parking space for each unit and 1 guest space for every 4 units
Senior residential care facility	1 space for every 3 beds and 1 space for each resident employee
Churches	1 space for each 5 fixed seats or for each 45 square feet of seating area within the main auditorium; 24 inches of bench shall be considered a fixed seat
Daycare center (nursery/preschool)	5 spaces per 100 students
Elementary and middle school	15 spaces per 100 students
High school	26 spaces per 100 students
Colleges/universities	33 spaces per 100 students, plus one space per bed in dormitories

Notes:

1.An uncovered parking space shall not include the driveway area for a garage.

2.Parking lots or areas for ten (10) or more contiguous uncovered vehicle parking spaces shall comply with the requirements of subsection 17.08.090.D. (Parking design and performance standards) for design and development of landscaping and surface parking area.

3.Parking for uses subject to conditional use permit shall meet the requirements specified in the permit or as otherwise provided in this title.

4.Requirements for uses not specifically listed herein shall be determined by the director based upon the requirements for comparable uses and upon the particular characteristics of the use.

5.The number of parking spaces required may be reduced, at the discretion of the director, if the builder can sufficiently demonstrate, through research and analysis that the development warrants fewer parking than is required. Such parking reductions may be granted if the development is located near public transit or if the builder pays in-lieu parking fees for future public parking, transportation, or pedestrian and bicycle trail improvements.

6.For multi-family uses, a private owner retains the right to assign parking spaces for tenants and visitors, provided there are enough parking spaces per city code.

Table H-4.7: Parking Requirements by Use

Use	MDR/HDR 2-15 units MDR/HDR Large Building[2]

D. Accessible parking. Housing providers shall adhere to the accessible parking regulations of the American Disabilities Act "ADA," Part 20 of the United States Code of Federal Regulations, and the state building code. In accordance to these regulations, housing providers shall establish the following number of accessible parking spaces for multiple-family developments:

Mixed Uses

The City has four mixed use zones all of which allow for residential uses, either in conjunction with another office or commercial use, or stand-alone. These zones are: MU-N (Mixed Use-Neighborhood), MU-C (Mixed Use-Commercial), MU-E (Mixed Use- Employment), and MU-TOD (Mixed Use-Transit Oriented Development). The MU-TOD zone is addressed by the Lancaster T.O.D. Zones Master Plan which was adopted in 2015 and follow its own set of standards and guidelines. MU-N, MU-C, and MU-E allow for multi-family uses. Multi-family projects with fifteen or fewer housing units are permitted uses, while projects with sixteen or more units require a conditional use permit. The following applies for the ratio of uses:

- When a development is located on a project site that is located within 660 feet of an intersection of two major arterial streets, a minimum of 25 percent of the development shall be non-residential uses, as measured by ground floor area.
- When a development is located on a project site that is located within 660 feet of an intersection of two secondary arterial streets, or an intersection of a major arterial with a secondary arterial, a minimum of 10 percent of the development shall be non-residential uses, as measured by ground floor area.

The development regulations in Mixed Use zones vary depending on the type of building that is proposed. **Table H-4.**8 summarizes these regulations. Since the mixed use zones were adopted over a decade ago, the City has seen many inquiries, but limited development in these zones. Oftentimes, the complex requirements for a commercial component based on the project's location in proximity to major arterial streets deter residential developers who inquire. Program H-4.2 is included in the Housing Plan to analyze and amend the Mixed Use zones to better encourage development within these areas.

Form-Based Codes

In addition to the three mixed-use zones city wide, the City has adopted three form-based master plans/specific plans that replace the zoning for a particular catalyst area: the Downtown Specific Plan, the Lancaster TOD Zones, and the Lancaster Health District Master Plan.

Downtown Specific Plan

The Downtown Specific Plan includes form-based development standards in conjunction with simplified use regulations for 140 acres in the downtown area, located within the City's urban core. The regulating form-based code focuses attention on the form, placement, and appropriate use of buildings. The code encourages better site and building design through bulk and mass regulations that are more defined, promoting an attractive and pedestrian-oriented environment. Under the Downtown Specific Plan, multi-family residential uses are allowed "by right," without a conditional use permit and detached single-family homes are only permitted in the Neighborhood Office District. The unit capacity is not determined by density, but rather, the defined building envelope, as well as the building types that are permitted. See **Figure H-4.1**.

The Downtown Specific Plan gives developers a much greater capability to develop high density residential projects in the heart of the city's core, as a result of the reduction in parking requirements, ability to build up to five stories in height, and generous bulk and mass regulations. Efforts to clarify development regulations through form-based codes should provide developers increased certainty in estimating development costs, and consequently, an increased willingness to proceed on projects located in the City.

Table H-4.8: Residential Development Standards in Mixed Use Zones

Development Standard	Single-Family House	Apartment / Condo (2 to 15 units)	Apartment / Condo (16+ units)	Mixed-Use
Site Specifications				
Min. Lot Size (sf.)	4,750	10,000	40,000	10,000
Minimum width (ft.)	50	100	160	100
Minimum depth (ft.)	85	80	160	80
Building Placement				
Front build-to-line (ft.)	10-18	12-18	12-20	0-12 10-18 (major arterials)
Rear (ft.)	10	10	10	10
Side yard (ft.)	0 ft with min. 10 ft building separation. Street side yard facing a corner shall have 10 ft landscaping	5 ft, 10 ft for 2nd story portion, 15 ft for 3rd story portion. Side street yard face a corner shall have 20 ft landscaping	10 ft, 15 ft for 2nd story portion, 18 ft for 3rd story portion	5
Minimum frontage ratio	65%	60%	60%	60%
Building Size and Massing				
Height Limit	2 stories	3 stories	4 stories 5 stories (major arterials)	4 stories 5 stories (major arterials)
Parking				
Number of spaces	2 spaces in an enclosed 20 ft x 20 ft garage	2 spaces within an enclosed garage for each unit and uncovered off-street guest parking for every 4 units	Studio and 1-bedroom units: 1.5 covered parking spaces; 2- and 3-bedroom units: 2 covered parking spaces; Guest parking: 1 space for every 4 units	

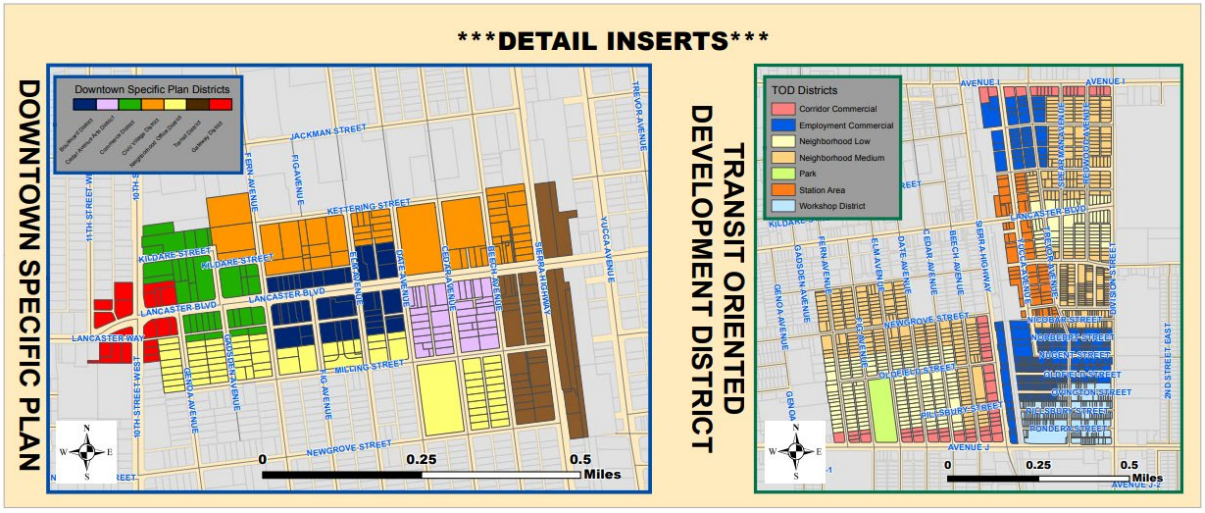
Source: City of Lancaster Municipal Code, 2021

Lancaster TOD Zones

The Lancaster Transit Oriented Development (TOD) Zones, located east of Division Street between Avenue J and Avenue I, immediately surround the Downtown Specific Plan area to the south and east (**Figure H-4.1**). The TOD Zones form-based code is intended to restore, intensify, and reanimate the area surrounding the City's historic downtown. Represented as MU-TOD on the zoning map, the zoning is further divided into sub-zones: Station Area Zone, Corridor Commercial Zone, Employment Commercial Zone, Workshop District Zone, Neighborhood Medium Zone, and Neighborhood Low Zone. Under the TOD Zones, a majority of residential uses are allowed "by right," without a conditional use permit, and mixed-use is allowed by right in nearly all zones (with the exception of the lower density Neighborhood Moderate Zone where a conditional use permit is required and Neighborhood Low Zone where is it not permitted). For all TOD Zones, the unit capacity is not determined by density, but rather, the defined building envelope, as well as the building types that are permitted, providing flexibility to developers in site design.

The Metrolink Station sits at the eastern edge of the Downtown Lancaster Specific Plan area and is a key component in design considerations for the TOD Zones, with more intensive development focused within the Station Area. Residential uses are encouraged in all zones, with the exception of the Employment Commercial Zone and the Workshop District Zone. The Metrolink Station is located on the eastern boundary of the Downtown Specific Plan area, abutting the TOD zones. This area supports higher density development, including urban apartment buildings and mixed-use projects up to five stories (65 feet). Corridor Commercial allows for housing up to three stories and 48 feet in height. Neighborhood Medium Zone allows multifamily in a variety of building formats up to three stories/45 feet in height, and Neighborhood Low Zone allows smaller scale housing (including single family, duplexes, triplexes, and quadplexes), up to two stories/24 feet in height.

Figure H-4-1: Downtown Specific Plan and MU-TOD Zones



Lancaster Health District Master Plan

In 2021, the City of Lancaster adopted the Lancaster Health District Master Plan. Building on a core campus of existing medical service providers including Antelope Valley Hospital, Kaiser Permanente, City of Hope, High Desert Medical Group, and many other medical offices, drug stores and supporting businesses along Avenue J, the Health District will attract, organize, and support a broad range of health and wellness businesses, in a walkable and mixed-use environment. Of the 272.4 acres within the Plan Area, over 110 are vacant or undeveloped. Much of the land near the hospital is owned by the Antelope Valley Health District (AVHD). Large parcels of vacant land both north and south of Avenue J-8 are owned by private parties who share the vision for the Health District and look forward to developing their land with housing, medical offices, hotels and other uses that will support the viability and growth of the District.

The Health District Master Plan replaces existing zoning with a new Mixed Use – Health District zone. Within the new zone are three new sub-districts/zones: District Core, District General, and District Edge. Residential uses are allowed by right in all zones, with a maximum height of six stories/75 feet in District Core, four stories/50 feet in District General, and three stories/30 feet in the District Edge zone. For all Health District Zones, residential unit capacity is not determined by density, but rather, the defined building envelope, as well as the building types that are permitted, providing flexibility to developers in site design.

Opportunities for Energy Conservation

Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design, reduced dependence on vehicles, and reduced greenhouse gas emissions. The City continues to achieve incremental improvements in energy conservation through implementation of California's Green Building Standards Code, Title 24 of the California Code of Regulations, known as CALGreen. CALGreen applies to the planning, design, operation, construction, use, and occupancy of every newly constructed building or structures and also applies to most additions and alterations to existing buildings, including residential structures. Efforts to educate the community about energy conservation include the provision of information regarding energy efficient rehabilitation techniques and referrals to energy conservation programs, including handouts at the Building Counter. The City, through Lancaster Choice Energy, provides Lancaster residents and business owners with cleaner economical energy options. While the standard product, Clear Choice, is the most popular and offers 35 percent renewable energy, LCE also offers Smart Choice with 100 percent renewable energy. Lancaster Choice Energy has developed solar projects in the community and continues to push the bar to offer a cleaner mix of energy sources for its customers.

The City's 2013 Residential zoning ordinance update included a requirement for new residential developments to generate solar energy. Effective January 2020, solar panels are required on all single-family residences and multi-family residences up to three stories high throughout California. The California Clean Energy Commission found that, with the solar panel requirement, the cost of a newly constructed single-family home will increase by approximately $8,400, equivalent to roughly $40 extra per month in mortgage payments. However, the CEC also predicts that while upfront costs of new

homes will increase, single-family homeowners are estimated to save about $80 a month on electricity costs ($40 net savings each month).

Consistent with State law, all new multi-family developments that are three stories or less are also required to install solar energy systems, at 0.5 kW per unit. Some multi-family developments in the community have existing solar, such as Arbor Court, as well as many other commercial and institutional buildings. These solar energy systems may be purchased or leased. Either way, the City does not believe this requirement will be a constraint to multi-family development.

On-/Off-Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of decent housing. Housing construction in Lancaster is subject to a variety of site improvement and building code requirements. Because much of Lancaster is vacant, developers are generally responsible for covering the full cost of water, sewer, road, and drainage improvements to service their projects.

On-site improvements typically include landscaping, curb, gutter, sidewalk, and the paving of streets for circulation. A typical single-family residential development has internal streets (residential local streets) that have 60-foot rights-of-way, which include 36-foot curb-to-curb paving, 5½ foot sidewalks on each side, and 6½ foot alternate street sections or parkways. This standard was established for adequate traffic flow and to allow for street parking on each side, and does not present a burden beyond what is necessary to achieve health and safety requirements in the community.

Off-site improvements typically include:

- Sewage collection and treatment
- Water systems, including lines, storage tanks, and drainage facilities
- Public recreation facilities

The costs of on- and off-site improvements are an inherent part of the development process, and as such are usually passed along to the homebuyer as part of the final cost of the home, or are a factor in the eventual rental rates on a property. The on- and off-site improvement standards imposed by the City are typical for most communities and do not pose unusual constraints for housing development. As the City moves forward with land use planning that promotes compact growth patterns, site improvement requirements and associated costs may decrease, as density increases, and development is encouraged nearer the urban core. In general, the ability to permit increased units within a project area reduces the improvement requirements on a per unit basis.

Locally Adopted Ordinances

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development. The City of Lancaster does not have any requirements specific to inclusionary housing and does not regulate short-term rentals. The City has two local ordinances that could impact the cost and supply of development: a infill provision incentive and the requirement for rental housing to obtain a business license and inspections.

Infill Incentives

The 2013 Residential zoning ordinance includes an infill provision that allows developers to build up to eight housing units per acre in the single-family R-7000 zone (implementing Policy 18.2.1 and Specific Action 18.2.1(c) of General Plan 2030), which yields up to twice the number of housing units than typically allowed. To qualify for infill, the project site must be located in the urbanized area of Lancaster, or be located adjacent to commercially zoned land, or be surrounded by existing development on all sides, or combines four or more adjoining parcels. The infill qualifying criteria is drafted to strategically address the many parcels in the urbanized areas of Lancaster that continue to sit vacant and are bypassed for development, as a result of land fragmentation, as well as the abundance of available land on the fringes of Lancaster. City staff believes that the development of infill properties in Lancaster is critically important for the fiscal sustainability of the City, since infill development takes advantage of existing infrastructure, whereas development on the fringe results in the extension of City resources and services, as well as infrastructure that the City will need to maintain indefinitely. This incentive is intended to reduce the cost, and increase the supply, of residential development.

Rental Business Housing License

The City requires a business license for all rental housing, as adopted by Ordinance No. 869 in January 2007, and codified in Chapter 5.40 of the Lancaster Municipal Code. The purpose of the rental housing business license, and associated inspection program, is "for the protection of the health and safety of the people of Lancaster" and the promotion of "sound and wholesome residential rental properties and residential rental units" (Lancaster Municipal Code 5.40.020). The requirement for a business license is a fairly standard practice for many municipalities throughout the region. In Lancaster, a rental housing business license is required for all residential units where the property owner is not living in that unit, with exception of family members residing rent-free or if the home is not being used as a rental. These exceptions include:

- Housing accommodations in hotels, motels, inns, or tourist homes. This exception does not apply to single room occupancy hotels.
- Housing accommodations in any hospital; state licensed group homes; convent, monastery, or other facility occupied exclusively by members of a religious order; extended medical care facility; asylum; on-campus fraternity or sorority houses; or on-campus housing accommodations owned, operated or managed by an institution of higher education, a high school, or an elementary school of occupancy by its students.
- Mobilehomes, or mobilehome parks, or recreational vehicles, or recreational vehicle parks.
- Housing accommodations in any group home

An application for a rental housing business license is submitted to the Housing and Neighborhood Revitalization Department either online or by mail and is processed within twenty days of submission. The contents of the application include:

- The type of ownership of the proposed residential property (i.e. individual, partnership, corporation etc.)
- Name of the owners and contact information

- Address of the residential rental property
- Description of any other businesses operated or to be operated at the same premises
- Authorization for the city to verify information on the application through a background check
- Authorization for the city to inspect the property
- Accompanied with a copy of current certification of rental inspection compliance
- Any other identification and information needed to verify information on the application

The property owner is responsible for completing the business license application annually. There is both a business license fee and an initial inspection fee, and a re-inspection fee (if applicable) as shown in **Table H-4.9.**

Table H-4.9: Rental Housing Business License Fees

	License/ Processing		Unit Fee		Inspection Fee[1]		SB 1186 Fee		Total Fee
New Application	$52.00	+	$7.77/unit	+	$107.00/unit	+	$4.00	=	$170.77
Renewal	$27.00	+	--	+	--	+	$4.00	=	$31.00
Adding Units to Existing License	$18.00	+	$5.00/unit	+	107.00/unit	+	--	=	$130.00

Notes:

1. If there is more than one unit at an address, the Inspection Fee for the first unit is $107.00 and the Inspection Fee for any additional unit(s) at the same address is $27.00 each.

Source: City of Lancaster, 2021

Requiring a business license is fairly standard and costs are very low. The inspection process ensures housing remains safe and healthy for Lancaster tenants and is not considered a constraint to new housing. The business license also provides a mechanism for the City to contact landlords and property owners when the City receives complaints from tenants regarding code enforcement issues. The rental housing business license is in compliance with Health and Safety Code Sections 1267.8 and 1566.4, Fair Housing Laws (Gov. Code, Section 65008), and Housing Element Law (Gov. Code, Section 65583).

Codes and Enforcement

In addition to land use controls, local building codes also affect the cost of housing. Lancaster has adopted the 2019 edition of the California Building Code, based upon the 2018 International Building Code (IBC), which establishes minimum construction standards. As required of all jurisdictions in California, Lancaster has adopted the 2019 California Green Building Code and established construction standards necessary to protect public health, safety, and welfare. The California Building Code ensures that barrier-free design is incorporated in all buildings, facilities, site work and other developments to which this code applies and to ensures that they are accessible to and usable persons with disabilities.

The City has adopted local amendments to the Building code. These relate to the materials used for roof covering on buildings and issuance of permits by licensed contractors. These amendments are intended to ensure safe housing and are not considered constraints to new housing development.

Code Enforcement

The City enforces code compliance to promote property maintenance in accordance with the City Zoning and Building ordinances and State and County Health Codes. The Development Services Department and Public Safety Department provides a range of services, housing programs, and projects designed to assist in the maintenance and improvement of the quality of life in Lancaster's neighborhoods. The goal is to make every neighborhood a desirable place to live, work, and play by encouraging development and redevelopment through strategic investment of public resources. The Departments contain different divisions such as Code Enforcement, Housing, and Mobile Home Park Inspections, working in tandem to achieve this goal. The Code Enforcement Division is dedicated to ensuring compliance with the City's Housing Code. The Housing Code requires homeowners and landlords to maintain all housing (single family residences, apartments, condominiums, etc. regardless of when built), within the city limits in a safe and clean condition.

Across the city, a team of inspectors work with residents making them aware of City Codes and assisting them in resolving existing code violations. A Code Enforcement official receives and investigates complaints regarding alleged violations of the Municipal Code such as property maintenance violations, inoperable vehicles on property, waste of water, or zoning violations. Complaints are either submitted online at the city's website or called in. Building code violations are referred to the Building and Safety Division for rectification. These standards are necessary to ensure the health and safety of those residing in the dwelling. Building Department staff provides technical assistance and advises property owners of necessary repairs and options to comply with the code.

Enforcement of building code and zoning standards do not constrain the production or improvement of housing in Lancaster, but instead serves to maintain the condition of the city's neighborhoods. Further, the California Building Code is adopted by many cities throughout Southern California and does not, in general, pose a constraint to residential development.

Zoning for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. The City of Lancaster accommodates a wide variety of housing types as summarized below.

Multifamily Rental Housing

Multi-family developments are permitted by-right in the MDR and HDR zones. Duplexes and triplex are permitted in MDR and HDR zones with a director's review to ensure the site plan conforms with development standards. These zones are meant for developments with higher densities of 4 or more dwelling units. In the mixed-use zones (MU-N, MU-C, MU-E), developments with 15 or fewer units are permitted by-right, but developments with 16 or more units are conditionally allowed. High-density residential land uses are also permitted by-right in all zones that permit residential uses in the Downtown Specific Plan and in Lancaster's TOD Zones. In 2021, the City adopted a new Mixed Use zone (MU-H) as part of the Health District Master Plan. Multi-family residential uses are allowed by right in all zones within the Health District Master Plan.

In 2013, the City updated the zoning ordinance to allow for the administrative review and approval of multi-family development. Proposed multi-family developments of more than four units in the MDR and HDR are processed by planning staff and would not require a conditional use permit and public hearing before the Planning Commission. This removes the uncertainty of the potential of reduction in housing units during the public hearing process, and assists the City and State in reaching housing production and affordability objectives. City staff would still ensure that proposed developments meet all standards and regulations of the City's zoning code, design guidelines, and conformance with any other applicable city or community plans. Conditional use permits are only required in the MU-N, MU-C, and MU-E zones for projects with 16 or more units. In order to ensure compliance with the Housing Accountability Act, Program H-4.5 is included in the Housing Plan to amend the Zoning Ordinance to add reference to the Housing Accountability Act requirements, indicating that multi-family housing (and mixed use containing at least two-thirds residential) cannot be denied nor density reduced and that the City will adopt objective design standards to provide clarity in project review.

Housing for Agricultural Employees (permanent and seasonal)

The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires that any employee housing occupied by six or fewer employees shall be considered a single-family structure within a residential land use and must be treated the same as a single-family dwelling of the same type in the same zone. In addition, employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household, must be considered an agricultural land use and be treated the same as any other agricultural activity in the same zone. While the majority of Lancaster's agricultural uses no longer exist, in the RR-1, RR-2.5, and SRR zones, commercial crop production and light agricultural uses are allowed. Employee housing for agricultural employees are not addressed in the Zoning Ordinance. Program H-4.6 is added to the Housing Plan to modify the Zoning Ordinance to clearly comply with State law.

Emergency Shelters

Government Code Section 65583(a)(4), also known as SB 2, requires jurisdictions to permit emergency shelters without a Conditional Use Permit (CUP). Emergency shelters are allowed with an administrative (non-discretionary) Director's Review in the Light Industrial (LI) zone.

The Director's Review application does not require a public hearing, and is an efficient method of review. The time period for this review varies, depending on whether there is an existing structure or not. For a request within an existing building, the Director's Review process may require a few days up to a few weeks. The City would analyze the submitted request with a description of the operation and would consult other departments and agencies to determine if they have comments and conditions for the proposed use, such as building and safety requirements, as applicable to any other use in the same zone. Requests involving new construction would be subject to site plan review, which would take approximately two to six months to review, depending on the level of environmental review required. The City's Director's Review process is the simplest form of administrative review, with no discretionary action on the part of elected officials. To fully comply with Government Code Section 65583(a)(4), Program H-4.7 is included in the Housing Element to clearly indicate that emergency shelters are a

permitted use in the LI zone, without any discretionary permits required, and to add a new section to the Zoning Ordinance outlining additional performance criteria for the use, as specifically outlined by State law.

The LI zone encompasses 1,857 acres and has sufficient capacity for new year-round shelters. This zone has a mix of medium- to large-sized buildings that could transition to reuse as homeless shelters. In addition, within this zone are 1,372 acres of vacant land that could accommodate new shelters. Based on the size of the zone identified and the availability of vacant land within the LI zone, the zone has sufficient capacity to accommodate the city's homeless need in new shelters that could be built on this land. (In 2019, the 2019 Greater Los Angeles Homeless Count reported a total of 1,046 homeless individuals in Lancaster, 89 percent of which were unsheltered.)

The previous Lancaster Community Shelter, which provided 105 beds, was 7,700 square feet. Due to management changes, the facility was closed. To address this gap in provision of emergency housing, the Kensington campus was developed and opened in Lancaster in 2020, located at Avenue I and 32nd Street West. Kensington provides 153 emergency shelter beds and 100 units of transitional and supportive housing on a 14-acre campus that is a mix of permanent housing, supportive housing, jobs, counseling, and other services.

Recent State Law (AB 101) AB 101 requires that Low-Barrier Navigation Centers be allowed as a by right use in areas zoned for mixed-use and nonresidential zones permitting (by right or conditionally) multi-family uses. Low Barrier Navigation Centers are not currently addressed in the City's zoning code. Program H-4.7 is included in the Housing Element indicating that the City will revise the Zoning Ordinance to ensure that the City meets the requirements of AB 101.

Transitional and Supportive Housing

State law (SB 2) requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses. In Lancaster transitional and supportive housing are considered single-family or multi-family uses and are permitted in all residential zones and thus held to the same development standards as other residential uses of the same type in the same zone.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by right in zones where multi-family and mixed-uses are permitted, including nonresidential zones permitting multi-family uses, if the proposed housing development meets specified criteria. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 also requires local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a CUP or other similar discretionary entitlements. Program H-4.7 is included in the Housing Element to ensure AB 2162 compliance.

Single-Room Occupancy (SRO)

Single-room occupancy hotels and/or boarding homes are collectively referred to as SROs. SRO units are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. The 2013 Residential zoning ordinance update added SROs as an allowed use in the City's multi-family zones, as a way to provide a form of affordable private housing for lower-income households, seniors, and persons with disabilities. Standards for SROs include: minimum 200 sq. ft. area; individual bathrooms; individual cooking facilities or community kitchen; and community garbage disposal. A property owner seeking a permit to construct an SRO, including the conversion of an existing building (e.g., hotel) would submit a Director's Review application for City review.

Mobilehomes/Factory-built housing

State law requires that mobile and manufactured homes be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured housing is allowed to be built on a foundation and can be subject to design review. Mobile home/factory built dwellings are permitted by right in all of the single family residential zones with approval of a Director's Review. When building plans are submitted, the plans are routed to the Community Development Division for review against applicable zoning standards. The manufactured homes are subject to the same property development standards as a single family detached unit. The City requires that the dwelling has non-reflective exterior material on the roof and siding and that the foundation system complies with the Health and Safety Code. Also, in the commercial and industrial zones, if there is an existing residential use, this dwelling may continue to be used as a permitted use. Program H-4.5 is included in the Housing Element to review and revise as necessary the Director's Review process to ensure compliance with State law for ministerial approvals.

Accessory Dwelling Units (ADU)

Accessory dwelling units (ADUs) can be an important source of affordable housing since they are smaller than primary units and do not have direct land acquisition costs. ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. Lancaster complies with Government Code Section 65852.2; as such, ADUs are permitted by right in the single-family residential zones R-7000, R-10,000, R-15,000, SRR, RR-1, RR-2.5 and are subject to all development standards of the underlying zoning district with a few minor exceptions.

The City last updated its ADU ordinance in 2013. The State Legislature has passed numerous changes to the ADU requirements (previously known as second units) to promote the development of ADUs. These include allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single-family uses, modifying fees from utilities such as special districts and water corporations, and reducing parking requirements. AB 2299 provides that any existing ADU ordinance that does not meet the new requirements is null and void as of January 1, 2017. In such cases, a jurisdiction must approve accessory dwelling units based on Government Code

Section 65852.2 until the jurisdiction adopts a compliant ordinance. Jurisdictions are not required to create ordinances for ADUs; however, any jurisdiction that does adopt an ADU ordinance, must submit the ordinance to HCD within 60 days. Program H-1.5 in the Housing Plan commits the City to adopting an updated ADU ordinance to comply with Government Code Section 65852.2.

Housing for Persons with Disabilities

Housing element law requires that, in addition to the needs analysis for people with disabilities, the housing element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrate local efforts to remove any such constraints; and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Zoning and Land Use

Under the California Lanterman Developmental Disabilities Services Act ("Lanterman Act"), small State-licensed residential care facilities for 6 or fewer persons must be permitted in all zones that allow single- or multi-family uses, subject to the same permit processing requirements and development standards; Lancaster is compliant with the Lanterman Act. Additionally, to provide additional opportunities for residential care facilities, large residential care facilities with more than six persons are allowed with Conditional Use Permit in all residential zones. Lancaster is still generally a rural community and demand for larger residential care facilities is low. According to the California Department of Social Services, the City currently has 62 adult residential care facilities with an average capacity of 5 persons and 57 elderly assisted living facilities with an average capacity of 12 persons. Assisted living facilities of 15 or fewer persons are permitted with approval of a CUP in multi-family residential and mixed-use zones. The City has not received any applications for projects for residential care facilities for 7 or more persons during the last planning period as demand for this model of housing is low in Lancaster.

Table H-4.3 (Zoning Districts and Permitted Land Uses) summarizes all types of housing, including those that are tailored to support persons with disabilities and the zones in which these uses are allowed. There are no facility concentration or distance requirements or similar limitations for any of these facilities. The applicable development standards are no more restrictive than standards that apply to other residential uses of the same type permitted in the same zone. However, larger housing facilities of seven or more people for persons with disabilities are subject to a CUP in some zones, which could potentially subject housing for persons with disabilities to higher discretionary standards. Program H-4.9 has been added to the Housing Plan to ensure that permit requirements and necessary findings for residential care facilities for seven or more persons with disabilities are consistent with state law and fair housing requirements. The Zoning Code will be reviewed and revised as needed to allow large residential care facilities for persons with disabilities with the same permit and processing requirements as similar uses in the same zone.

Definition of Family

The definition of "family" may limit access to housing for persons with disabilities when municipalities narrowly define the word, illegally limiting the development of group homes for persons with

disabilities, but not for housing similar sized and situated families. The Lancaster Zoning Ordinance defines "family" as:

- an individual or two or more persons living in a single dwelling unit
- the persons living together in a licensed residential facility, including transitional and supportive housing.

This definition does not narrowly define families and does not discriminate against people with disabilities and allows for a variety of household types.

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a modification is reasonable depends on the circumstances and must be decided on a case-by-case basis. The City adopted a reasonable accommodation ordinance in 2011. The City's Reasonable Accommodation Ordinance is included in Section 17.08.500 of the Lancaster Municipal Code. A reasonable accommodation request is submitted to the Community Development Division through an application or letter. The Community Development Division will then review the request and make a written determination within forty-five days. The written decision must be consistent with the fair housing act and is based on the following findings:

1. The housing accommodation will be used by an individual disabled under the fair housing act.
2. The request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the fair housing act.
3. The requested reasonable accommodation would not impose an undue financial or administrative burden on the city.
4. The requested reasonable accommodation would not require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning.
5. The requested reasonable accommodation would not impair the reasonable use of adjacent properties.

These findings are meant to ensure that the requested accommodation is necessary and that it does not impair other individual's access or use of adjacent properties. For example, if a disabled individual had ramping constructed so they could access their dwelling unit, it should be ensured that ramp does not block ingress/egress points for neighboring dwelling units.

Reasonable accommodation procedures are available and in place; however, no recent requests for reasonable accommodation have been received. The City routinely approves wheelchair ramps and other modifications for accessibility to housing without the need for a separate review and approval process. As such, the existing process is not a constraint to housing for persons with disabilities.

Fees and Exactions

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Impacts fees are also charged to cover the cost of providing municipal services or mitigating project impacts. These fees are summarized in **Table H-4.10**. The total amount of fees varies from project to project based on type, existing infrastructure, and the cost of mitigating environmental impacts. Most cities do not control school and water impact fees. These services are managed by separate districts.

The City assesses various fees to cover the costs of permit processing (**Table H-4.10**). Most of the fees charged are flat fees based on the cost of services, with a few fees dependent on the size of the project. State law requires that locally imposed fees must not exceed the estimated reasonable costs of providing the service. Lancaster abides by State law with respect to fees and exactions.

Table H-4.10: Development Fees

Fee Category	Fee Amount
Planning and Application Fees	
Annexation	Deposit determined by staff with charges at the fully allocated hourly rates for all personnel involved
Variance	$6,909 per application
	$2,619 per application – when submitted with another application
Conditional Use Permit	$12,845 per application ($25,000 deposit - Hazardous Waste Facilities)
Conditional Use Permit Extension	$2,481 per application
General Plan Amendment / Zone Change	$13,566 per application
Zone Change - Standalone	$10,502 per application
Site Plan Review	$8,918 per application
Site Plan Review Modification	$2,448 per application
Directors Review:	
A	$237 per application
B	$654 per application
C	$957 per application
D	$1,915 per application
E	$1,204 per application
F	$467 per application
G	$6,233 per application
Specific Plan:	
Review	Deposit of $20,000 with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

Table H-4.10: Development Fees

Fee Category	Fee Amount
Amendment	Deposit of $10,000 with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.
Development Agreement	Deposit determined by Staff with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.
Time Extension Review:	
Staff Level	$1,260 per application
Tentative Map	$2,344 per application
Preliminary Project Review:	
Initial	$2,217 per application (this fee is credited towards future fees)
Subsequent	$1,106 (this fee is not credited)
Zoning Letter	$104 per application
Appeals:	
Planning Commission	$1,519 per appeal
Architectural Design Commission	$1,519 per appeal
City Council - Planning	$1,590 per appeal
Subdivision	
Lot Line Adjustment	$141 per application
Tentative Administrative Parcel Map Review	$2,828 per map
Tentative Parcel Map	$10,392 per map
Tentative Tract Map	$11,663 per application
Environmental	
Environmental Impact Report	Deposit of $25,000 with charges at the fully allocated hourly rates for all personnel involved plus any outside costs.

Source: City of Lancaster, 2021

The City also charges impact fees to ensure that services and infrastructure are in place to serve planned developments (**Table H-4.11**). State law requires that impact fees have a substantial nexus to the development and that the dedication of land or fees be proportional to its impact.

In 2021, Lancaster completed a comprehensive review of fees and adopted a new schedule of fees. This process was undertaken in response to developer discussions about ways to encourage more development. This new fee structure furthers the General Plan goals of encouraging infill development closer to the City's core rather than continuing sprawl, while retaining the City's business-friendly atmosphere. As part of the process, a comprehensive fee study was completed. The fee study revealed that Lancaster's fees were very low, especially compared to neighboring jurisdictions and recommended

increases of 200-300 percent for certain fees. The City opted not to implement those increases, as an incentive to development. Instead, increases were more modest, but will be increased annually moving forward, consistent with increases in the Consumer Price Index (CPI). Where fees were identified to be higher than actual costs, those fees were lowered (e.g., Drainage Facilities). Program H-4.1 is included in the Housing Plan to comply with new transparency requirement for posting all up-to-date fees on the City's website consistent with Government Code Section 65940.1(a)(1). The City's latest schedule of fees will be posted on the City's website on March 2022.

Table H-4.11: Building and Development Impact Fees

	2018		2021	
	SFR	MFR	SFR	MFR
New Construction Permit (Plan check and inspection)	$5,778 (2,000 sf)	$14,637 (10,000 sf)	$3,376	$12,336
Traffic Signal (per unit)	$1,124		Central: $212 Outer: $1,180.20	Central: $142 Outer: $1,180.20
Traffic (per unit)	$1,790	$1,592	$1,879.89	$1,671.97
Los Angeles County Traffic (all projects within the areas bounded by Avenue J-8, 40th Street West, Avenue L-8 and 100th Street West)	$1,578 per PM		$1,578 per mile	$1,578 per mile
Planned Local Drainage Facilities (per unit)	$4,780	$2,390	$2,952.66	$2,952.66
Urban Structure Program:				
Park Development (per unit)	$2,534		$2660.70	$2660.70
Administrative Offices (per unit)	$61		$64.24	$64.24
Corporate Yard (per unit)	$57		$60.65	$60.65
Dwelling Unit (Park In Lieu; per unit)				
1 Bedroom or Studio	$500		$500	$500
2 Bedroom or Mobile Home	$750		$750	$750
3 Bedroom or More	$1,000		$1,000	$1,000
Biological Impact (per gross acre)	$770		$770	$770
Open Space Fee (per unit)	$0		$315	$214

Source: City of Lancaster, 2018 and 2021

As part of this process, a number of new incentives are included: Central Core Incentives, Predesignated Project Area/Senior Housing Incentives, and Financing Incentives. Each is described below.

Central Core Impact Fee Reductions

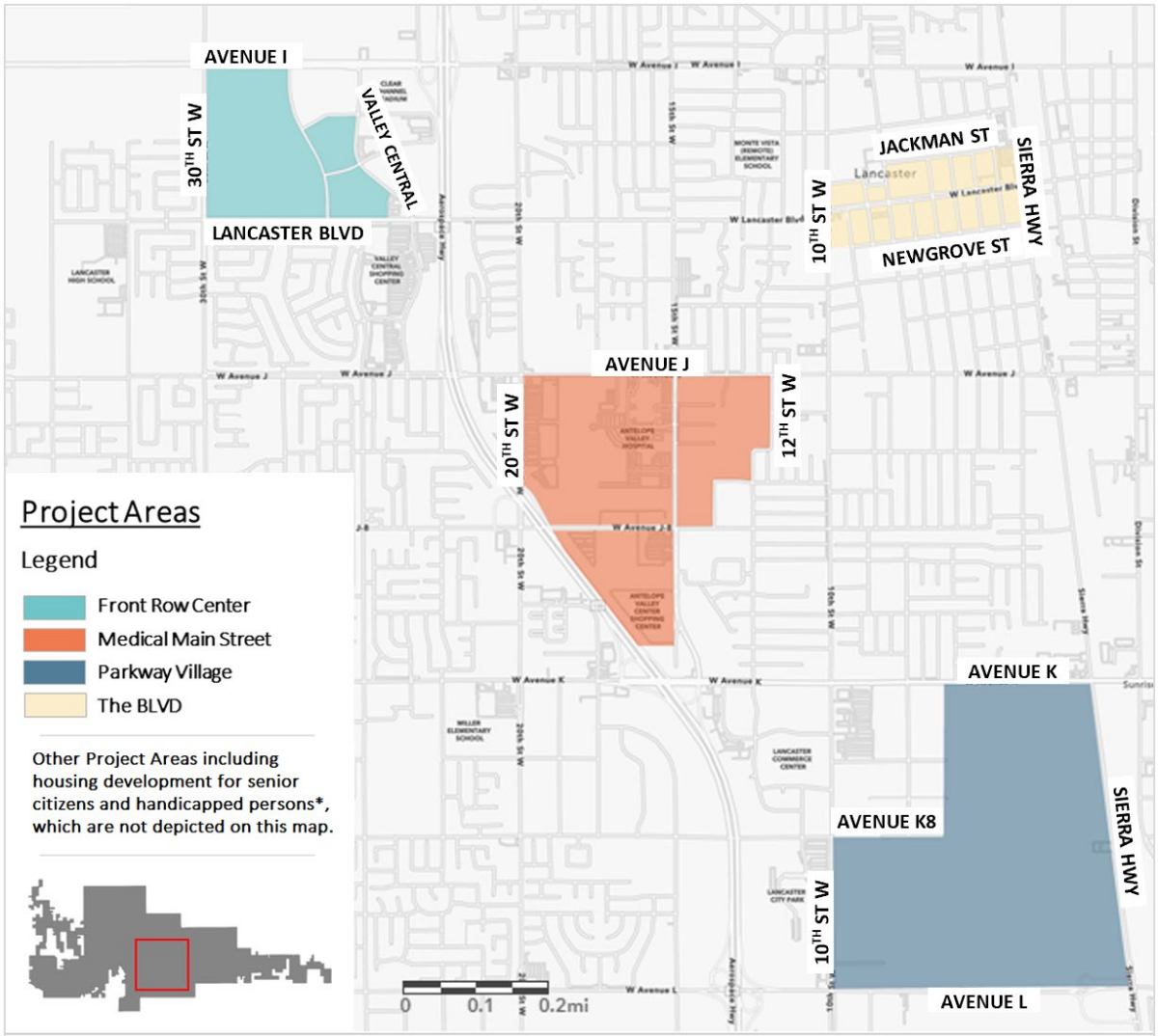
To promote increased development and density in the City's Core, projects will receive a fee reduction based on the amount of lot coverage that a developer builds for a given project, relative to the average lot coverage for that land use, and the maximum lot coverage allowable. High density residential

projects can achieve up to a 50 percent fee reduction and mixed-use residential projects are eligible for up to a 100 percent fee reduction. The Central Core includes the areas bounded by Avenue I, 20th Street East, Avenue L and 30th Street West.

Pre-designated Project Areas (No Impact Fees)

Within pre-designated project areas (Medical Main Street, Parkway Village, Front Row Center, the BLVD) and senior housing developed anywhere within City limits, ***no impact fees are charged***.

Figure H-4.2: Predesignated Project Areas (No Impact Fees)



*Multiple family housing development maintained for the occupancy of the elderly in which not more than 10% of the occupants are under 62 years of age, or for handicapped persons whose disabilities seriously restrict operation of a motor vehicle.

Financing Incentives

To support developers throughout the city in building financing opportunities for development, the City joined the Statewide Community Infrastructure Program (SCIP) and the Bond Opportunities for Land

Development (BOLD) Program. SCIP is a tax-exempt financing program offered through the California Statewide Communities Development Authority to help developers finance public infrastructure and impact fees. Applicants benefit from SCIP because it allows them to obtain low-cost, long-term financing of fees and improvements, which can otherwise entail substantial cash outlays. The program finances development impact fees and other public infrastructure with long-term assessments levied on the developed properties. The participating cities and counties can get paid up front and the loans are repaid by future property owners over 30 years. Typically projects with between $500,000 and $20,000,000 in impact fees and/or public infrastructure participate in the program.

The BOLD Program offers a means to finance new or continuing construction of infrastructure and public facilities through bonds the California Municipal Finance Authority (CMFA) issues as an alternative to issuance of land-secured bonds directly by a public entity. Repayment of the bond is in the form of special taxes payable by home buyers or other end users, levied under the special taxing authority provided by a Community Facilities District (CFD). By working directly with developers, the BOLD Program facilitates financing for infrastructure and fee obligations of developers, covering a broad range of development cost obligations necessary for new development imposed by municipalities, including both facilities and/or impact fees.

Since joining these two programs in March 2021, the City has heard from multiple developers interested in participating and utilizing these incentives.

City Wide Community Facilities District

The City has long struggled to ensure ongoing maintenance of developer installed facilities, including traffic signals, streetlights, etc. As a result, starting in 2021, Lancaster will begin requiring all new residential development projects to annex to City of Lancaster CFD No. 2021-1 (Public Services). The purpose of the CFD is to ensure that new development pays its own way for Parks & Recreation, Public Works and Public Safety-related services, as well as other public services that are eligible for CFD funding.

Fee Summary

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for much needed infrastructure and to help mitigate new growth throughout the city. Lancaster has established multiple incentives to encourage development in the city.

Table H-4.12 identifies the estimated fees for a few sample projects: a single-family housing tract (43 units) and a 264-unit multifamily project. These projects both reflect fees that were in place prior to the City's establishment of new fees; new projects have not yet completed the development process under the new fee system. Development fees include entitlement fees, building and safety plan check fees, and impact fees, which make up approximately five percent of a home purchase price in Lancaster. These fees are typical for most communities and are lower than those of surrounding communities, as determined by a 2021 fee study.

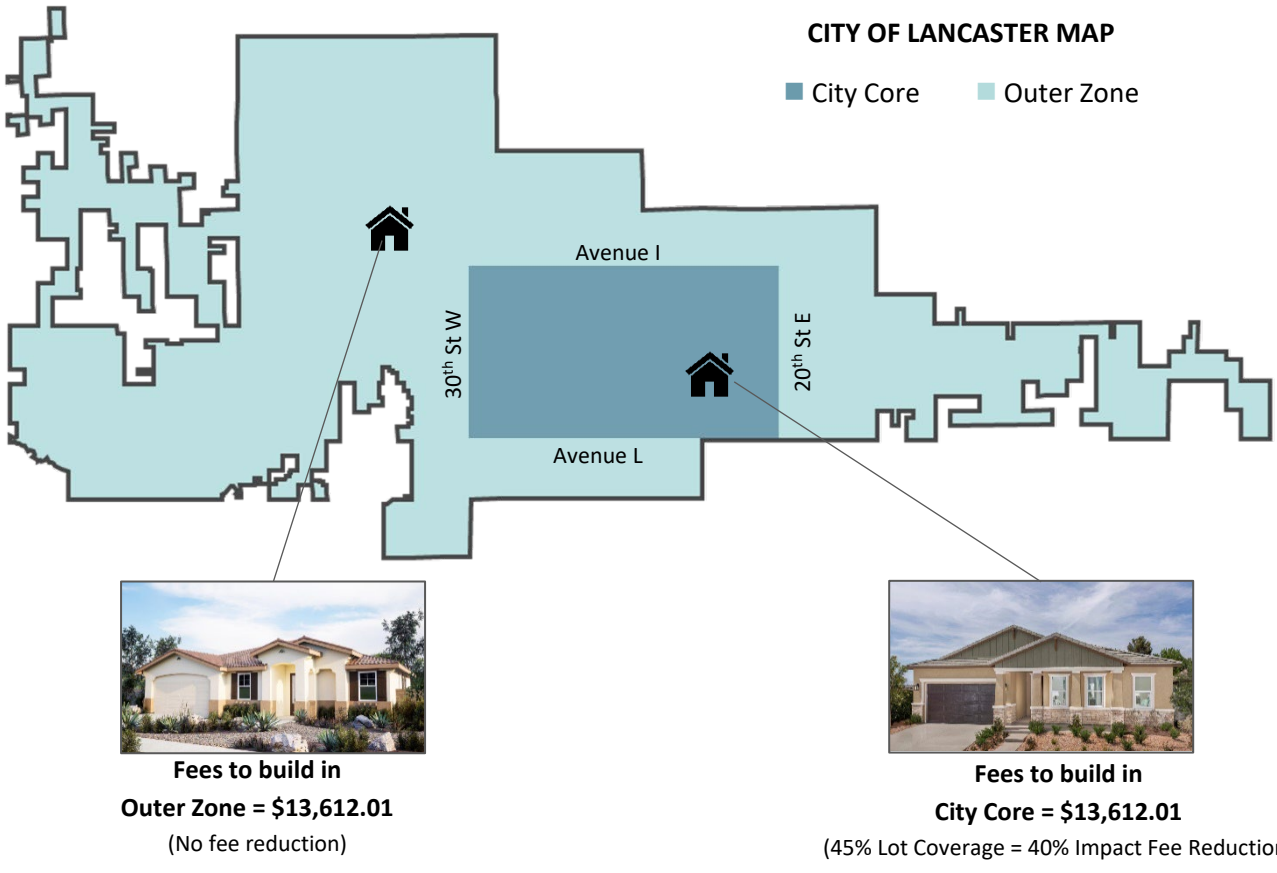
Table H-4.12: Proportion of Fee In Overall Development Cost For A Typical Residential Development

Development Cost for a Typical Unit	Single-Family	Multi-Family
Total estimated fees per unit	$16,729	$10,545
Typical estimated sales price per unit	$371,000	$221,000
Estimated proportion of fee cost to overall sale price per unit	5%	5%

Source: City of Lancaster, 2021; Corelogic Lancaster Home Sales for Single Family and Condominiums, 2020

The City will continue to review the new development impact fee structure to ensure incentives are working as planned. **Figure H-4.3** and **Table H-4.13** provides a program scenario summarizing the change in fees for a 2,000 square foot single family home.

Figure H-4.3: Fee Reduction Program Scenario



Fees to build in
Outer Zone = $13,612.01
(No fee reduction)

Fees to build in
City Core = $13,612.01
(45% Lot Coverage = 40% Impact Fee Reduction)

Table H-4.13: Fee Reduction Program Scenario (2,000 SF Single-Family Home)

	Current Fees	Proposed Fees: City Core	Proposed Fees: Outer Zone
Impact Fees	$10,488.11	$8,225.29	$9,193.49
Building and Safety	$6,981.83	$7,400.74	$7,400.74
Engineering	$5,859.69	$6,211.27	$6,211.27
Impact Fee Reduction ✓ High Density Residential ✓ 45% Lot Coverage → Fee Reduction = 40%	-	($3,290.12)	-
Impact Fee Financing		Eligible for SCIP/BOLD	Eligible for SCIP/BOLD
Max Financing Amount		$16,565.86	$11,702.51
SCIP or BOLD Financing Amount		$4,935.17	$9,193.49
Total Fees to Build	**$23,329.63**	**$18,547.18**	**$22,805.50**
Total Fees less SCIP or BOLD		**$13,612.01**	**$13,612.01**

Processing and Permit Procedures

Processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Statewide, common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer. The City of Lancaster's development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Processing times vary with the complexity of the project. **Table H-4.14** outlines the typical timelines for various residential projects in the city of Lancaster.

Table H-4.14: Planning Approval Procedure and Time Frame by Housing Type

Housing Type	Planning Application Procedure	Time Frame
Custom single-family house	Director's review (site plan)	"over-the-counter" to 1 month
Accessory dwelling unit	Director's review	"over-the-counter" to 1 month
Single-family subdivision	Tentative tract map (no EIR)	approximately 6 months
	Tentative tract map (with EIR)	9 to 12 months
Multi-family: 2 to 3 units	Director's review	4 to 6 weeks
Multi-family: 4+ units	Site plan review	2 to 6 months
Condominiums	Site plan review with parcel map	3 to 6 months

Residential Projects Procedures

Custom Single Family House

A custom single-family house requires the City to review and approve the site plan with a Director's review, to confirm that the project complies with all required development standards. The applicant for the house would then obtain all necessary building permits for construction.

Accessory Dwelling Units and Small Multi-Family Projects

Approval for an accessory dwelling unit, or for a small multi-family structure, such as a duplex or triplex, can be obtained through the Director's Review process. Although named "Director's Review," this is an application that is typically reviewed by a staff planner, who would review the request and plan against the City's zoning regulations. Given the minimal CEQA requirements for small structures, especially for an infill location, these uses can typically be approved within a week to 30 days, with standard conditions as listed in the City's zoning code and regulations. All design considerations would be reviewed at a staff level. In addition, to further ensure project streamlining, Program H-1.5 is added to the Housing Plan to identify an ADU specialist within the Community Development Division to respond to inquiries, ensure process streamlining deadlines are met, and support outreach efforts.

Single-Family Subdivision

A single-family subdivision would go through a tentative tract map process, which requires a public hearing before the City's Planning Commission. This process can generally be completed within six months, or up to 12 months if an EIR is required. After an application and map submittal has been deemed complete, the City will send notices to other departments and outside agencies to solicit comments and conditions. Soon after, city staff will host a development review meeting between the applicant, City staff and/or any other members of affected agencies. Typically, an applicant would go through at least one round of review and correction, which may prolong the review process, as the applicant makes revisions. Once all the corrections have been addressed, City staff would prepare a report with a recommendation and conditions for the Planning Commission's consideration to adopt. After tentative map approval, the applicant can submit for final map review and approval by the Development Services Department

Multi-Family Projects (4 or more units)

A multi-family development with four or more housing units would be required to go through a Site Plan Review process. Although still an administrative review, this process is more intensive than a Director's Review, given the greater complexity and potential impact to adjacent properties. With a Site Plan Review, the City notices other departments and outside agencies to solicit comments and conditions. The City then hosts a development review committee meeting to have the applicant and his/her engineer meet with City staff and other department and agency members. One or more rounds of review and corrections may be warranted. After all comments and corrections have been addressed, city staff would approve the project, subject to conditions. This process can take two to six months, depending on the level of environmental review. All design considerations are reviewed at a staff level.

Very few small apartment projects are proposed in Lancaster; multi-family developments under review in 2021 ranged from 118 units to 392 units. In general, processing time is loosely correlated to the scale of developments, as complexities arise and additional review is required for multiple buildings. Smaller multi-family residential developments will generally complete processing more quickly (approximately two months, assuming one round of review and resubmittal to address comments and provide a complete application). As with all projects, the completeness of the application when it is initially submitted is a complicating factor; some projects are submitted missing substantial information. City staff works with applicants to identify factors necessary to complete the application and comply with development standards. To ensure processing timelines are achieved, Program H-4.3 is included in the Housing Plan to prioritize hiring of additional staff, as needed, to meet State-mandated timelines.

Owner-Occupied Multi-Family Developments

Owner-occupied multi-family developments (condominiums) would also go through the same Site Plan Review process required for apartments; however, the applicant would also have to submit a Tentative Parcel Map for the subdivision of air-space required for condominiums. The Tentative Parcel Map can be submitted concurrently with the Site Plan Review so that it does not prolong the review and approval process longer than necessary. Although the Site Plan Review is processed and approved by City staff, the Tentative Parcel Map would be subject to a public hearing before the Planning Commission. The Planning Commission would only be able to review and approve the air- space subdivision, and not the multi-family structure itself. The Site Plan Review and Tentative Parcel Map required for condominiums take approximately three to six months for review and approval.

Site Plan Review

For all projects that require site plan review (multi-family projects with more than three units), the City recommends that applicants submit a preliminary proposal to Planning staff prior to submission of the formal application. This allows the Planning and Engineering staff to review the request and provide feedback to the applicant regarding conformity with the General Plan, potential environmental concerns, zoning and engineering requirements and specific traffic, siting, landscaping, and building design criteria to meet the City's Design Guidelines. Once this is done, the applicant may then submit a completed application to the Community Development Division, where staff will review to ensure all required forms are provided and signed. The processing time for a site plan review application will vary depending upon the complexity and magnitude of the proposal, but is estimated at 4 to 6 months.

The City's Site Plan Review procedures are not a constraint on the development of housing. The pre-application process provides an opportunity to applicants to address any potential issues very early on in the entitlement process, which ultimately supports processing application in a more timely manner. Program H-4.5 is included in the Housing Plan to modify the Zoning Ordinance to clarify projects for which Site Plan Review is applicable.

SB 743

SB 743 requires new metrics for identifying and mitigating transportation impacts within CEQA. In July 2020, the City of Lancaster adopted standards and thresholds for analyzing projects with respect to vehicle miles traveled (VMT). A series of screening criteria was adopted and if a project meets one of

these criteria, a VMT analysis is not required and it is assumed that no impacts would occur. Included in these criteria are: 1) project size - generates fewer than 110 trips per day; 2) project located in a low VMT area (15 percent below baseline for the Antelope Valley Planning Area (AVPA) at large); 3) transit proximity; and 4) affordable housing. Areas indicated in blue in **Figure H-4.4** are identified as low VMT areas, where VMT analysis is not required, streamlining the development review process significantly.

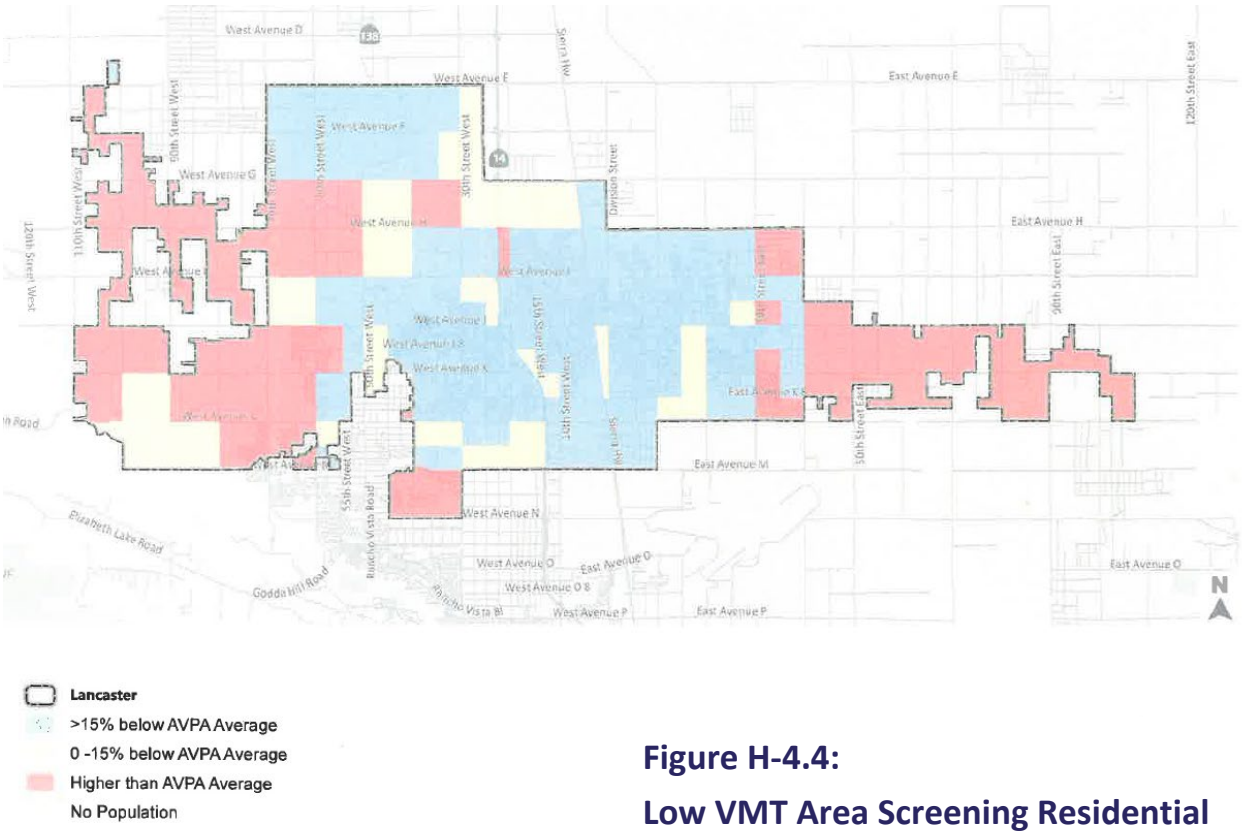


Figure H-4.4:
Low VMT Area Screening Residential

SB 35 Approval Process

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under the California Environmental Quality Act (CEQA). When the state determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above-moderate-income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10 percent affordability. SB 35 will automatically sunset on January 1, 2026.

As of 2020, the City of Lancaster was determined to be subject to SB 35 streamlining for proposed developments with 10 percent or greater affordability. The City has received one inquiry for SB 35 streamlining; however it was determined that the project did not qualify due to its locate and lack of surrounding urbanized uses, per SB 35 regulations. To accommodate any future SB 35 applications or

inquiries, Program H-4.3 calls for the City to create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Lancaster and provides SB 35 eligibility information. In addition, Program H-4.5 is included and specifies that City will adopt objective design standards to provide local guidance on design and standards for by-right projects as allowed by state law.

Environmental Constraints

Environmental constraints can also hamper development of sufficient housing for all economic segments, or elongate development processing timelines. The Safety Element of the General Plan identifies locations within the city that are susceptible to flooding, fire, landslides, and other hazards. Due to the relatively flat nature of Lancaster, the majority of the City is not subject to these hazards. Policies and programs to consider hazards and develop appropriate action plans are included in the Safety Element.

While the environmental conditions of a place (earthquake fault lines, locations of flooding and fire) are generally well documented, this process and the regulatory climate is constantly evolving. For example, in 2020, the California Fish and Game Commission accepted a petition protecting western Joshua trees under the State's Endangered Species Act, granting legal protection to the trees during the yearlong review to determine whether the species should be formally protected under the State law. During this review process, the California Endangered Species Act requires approval of a "taking" permit from the California Fish and Wildlife Department to remove any Joshua Trees located on project sites. This process will be continued if the Joshua tree is listed as endangered or threatened at the end of the yearlong review. Despite the threats of climate change to the species, in 2019, the U.S. Fish and Wildlife Service denied federal protection to the Joshua tree.

Affirmatively Furthering Fair Housing (GC 65583(c)(10)(A)

Introduction

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined "affirmatively further fair housing" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity" for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions. The primary data source for the AFFH analysis is the City of Lancaster 2015 Analysis of Impediments to Fair Housing Choice (AI), the State of California Department of Housing and Community Development (HCD) AFFH Data Viewer, and the U.S. Department of Housing and Urban Development Affirmatively Furthering Fair Housing Data and Mapping Tool.

Fair Housing Assessment

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor.

Fair Housing Enforcement and Capacity

The City of Lancaster 2015 Analysis of Impediments to Fair Housing Choice (AI) serves as the fair housing planning document for the city. It provides an overview of the laws, regulations, conditions, and other possible obstacles that could affect an individual's or household's access to housing in Lancaster.

Fair housing is a condition in which individuals of similar income levels in the same housing market have like ranges of choice available to them regardless of race, color, national origin, religion, sex, disability, familial status, ancestry, age, marital status, gender, gender identity, gender expression, genetic information, sexual orientation, source of income, or any other arbitrary factor. The AI examines local housing conditions, economics, policies, and practices in order to ensure that housing choices and opportunities for all residents are available in an environment free from discrimination. The AI assembles fair housing information, identifies existing impediments that limit housing choice, and proposes actions to mitigate those impediments.

The City of Lancaster contracts with the Housing Rights Center (HRC), a nonprofit organization dedicated to affirmatively furthering fair housing choice through the provision of education and direct client services. HRC promotes awareness of fair housing laws by targeting educational materials towards homebuyers, tenants, and housing providers such as sellers, owners, realtors, brokers, landlords, and property management firms. Direct client services range from providing advice concerning general housing issues to performing investigations and advising residents of their rights and remedies under the law in cases where evidence sustains the allegations of discrimination. HRC offers the following comprehensive fair housing services:

- Fair Housing Education
- Housing Discrimination Complaint Investigation
- Tenant and Landlord Counseling

The agency's education and outreach program includes workshops for consumers and housing providers to ensure there is compliance with fair housing laws. These workshops cover topics such as forms of housing discrimination, Fair Housing Certification Training Seminars for housing industry professionals, information on the latest fair housing laws, and more. HRC also works on increasing public awareness of fair housing issues by distributing hundreds of pieces of multilingual literature throughout the city, aimed at a variety of audiences.

The City promotes HRC services on their website and includes various links to fair housing information brochures, upcoming workshops, and links to additional local fair housing policies, studies, and reports.

Local Fair Housing Enforcement and Outreach

AFFH Data Viewer – Fair Housing Data

The HCD AFFH Data viewer provides additional information on local fair housing enforcement and outreach. Fair housing inquiries data from the U.S. Department of Housing and Urban Development (HUD) indicates that from 2013 to 2021 there were 66 inquiries originating from residents in Lancaster or 0.41 inquiries per thousand residents. The basis for the complaints is only available for 13 of the inquiries and include disability, race, familial status, and national origin. Of the 66 inquiries, 32 failed to respond, 20 had no valid issue found, nine had no valid basis, and the remaining either decided not to pursue or the complaint was not filed timely in court.

Compared with surrounding jurisdictions, the number of inquiries per thousand residents is generally the same as in Lancaster. Palmdale (0.37), Tehachapi (0.49), and San Fernando (0.37) are cities with similar levels of inquiries found in Lancaster. However, California City (0.67) and Barstow (0.86) had almost twice as many inquiries to that of Lancaster.

Housing Rights Center (HRC) – Fair Housing Data

Discussions with HRC revealed that the most common complaint originating in Lancaster and many other cities in Los Angeles County included discrimination based on physical or mental disability. This usually transpired either at the onset of tenancy or for in-place tenants. At the onset of tenancy, residents faced difficulty finding housing by having their application denied. In-place tenants reported their reasonable accommodation requests being denied. Reasonable accommodations usually include asking for ADA accessible parking spaces, installation of ADA accessible features such as ramps or handlebars, keeping service animals in their units, or transfer to units that were more ADA accessible. Other prominent complaints included issues with familial status where families with young children had more difficulty finding rental housing. Families would generally experience the most difficulty finding housing during the summer when children were out on school vacation. There have also been issues with children not being allowed to access common areas, such as pools or open spaces. Less prominent complaints included discrimination against race or national origin where tenants either had issues having certain repairs completed in a timely manner or being threatened about making requests for repairs or other issues based on their citizenship status.

Additionally, data provided by HRC shows that between Fiscal Year (FY) 2014-15 to FY 2020-2021, there were a total of 243 discrimination complaints filed in Lancaster with HRC. A majority (83 percent) of these complaints did not become cases and were usually resolved through counseling services. A little over three-quarters of the inquiries made related to physical or mental disability, which is by far the highest proportion of discrimination complaints filed. Only 44 cases were opened during this eight-year time period. Similarly, over 75 percent of opened cases were related to discrimination based on physical or mental disability. When a case is opened, it is resolved through mediation, conciliation, a referral to state and federal administrative agencies, or referral to HRC's Litigation Department.

According to HRC, previous trends regarding discrimination based on a tenant's disability have remained a consistent issue and predominant trend. Emerging trends include inquiries regarding COVID-19, housing rights for persons with disabilities and emotional support animals, and fair housing rights associated with AB 1482 (Tenant Protection Act of 2019). The HRC provided nine case summaries of cases opened between 2019 and 2021. Eight of these complaints were based on physical or mental

disability discrimination; the remaining one was based on gender discrimination. Five of the cases involved a potential eviction; two involved a request to allow an emotional support animal, and one involved a request to install grab bars and other ADA compliant support features. Of the nine cases, the HRC found two inconclusive with regard to a fair housing complaint and the remaining they found that the complaint alleged by the tenant could be sustained. Three cases were withdrawn by clients and five were successfully conciliated.

Integration and Segregation

The AFFH analysis must address areas of ongoing and concentrated segregation and integration and compare concentrations of protected characteristics and incomes. The following information discusses historic patterns of development, and the levels of segregation and integration for race and ethnicity, income, familial status, persons with disabilities.

Historic Patterns of Development

Lancaster and the broader Antelope Valley were primarily characterized by sparse agricultural development in the early twentieth century. It was not until the 1980s that the area began to experience a boom in economic growth and development. This growth was largely driven by the defense and aerospace industries overtaking agriculture as the primary drivers of the Antelope Valley's economy, which slowly developed throughout the twentieth century. In the 1930s, the U.S. Army Air Corps opened Muroc Air Base nearby, the first step toward the defense and aerospace industry's dominance of the Lancaster economy. After World War II, the facility was renamed Edwards Air Force Base, and became well known as the location where the speed of sound barrier was first broken, jets and stealth bombers were tested, and the space shuttle landed. The Air Force Base is a major economic force in the region, contributing jobs and facilitating the co-location of private aerospace industry such as Northrop Grumman and Lockheed Martin.

Between 1980 and 1990, the population of Lancaster doubled in size growing from 48,000 residents to 97,000. Lancaster and the Antelope Valley were an attractive location for homebuyers looking for more affordable options, particularly affordable single-family homes, that were still in close proximity to the City of Los Angeles. Over the years the area has become susceptible to the cyclical busts in the national economy. First with the recession of the early 1990s, which resulted in federal spending cuts to the aerospace and defense industries and second with the Great Recession of 2008 that decimated real estate values and increase unemployment rates. Despite these economic busts, the Antelope Valley has remained relatively affordable in comparison to the broader Los Angeles County region and provided great opportunities for many people of color to be able to purchase property.

This has resulted in an overall shift in the racial demographics. In the 1970s, the population of the Antelope Valley was predominantly White and many places were not welcoming of Black residents. However, the Antelope Valley was absent of redlining practices by the Home Owners' Loan Corporation which allowed Black families in the mid-twentieth century to purchase homes. Sun Village, an unincorporated community near the city of Palmdale, became the first Black enclave in the Antelope Valley. Because of these historical practices and Lancaster's continued affordability, the City is generally more integrated than the County. However, it is likely that racial covenants in some locations could have

resulted in ethnic minorities being denied access to home mortgages in ways that severely limited their ability to purchase a home or to rent a particular unit. Deleterious actions were continued in the early twenty-first century, with some mortgage brokers pushing minority borrowers into high-cost subprime mortgages that were not well suited to their needs and led to financial problems with high pressure sales practices and deceptive tactics. According to data from the 2007 Home Mortgage Disclosure Act (HMDA), four of every 10 home purchase mortgages issued to minorities in 2006 were subprime loans twice the number of subprime loans issued to White borrowers.

In addition, segregation amongst various racial and ethnic groups has grown since the 1990s, as discussed below. This could likely be attributed to the rapidly shifting demographics of the Antelope Valley since the 1990s.

Governmental Actions

In 1977, Lancaster officially became a City, having previously been an unincorporated area of Los Angeles County. Citizens in the area felt a need for better interaction with their policy making body and local control; and, with the work of the Citizens for Incorporation, cityhood became a reality. Early in 1979, the City's Redevelopment Agency was launched. This agency was instrumental in the creation of much of the City's key infrastructure. Throughout the 1980s, the City geared up for growth. Staff developed Lancaster's first master plan, issued nearly $40 million in bonds to help fund residential mortgages, and grew its balance sheet to show more than $6 million in fixed assets.

Prior to incorporating, Lancaster was subject to Los Angeles County zoning and development standards, which are fairly permissive compared to some other early incorporated cities in the County. Lancaster built new zoning standards based on this foundation, with an added local context. To encourage a variety of housing and development types, many specific plans have been adopted and implemented throughout the community, providing flexibility in zoning regulations.

No specific practices such as disinvestment in policies that contribute to disproportionate housing needs and demographic trends have been identified. The City has formed a new Social Equity Commission to support fair outcomes for all. As noted by the Commission, building greater social equity involves addressing existing outcome disparities due to race, income, age, gender, health, ability, and other factors.

The Social Equity Commission Vision is to ensure all citizens of Lancaster have equitable access to opportunities and resources necessary to thrive and succeed within an environment where everyone feels safe, heard, respected, and valued. The Social Equity Commission's mission is to cultivate and sustain equity, diversity and inclusion within our community through accountability, transparency and civilian oversight. We are committed to understanding and overcoming the most significant and addressable social equity challenges facing our community, and to stop further inequities from rising. We strive to raise the voices of underrepresented, underserved, or otherwise marginalized groups while serving as a communication bridge between the public and local government. In 2021, the Commission initiated drafting an Equity Report containing recommendations for City Council, anticipated in 2022. The Social Equity Commission has identified multiple possible recommendations that may help address existing challenges and factors that contribute to disproportionate housing needs, including analyzing

policing standards and providing resources to residents including job fairs, tools for financial literacy, education regarding student loans, interview skills workshops, etc.

Race/Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Hispanic (40 percent) and White (31 percent) residents make up the majority of the City's population, followed by Black (21 percent), and Asian/Pacific Islander (four percent). Figure H-4.5 shows the distribution of non-white residents in Lancaster based on 2018 block group data from HUD's AFFH Data Viewer. Most of the City block groups show a non-white population that is 40 percent or greater. There is a greater proportion of non-white residents on the eastside (61 percent or greater) than on the westside (41-60 percent). When compared with Los Angeles County at large, Lancaster has fewer Hispanic residents (40 percent compared to 48 percent) and Asian residents (four percent compared to 14 percent), but more Black (21 percent compared to eight percent in the County) and White (31 percent compared to 26 percent) residents. Since 2010, the Hispanic population in Lancaster has increased five percent while the White and Black population decreased (four and one percent, respectively).

The AFFH Data Viewer provides a measurement of the predominant racial/ethnic group for each census tract and the extent of the group's prominence. This is measured as predominant (> 50 percent), sizeable (10-50 percent), and slim (< 10 percent). Most census tracts in Lancaster have a sizeable White majority, particularly in the western side of the city (west of State Route 138). The eastside of Lancaster contains a sizeable Hispanic majority. The eastside also overlaps with areas of lower median incomes, environmental burdens, and higher proportion of renters.

Segregation data for the City of Lancaster compares favorably to the region in terms of absolute values, meaning that the City is more integrated than the region overall with respect to each of the four groups compared (White, Black, Hispanic, Asian).

According to HUD, "The dissimilarity index (or the index of dissimilarity) is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods within the same city. The dissimilarity index varies between 0 and 100 and measures the percentage of one group that would have to move across neighborhoods to be distributed the same way as the second group. A dissimilarity index of 0 indicates conditions of total integration under which both groups are distributed in the same proportions across all neighborhoods. A dissimilarity index of 100 indicates conditions of total segregation such that the members of one group are located in completely different neighborhoods than the second group. Neither extreme value is generally seen in most cities and metropolitan areas. Rather the value typically lies somewhere in-between 0 and 100. Index values

between 0.0 and 30.0 indicate low segregation, values between 31.0 and 60.0 indicate moderate segregation, and values between 61.0 and 100.0 indicate a high level of segregation.[4]

In Lancaster, HUD dissimilarity data shows that since 1990, segregation between several ethnic groups has been increasing, as shown in **Table H-4.15**. Segregation is the highest for Hispanic and Black residents. The dissimilarity index has doubled for Hispanic residents since 1990, which is potentially attributed to increases in the Hispanic population over the past decades. According to the 2014-2018 American Community Survey, Hispanics now make up the majority of the City's population at 40 percent. Nonetheless, the degree of segregation in the City is almost half of the level of segregation seen at the regional level for all racial/ethnic groups and can be considered low.

Table H-4.15: Dissimilarity Index for the City of Lancaster and Los Angeles Metropolitan Region

Racial/Ethnic Dissimilarity Index	City of Lancaster				Los Angeles-Long Beach-Anaheim Region
	1990 Trend	2000 Trend	2010 Trend	Current	Current
Non-White/White	10.95	18.69	21.98	23.79	56.94
Black/White	17.85	22.68	25.24	30.16	68.85
Hispanic/White	10.99	25.24	23.53	25.11	63.49
Asian or Pacific Islander/White	13.95	25.53	15.01	21.31	49.78

Source: HUD's Affirmatively Furthering Fair Housing Tool (AFFH-T), Table 3 – Racial/Ethnic Dissimilarity Trends, Data version: AFFHT006, released July 10th, 2020.

Note: The table presents Decennial Census values for 1990, 2000, 2010, all calculated by HUD using census tracts as the area of measurement. The "current" figure is calculated using block groups from the 2010 Decennial Census, because block groups can measure segregation at a finer grain than census tracts due to their smaller geographies. See https://www.hud.gov/program_offices/fair_housing_equal_opp/affh for more information.

Persons with Disabilities

There are 8,092 residents with a disability in Lancaster, representing five percent of residents. Disabilities are more commonly found in the elderly population. The most commonly occurring disability amongst seniors 65 and older is an ambulatory disability, experienced by 20 percent of Lancaster's seniors. Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Lancaster, 21 percent of the population with a

4 Peuquet, Steven W. *Using the "Index of Dissimilarity" to Measure Residential Racial Segregation.* Center for Community Research & Service, University of Delaware, accessed March 2021

disability is employed, compared to 53 percent of the non-disabled population, as estimated by the US Census Bureau, American Community Survey 2014-2018 5-year estimates.

Figure H-4.6 shows the population of persons with a disability by census tract in the city using American Community Survey (ACS) data from 2015-2019. At a regional level, Lancaster is similar to the rest of the county in that most of the census tracts have less than 10 percent of their population living with a disability. However, the map reveals there is a concentration of residents with disabilities around the central and northwestern parts of the city. These areas contain several senior care and assisted living facilities, which could explain the higher proportion of people with disabilities.

Familial Status

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. The relatively low incomes earned by female-headed households, combined with the increased need for supportive services, severely limit the housing options available to them. There are 9,075 female-headed family households in Lancaster, representing 19 percent of households. A total of 3,645 female-headed family households live in poverty.

Figures H-4.7 and **H-4.8** shows the percent of children in married-couple households in the region and the percent of children in female-headed households (no spouse/partner), respectively, using ACS data from 2015-2019. The areas with the highest proportion of married-couple households are located north of Avenue I at 80 percent or greater. The area with the highest percentage of married-couple households, about 81 percent, are concentrated south of the Downtown area. Lancaster's familial status demographics are fairly similar to that of other Antelope Valley communities.

Income Level

In terms of employment and housing opportunities, Lancaster has high rates of unemployment, but market rate housing remains more affordable than Los Angeles County. According to data from the 2018 American Community Survey, the median household income for Lancaster was $52,504, which is lower than the Los Angeles County median household income of $64,251. It is also estimated that 23.8 percent of Lancaster households live in poverty. In Lancaster, certain populations are much more likely to be living in poverty. For example, 39 percent of Black residents and 38 percent of Native American residents are living in poverty. These disparities in poverty among different populations could also be attributed to the segregation patterns seen across the city. **Figure H-4.9** shows that the majority of the westside of the city has a median income of $125,000, whereas many parts of the eastside show a median income of $55,000.

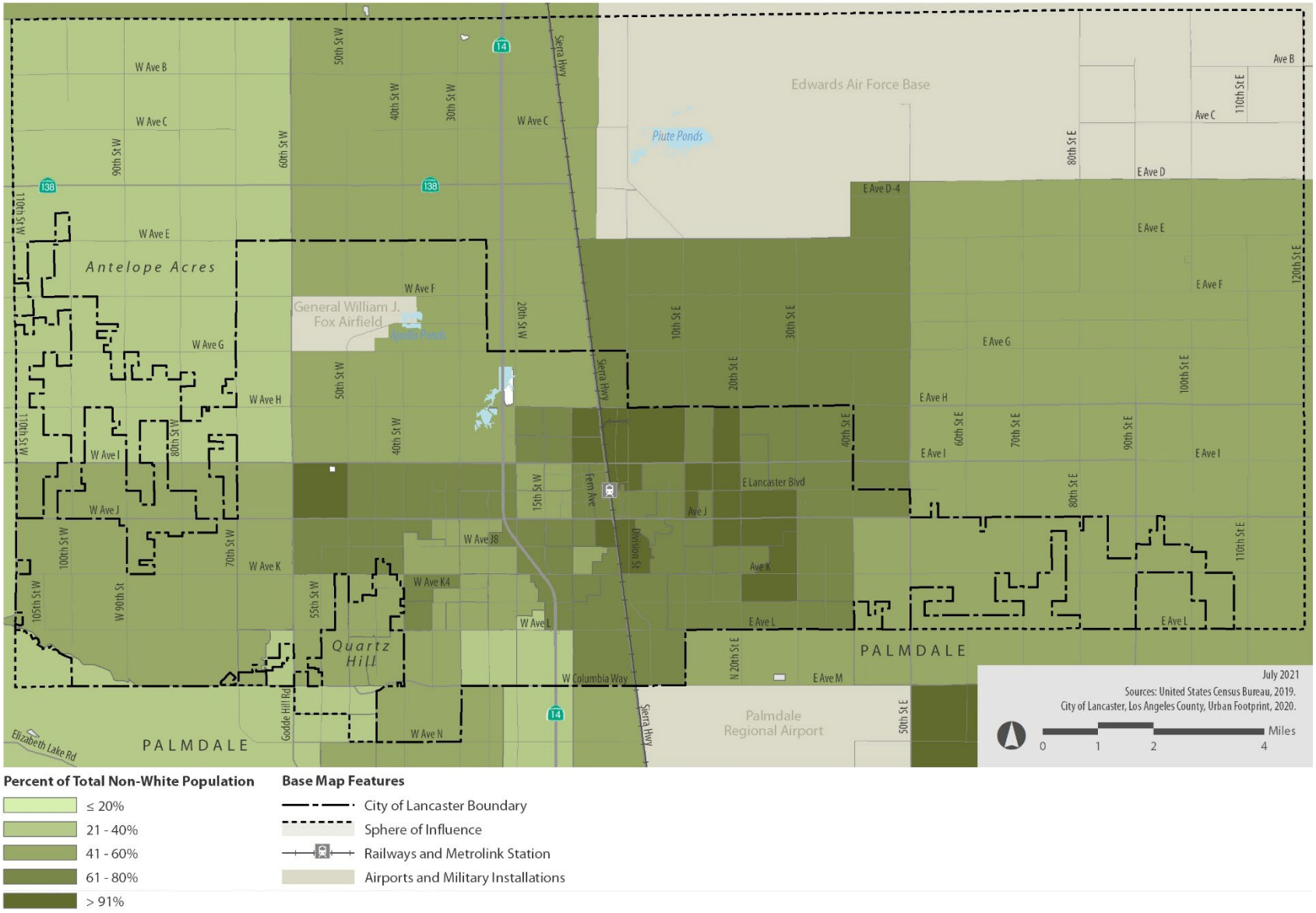
Identifying low or moderate-income (LMI) geographic areas and individuals is important to overcome patterns of segregation. HUD defines an LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). Figure 4.9 shows the Lower and Moderate Income (LMI) areas in Lancaster by census block group. At the County level, the latest iteration of this data from the 2011-2015 American Community Survey (ACS) shows 5,526,154 low- and moderate-income residents in Los Angeles County against a population of

9,863,025. This yields a low- and moderate-income percentage of 56.03 percent countywide. In other words, 56.3 percent of people living in Los Angeles County are members of households earning less than 80 percent of Area Median Income. Though significant, this percentage is similar to the broader geographical region. Neighboring Orange County's percentage was 49.26; San Bernardino, 43.79; and San Diego, 47.70. Much of Los Angeles County has high proportions of LMI areas particularly in Southeast and Central Los Angeles and the San Gabriel and San Fernando Valleys. Lancaster has a higher low- and moderate-income percentage of 63.86 percent. In Lancaster, LMI areas are mostly in the central and eastern portions of the city.

The eastside also has a higher proportion of residents living in poverty, where 20 to 40 percent of the population is living in poverty (see **Figure H-4.10**). Additionally, Lancaster struggles from a jobs-housing imbalance, where 36 percent of employed residents commute more than 30 minutes to get to work. The main industries employing residents are educational services, health care and social assistance, and retail. The median income for educational services and health care and social assistance workers is $36,775; retail trade workers median income is $26,458.

However, the median home price in Lancaster ($368,000) is less than half of the median home prices of the County ($710,000), which makes home ownership more attainable for lower wage earners. Rental housing in Lancaster is also more affordable than many other areas of the county. Census data shows that the average rent in Lancaster is $1,162 per month with most (39.6 percent) paying between $1,000 and $1,499 in rent. HUD-determined fair market rents for Los Angeles County range from $1,279 for a studio apartment to $2,857 for a four-bedroom unit. The rental rates in Lancaster generally are less than the HUD determined fair market rents.

Figure H-4.5: Racial Demographics (2018) Block Group



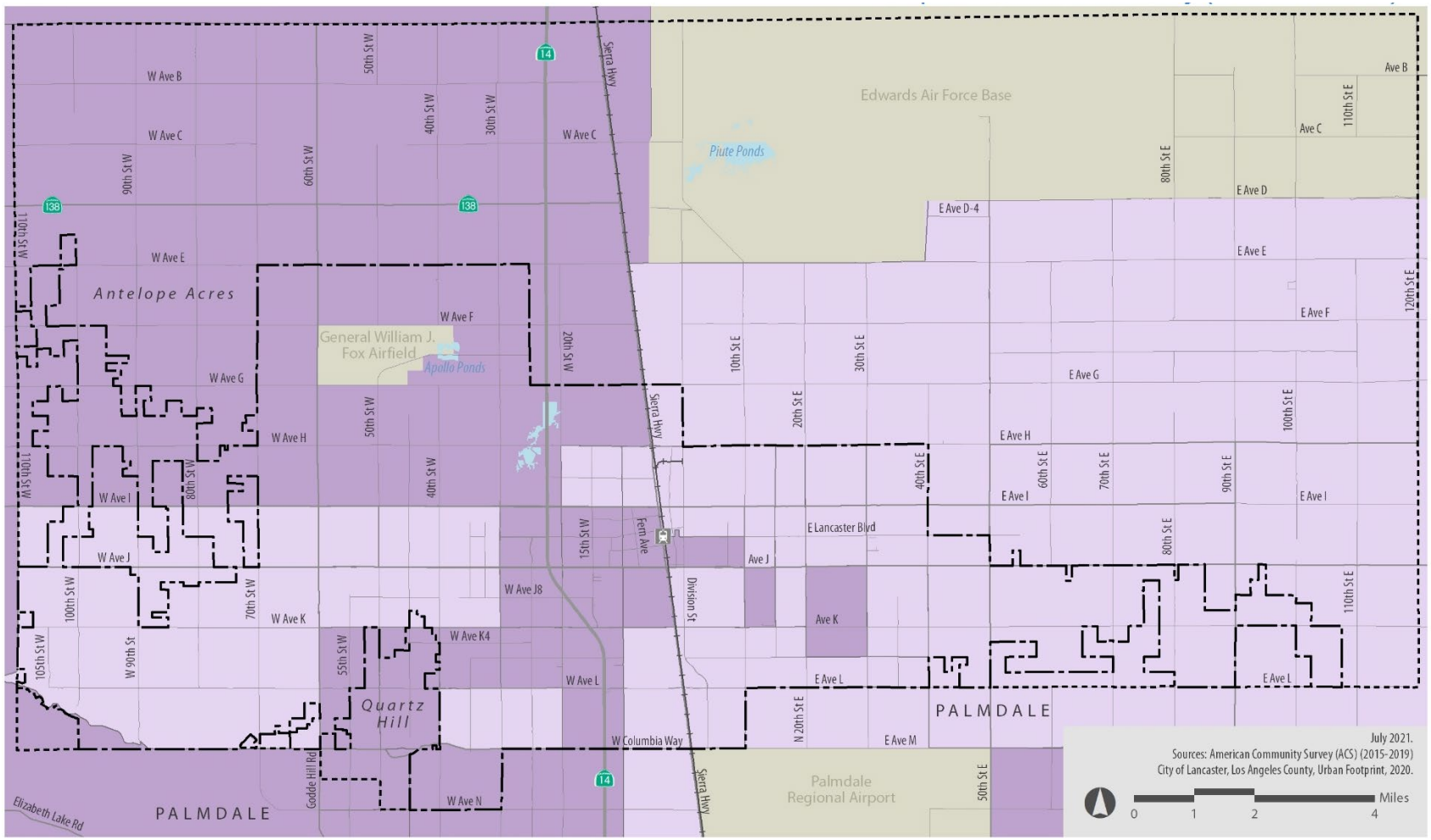
Percent of Total Non-White Population

- ≤ 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 91%

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Figure H-4.6: Population with a Disability (ACS, 2015-2019)



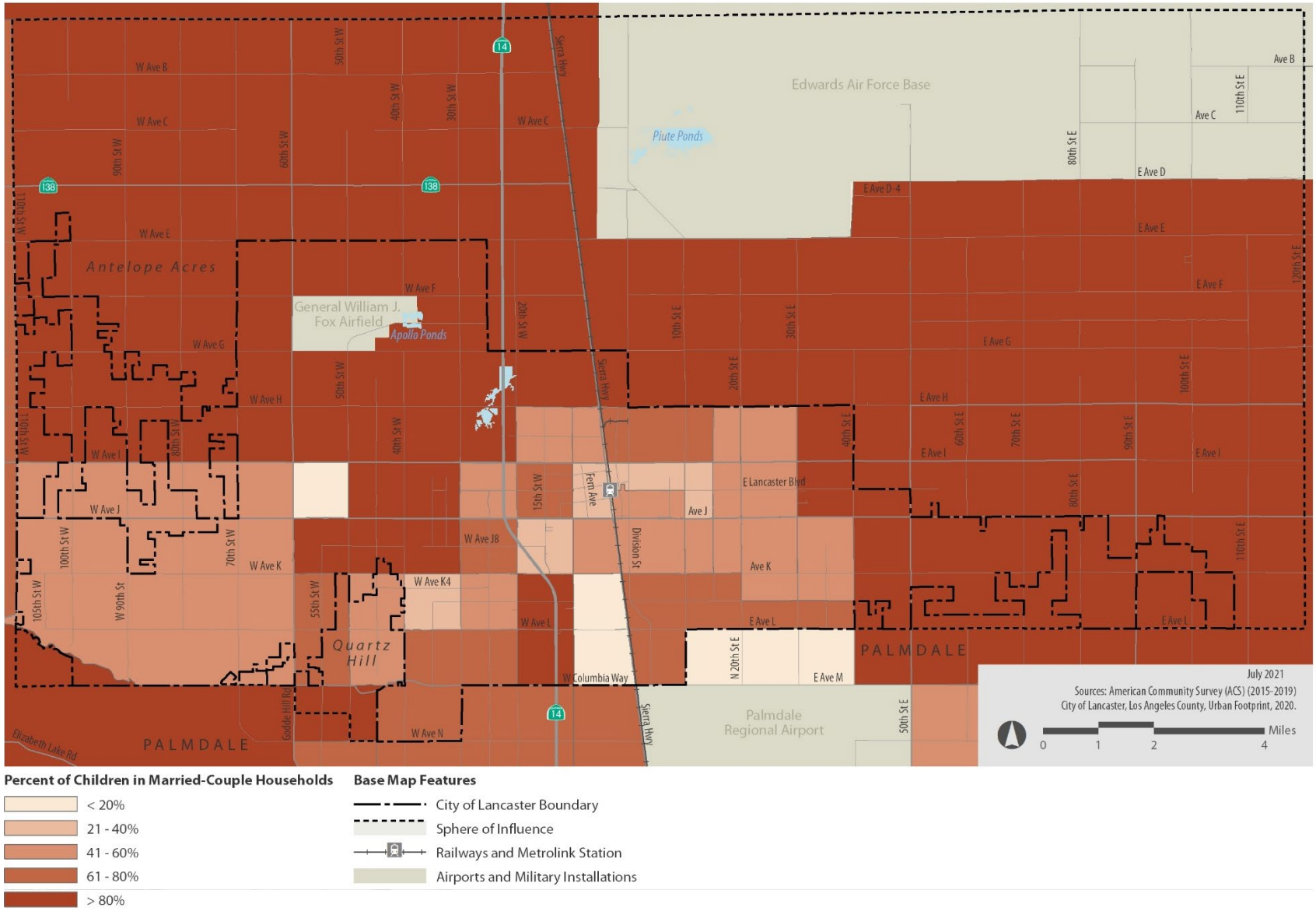
Percent of Population with a Disability

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Figure H-4.7: Percent of Children in Married-Couple Households (ACS, 2015-2019) Tract



Percent of Children in Married-Couple Households

- < 20%
- 21 - 40%
- 41 - 60%
- 61 - 80%
- > 80%

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Figure 4.8: Percent of Children in Female Headed Households (ACS, 2015-2019) Tract

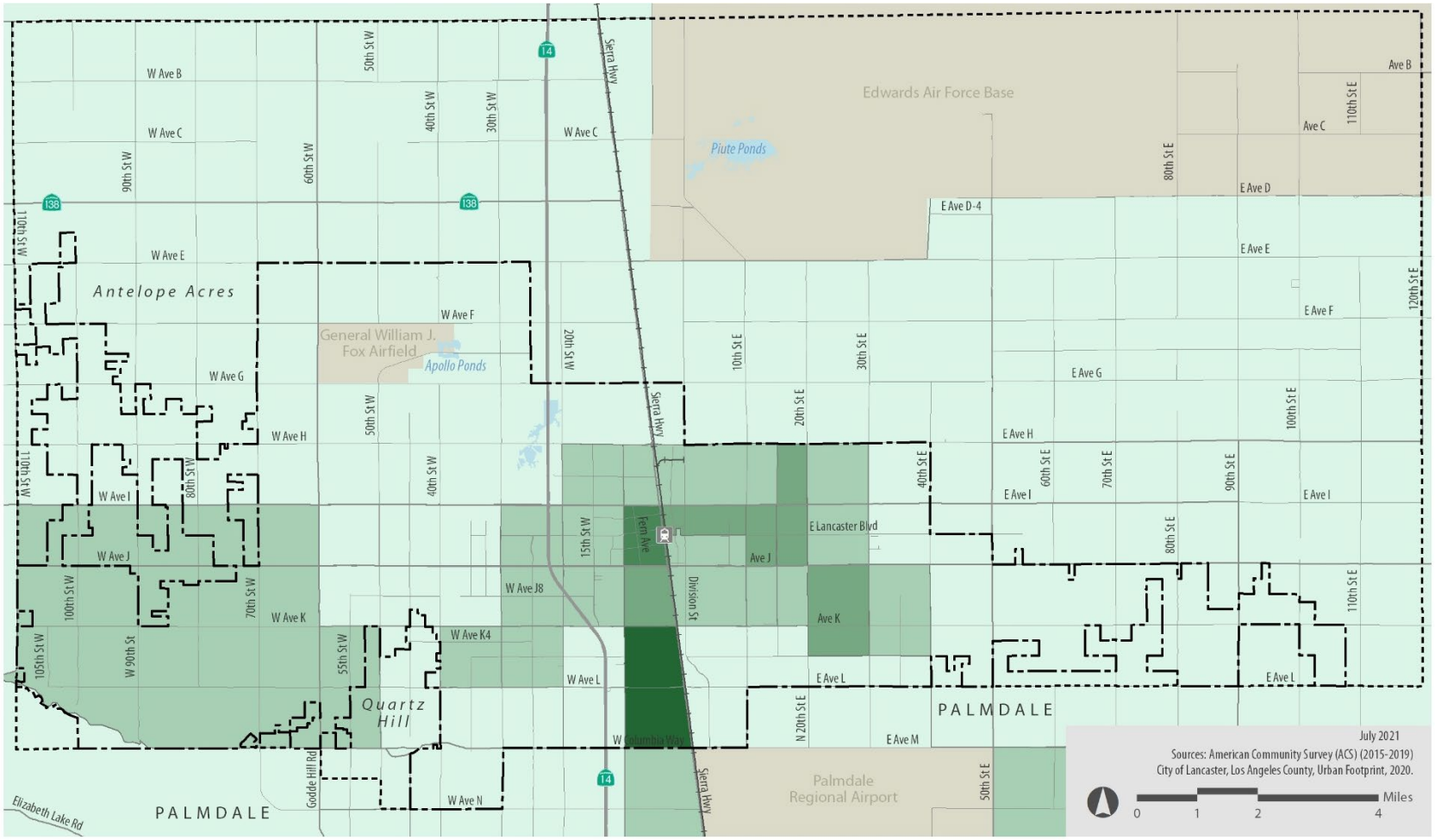
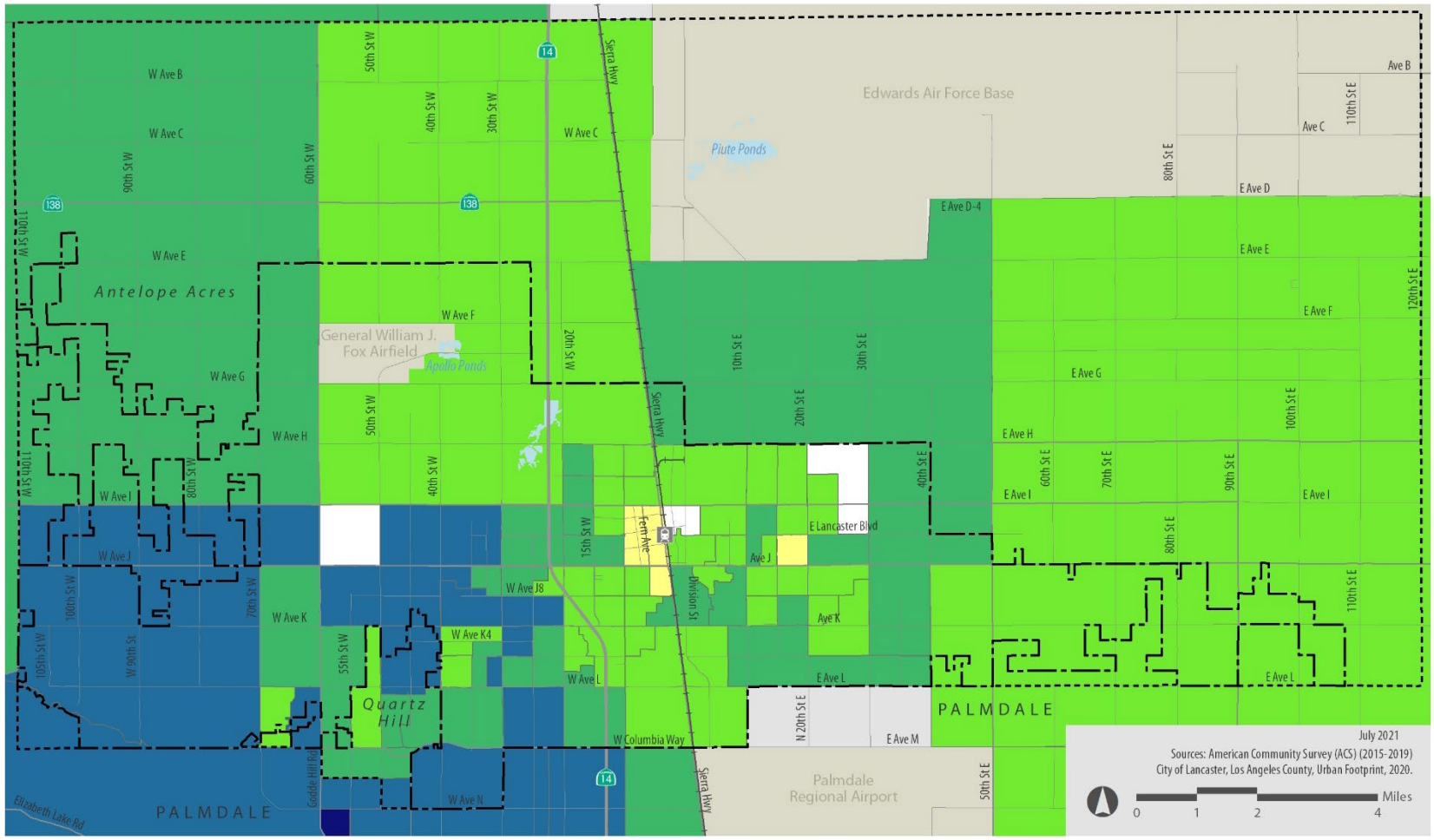


Figure 4.9: Median Income (ACS, 2015-2019) Block Group



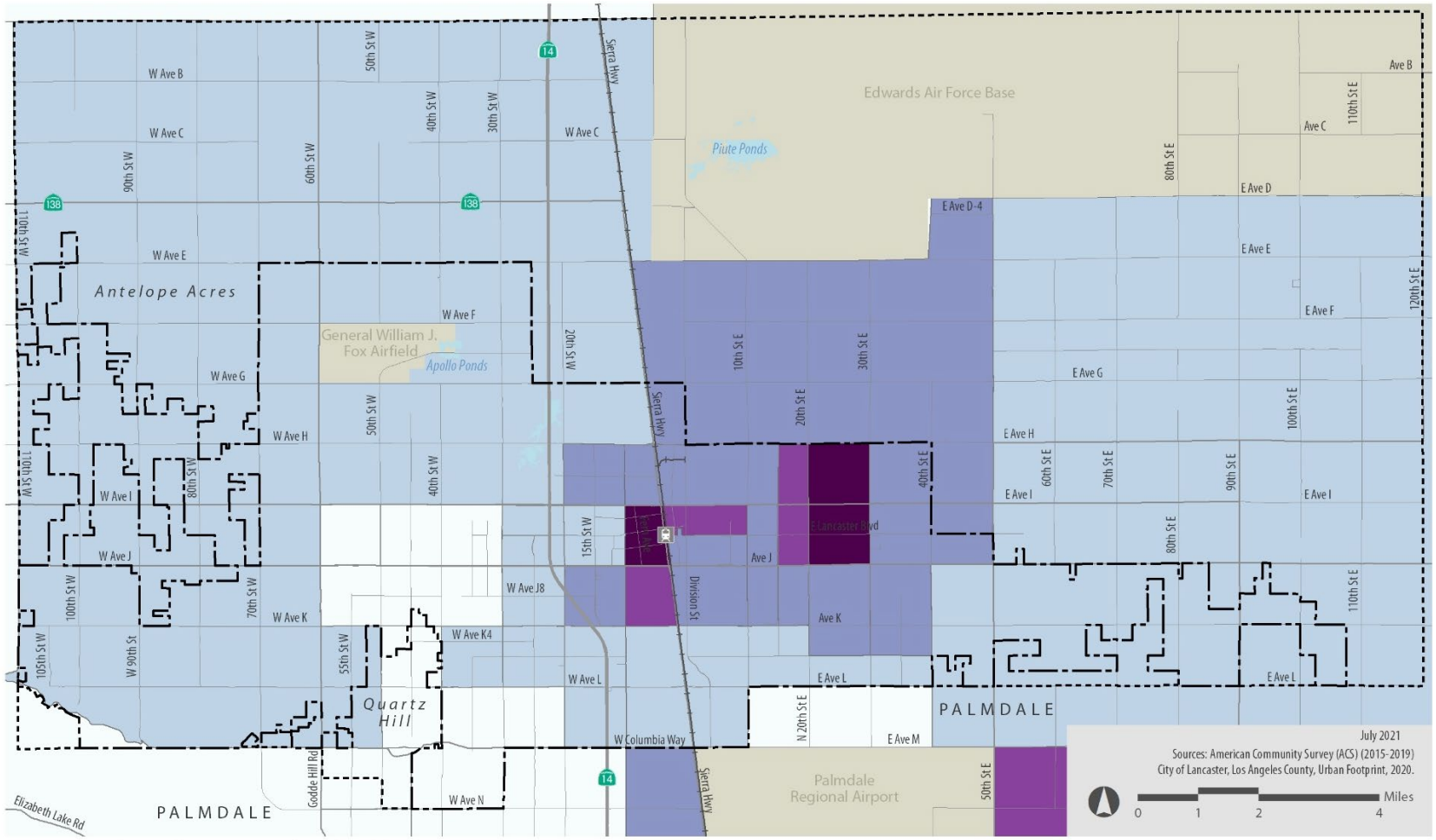
Median Household Income

- Less than $30,000
- $30,000 - $55,000
- $55,000 - $87,000 (HCD 2020 State Median Income)
- $87,000 - $125,000
- Greater than $125,000
- No Data

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Figure 4.10: Poverty Status (ACS, 2015-2019) Tract



Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

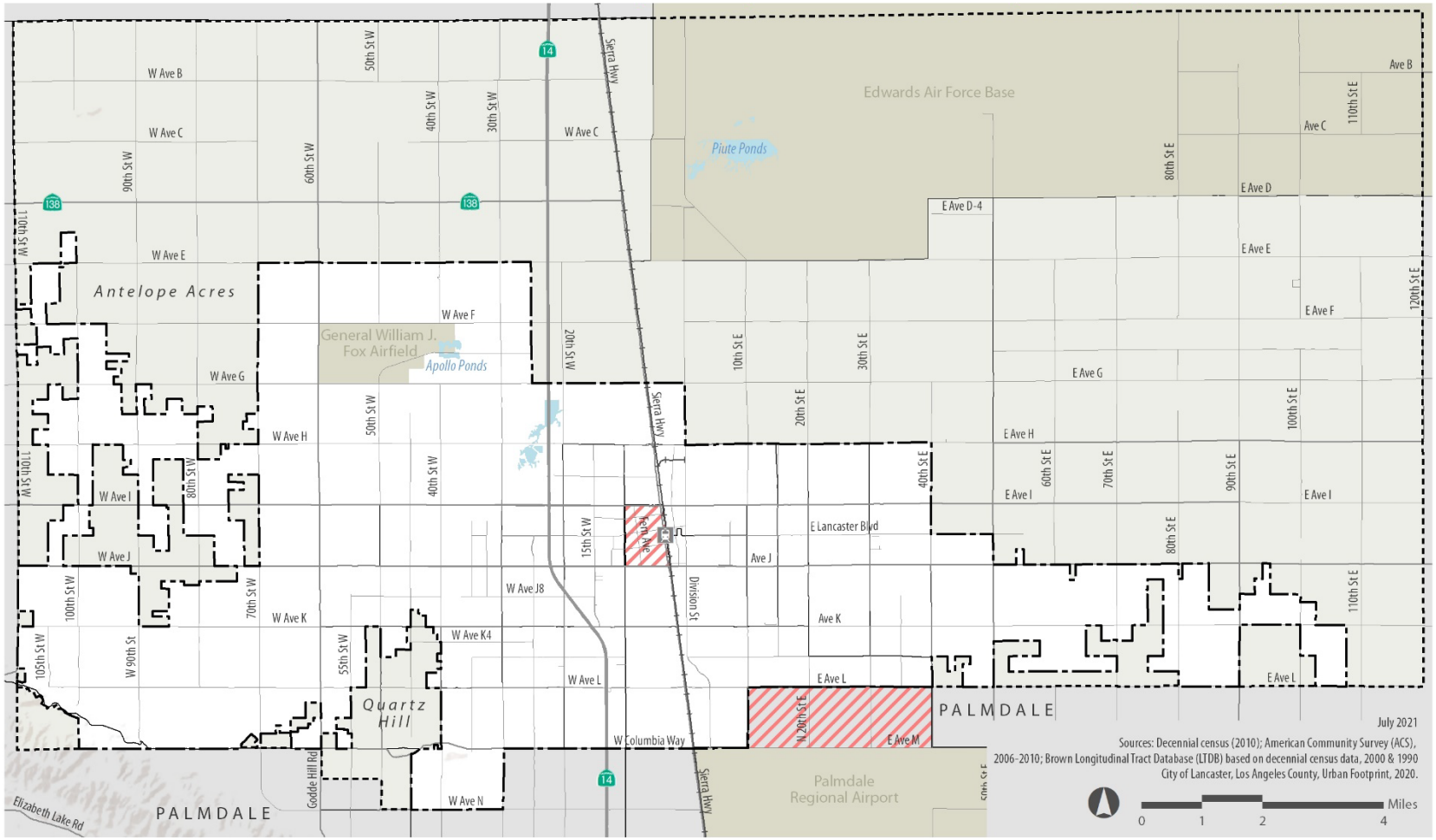
Racially or ethnically concentrated areas of poverty (R/ECAPs) are census tracts with relatively high concentrations of non-white residents with these residents living in poverty. Formally, an area is designated an R/ECAP if two conditions exist: (1) the non-white population, whether Hispanic or non-Hispanic, must account for at least 50 percent of the census tract population; and (2) the poverty rate in that census tract must exceed a certain threshold. Regarding the poverty threshold, neighborhoods of "extreme poverty" are census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40 percent or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. Census tracts with this extreme poverty that satisfy the racial/ethnic concentration threshold are deemed R/ECAPs. Since these extreme poverty neighborhoods are unlikely to have racial or ethnic concentrations as high as 50 percent, the threshold is set at 20 percent.

In Lancaster, HUD R/ECAP data shows one census tract (9006.07) classified as a R/ECAP, which is located near the downtown area (see **Figure H-4.11**). CalEnviroScreen data also indicates that this census tract scores in the 97th percentile in terms of poverty but is not considered an Environmental Justice Community as it does not score in 75th percentile for pollution burden characteristics (**Figure H-4.16**).

Racially Concentrated Areas of Affluence

Racially or Ethnically Concentrated Areas of Affluence (RCAAs) are generally understood to be neighborhoods in which there are both high concentrations of non-Hispanic White households and high household income rates. In Lancaster, the westside generally has lower proportions of non-white than the eastside. The westside also has a higher median income. This suggests that the westside has some concentration of affluence.

Figure H-4.11: Racially or Ethnically Concentrated Areas of Poverty "R/ECAPS" (HUD, 2009-2013) Tract



Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs)

- 0
- 1

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Opportunity Access

Barriers exist beyond fair housing issues that can limit access to opportunities in education, employment, transportation, low poverty environments, and environmentally healthy neighborhoods. To facilitate the access to opportunity analysis, HUD provides a table that measures access to opportunity by seven indices. The indices allow comparison of opportunity indicators by race and ethnicity, for households below and above the poverty line, among jurisdictions, and to the region. With these indices, a higher number is correlated to a better outcome and range from a scale of 0 to 100. Each index should not be thought of as a percentage—but as an "opportunity score" (Table H-4.14).

1. **The environmental health index** summarizes potential exposure to harmful air quality toxins at a neighborhood level. The higher the value, the better the environmental quality of a neighborhood. Lancaster has moderate levels of environmental health across all ethnic groups and economic status. Lancaster fairs better in environmental health when compared to the region, which scores very low. The region also has disparities among ethnic groups where Black, Asian, and Hispanic residents experience greater exposure to pollution burdens than White residents.
2. The **low poverty index** captures poverty in a neighborhood or jurisdiction. The higher the score, the lower the area's exposure to poverty. Lancaster residents are two times more exposed to poverty than those in the region. Black and Hispanic residents experience the greatest exposure to poverty. Overall, residents in Lancaster have less access to opportunity and critical resources when compared to the region as a whole.
3. **The school proficiency index** uses test scores from fourth-grade students to determine whether neighborhoods have high-performing or low-performing elementary schools. The higher the score, the higher the quality of elementary schools in the area. Lancaster shows that it significantly lower access to high quality schools than the region and is extremely low for Hispanic and Native Americans living below the poverty line. Having poor access to high quality schools limits an individual's ability to have upward social mobility and access opportunities that can improve one's quality life. This is especially crucial for those living in poverty who already lack the resources necessary to move out of poverty.
4. **The job proximity index** quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within the region, with larger employment centers weighted more heavily. The higher the score, the better access to employment opportunities in terms of distance for a given area. Generally, Lancaster has low levels of proximity to jobs in comparison to the region which has moderate levels of proximity to jobs. This is true across ethnic and economic groups. Lancaster has historically lacked major employers and many residents travel outside of the city for work.
5. **The labor market index** aims to understand factors that may impact access to jobs other than just distance, such as transportation options, jobs available in the area or the education and training necessary to obtain them. For example, there may be concentrations of jobs in urban centers, but many of the jobs might be unattainable for residents of low-income neighborhoods due to low educational attainment opportunities. The higher the score, the higher labor market engagement and opportunity to attain jobs. Similar to the jobs proximity index, Lancaster

residents have low levels of labor market engagement, and is the lowest for Black and Hispanic residents. White and Asian residents have the best labor market engagement but scores are still significantly lower than that of the region.

6. **The transit index** is based on estimates of transit trips taken by a family. The higher the score, the more likely residents are to utilize public transportation. For this index, Lancaster has moderate levels of transit usage but is almost twice as low to that of the region. There are no disparities between transit usage among racial and ethnic groups or for those living below the poverty line in the city.
7. **The low transportation cost index** is based on estimates of transportation expenses for a family. The higher the score, the lower the transportation cost for an area. Lancaster also has moderate levels of transportation costs and is lower than that of the region. The scores for both the transit and transportation indices suggest that residents are not frequenting the public transit available to them and it is somewhat unaffordable.

The discussion below addresses opportunity access in Lancaster in more depth regarding education, environmental, transportation, and economic scores.

Education

The TCAC Opportunity maps address education, economic, and environmental opportunity. TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate. According to TCAC's educational opportunity map (**Figure H-4.12)** most Census Tracts in Lancaster score 0.5—opportunity scores are presented on a scale from zero to one and the higher the number, the more positive the outcomes. Most Census Tracts on the eastside and some areas north of Avenue I score less than 0.25. Census Tracts in the southwestern parts of Lancaster score between 0.25 to 0.50. No Census Tracts in Lancaster score in the top tier, 0.75 and above. However, other communities and cities in the southern Antelope Valley, such as Santa Clarita, have scores that are 0.75 and above.

Information on schools in Lancaster (from publicschoolreview.com) show that the City's average testing ranking is 2/10, which is in the bottom 50 percent of public schools in California. Public schools in Lancaster have an average math proficiency score of 19 percent (versus the California public school average of 40 percent) and reading proficiency score of 35 percent (versus the 51 percent statewide average). School ranking varied slightly by location with slightly higher performing schools located on the westside. Most schools on the eastside ranked between 1/10 to 4/10, whereas most schools on the westside ranked between 3/10 to 4/10. The highest ranking schools are Soar High (10/10), Fulton and Alsbury Academy of Arts and Engineering (9/10), and the Eastside Academy/Transitional Learning Center. The latter two are located on the eastside.

In the 2020/21 school year, 88 percent of students qualified for free/reduced-price meals due to household income, were English learners, or were foster youth within the Lancaster Elementary School District. English learners are predominately Spanish speaking. The Education Data Partnership reports an ethnic diversity score of 45. The Ethnic Diversity Index reflects how evenly distributed these students are among the race/ethnicity categories. The more evenly distributed the student body, the higher the number. A school where all of the students are the same ethnicity would have an index of 0. The index is out of 100; the highest score any school currently receives in the country is 76. Lancaster Elementary

School District's score reflects a diverse student body, with approximately 54 percent Hispanic or Latino students, 28 percent Black or African American, and 10 percent White. The diversity score has remained relatively steady in recent years since 2016/17.

Environmental Justice

The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviro Screen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviro Screen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. Figure H-4.16 shows CalEnviroScreen results for Lancaster. The map shows that the environmental justice community experiences pollution burdens that include concentrations of ozone, hazardous waste, solid waste, and water contamination. Additionally, the environmental justice community has high rates of poverty, unemployment, cardiovascular disease, and asthma. Compared to the County, Lancaster had similar scores to areas located in the central and eastern parts of the County. The lowest scoring areas are concentrated along the coast, the Santa Monica and San Gabriel Mountains, parts of the Antelope Valley (such as Santa Clarita and Quartz Hill), and foothill cities in the San Gabriel Valley.

Transportation

Los Angeles County residents in urban and suburban areas generally enjoy superior access to transportation infrastructure. The County is also traversed by numerous major freeways within its boundaries (including Interstate 5, 10, 210, 605). Proximity to these highways allows access to employment and other activity centers in Downtown Los Angeles, San Gabriel Valley, West Los Angeles, and Orange County.

The City scored 0.9 in the AllTransit Performance Score (Center for Neighborhood Technology 2019, AllTransit, alltransit.cnt.org) indicating that the City had a very low combination of trips per week and number of jobs accessible enabling neglible number of people to take transit to work. The City's score was significantly lower than the County score of 0.9. AllTransit data also shows that in Lancaster, 13.8 percent of workers live within ½ mile of transit compared with 90.1 percent for the County. Lancaster has access to eight local bus routes provided by the Antelope Valley Transit Authority and one commuter rail line provided by Metrolink. One commuter rail station is located in Downtown Lancaster. Most transit service is concentrated in the central area of the city, since this is the area with the most development. Transit is the most viable in areas with dense development.

Employment/Economic

Local economic characteristics impact local housing needs, even though these characteristics may not be directly related to fair housing. These economic characteristics include the types of jobs available within the municipality, the way residents access jobs (e.g., auto, transit, etc.), the types of occupations held by residents, and their household income. Lancaster's top ten employers are in the military, aerospace, and

education sectors. Residents who work within Lancaster are primarily employed in educational services, healthcare and social assistance, and retail trade. This is consistent with the major employers in the City of Lancaster. Major employers in the City include Edwards AFB with 11,149 employees, China Lake NWC with 9,906 employees, County of Los Angeles with 4,211 employees, and Northrop Grumman with 4,200 employees.

In terms of unemployment, October 2021 unemployment data from the State Employment Development Department reported that Los Angeles County had an unemployment rate of 9.4 percent while the State of California had an unemployment rate of 6.4 percent. Lancaster had similar level of unemployment (11.5 percent) as Palmdale (11.3 percent), which are two of the cities in Los Angeles County with the highest unemployment rate. Other communities in Antelope Valley had lower levels Other cities and unincorporated areas in the Antelope Valley had about less than half of the unemployment rate of Lancaster; Santa Clarita (6.8 percent), Acton (6.7 percent), Quartz Hill (6.7 percent).

The HCD AFFH Data viewer provides additional information on economic opportunities. The Economic Opportunity Index is a composite of four indicators depicting elements of neighborhood socio-economic character. The entire city of Lancaster, except for one small area in the northern part of the city, score 0.25 or below, which is the lowest category. Most cities and communities in the northern Antelope Valley have a score of 0.25 or below. Cities and communities in the southern Antelope Valley, such as Santa Clarita score between 0.50 and 0.75, which is in the mid-range. **Figure H-4.14** illustrates the Economic Opportunity Index.

There are two primary ways that economic indicators can improve in any location. The first is through educational attainment: better educated and skilled residents earn higher wages. The primary way in which a city can attract higher skilled workers is through improving local amenities and services, such as improving schools. The second is by nurturing the city's better-paying industries and attracting more of such industries, consistent with the city's job base. Better-paying industries can provide employment opportunities for local workers and enhance their ability to earn higher incomes. Lancaster's General Plan contains strategies to improve economic indicators throughout the City and the Environmental Justice Element focuses on attracting more economic opportunity to disadvantaged communities.

TCAC Opportunity Maps (2021)

The Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown to support positive economic, educational, and health outcomes for low-income families. The characteristics are derived from data such as proximity to jobs, high school graduation rates, unemployment rate, population living below the property line, etc. The indicators are grouped into three categories, economic, environmental, and education, and are used to create an overall composite score that ranges from low to highest resource. Low resources indicate less access to opportunity and high resources indicate greater access to opportunity. The TCAC/HCD Opportunity Maps are intended to display the areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of TCAC is to oversee the Low-Income Housing Tax

Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

Shown on **Figure H-4.15** TCAC opportunity areas in Lancaster range from low resources in the northern and southern areas of the city with moderate resources in the western portions. In the center and east of the city there are areas of high segregation and poverty.

Table 4.16 - Opportunity Indicators, by Race/Ethnicity

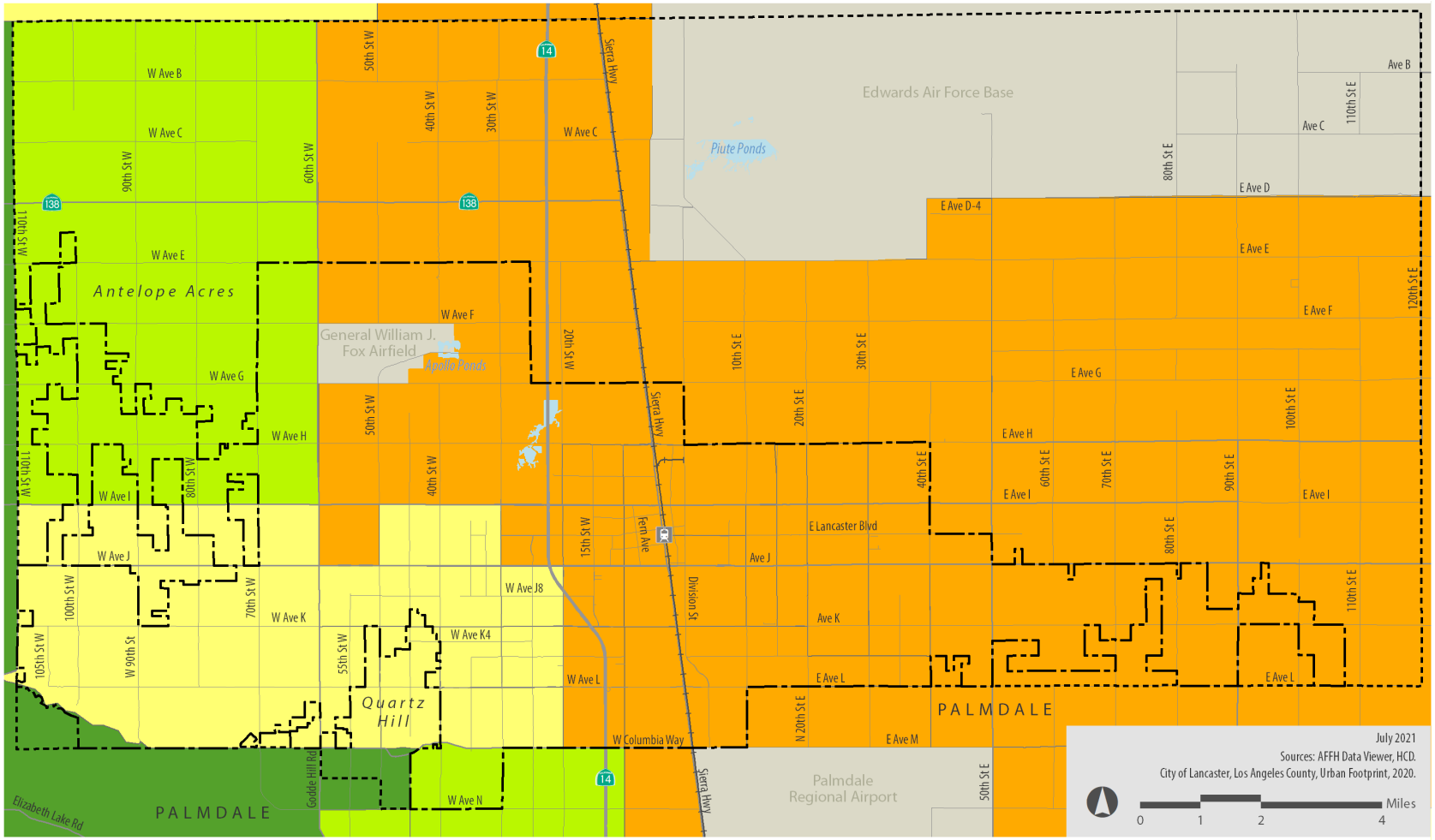
(Lancaster, CA CDBG) Jurisdiction	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Total Population							
White, Non-Hispanic	33.89	19.22	21.23	49.13	52.62	18.93	64.49
Black, Non-Hispanic	25.28	13.88	15.38	52.64	54.51	18.22	63.15
Hispanic	26.23	14.57	15.69	52.72	53.59	15.92	63.09
Asian or Pacific Islander, Non-Hispanic	36.68	20.92	23.43	47.86	51.08	16.04	64.87
Native American, Non-Hispanic	29.33	17.06	17.31	50.76	54.54	20.52	64.07
Population below federal poverty line							
White, Non-Hispanic	26.80	15.42	17.31	54.39	55.66	20.07	63.22
Black, Non-Hispanic	21.23	11.85	14.65	54.58	56.09	19.62	62.55
Hispanic	17.82	7.97	11.62	57.22	56.48	16.38	61.38
Asian or Pacific Islander, Non-Hispanic	28.81	12.83	18.11	54.24	54.55	17.07	63.67
Native American, Non-Hispanic	37.81	6.60	27.13	58.77	56.32	27.26	65.69
(Los Angeles-Long Beach-Anaheim, CA) Region							
Total Population							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							

White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22

Source: HUD's Affirmatively Furthering Fair Housing Tool (AFFH-T), Table 12 - Opportunity Indicators, by Race/Ethnicity, Data version: AFFHT006, released July 10th, 2020.

Note: HUD calculates a value for each index and then standardizes the results on a scale of 0-100 based on a relative ranking with the metro area. See https://www.hud.gov/program_offices/fair_housing_equal_opp/affh for more information.

Figure H-4.12: TCAC Opportunity Areas (2021) – Education Score



Education Score

- < 0.25 (Less Positive Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Outcomes)

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Figure H-4.13: Jobs Proximity Index (HUD, 2014 – 2017) – Block Group

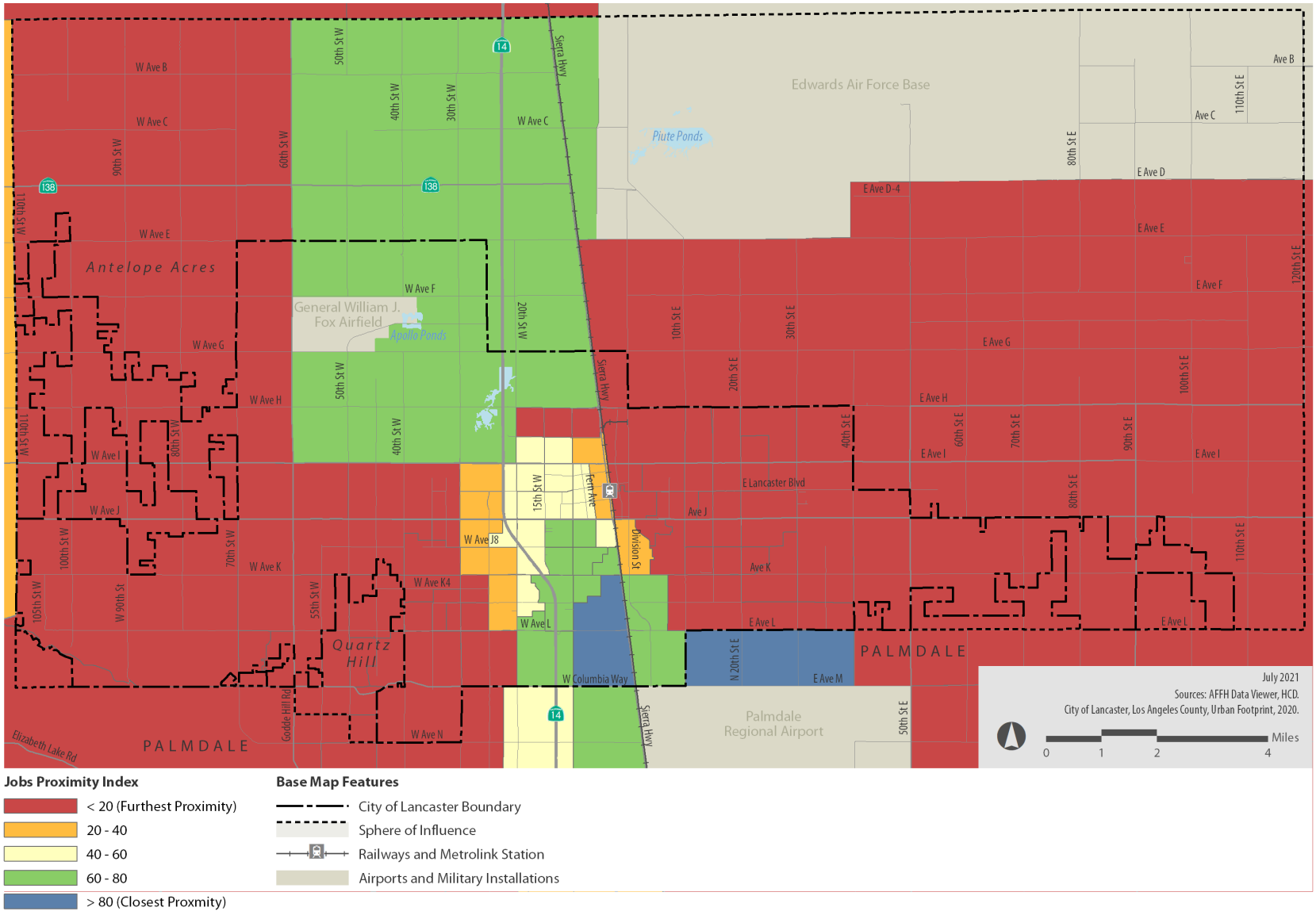


Figure H-4.14: TCAC Opportunity Areas (2021) – Economic Score

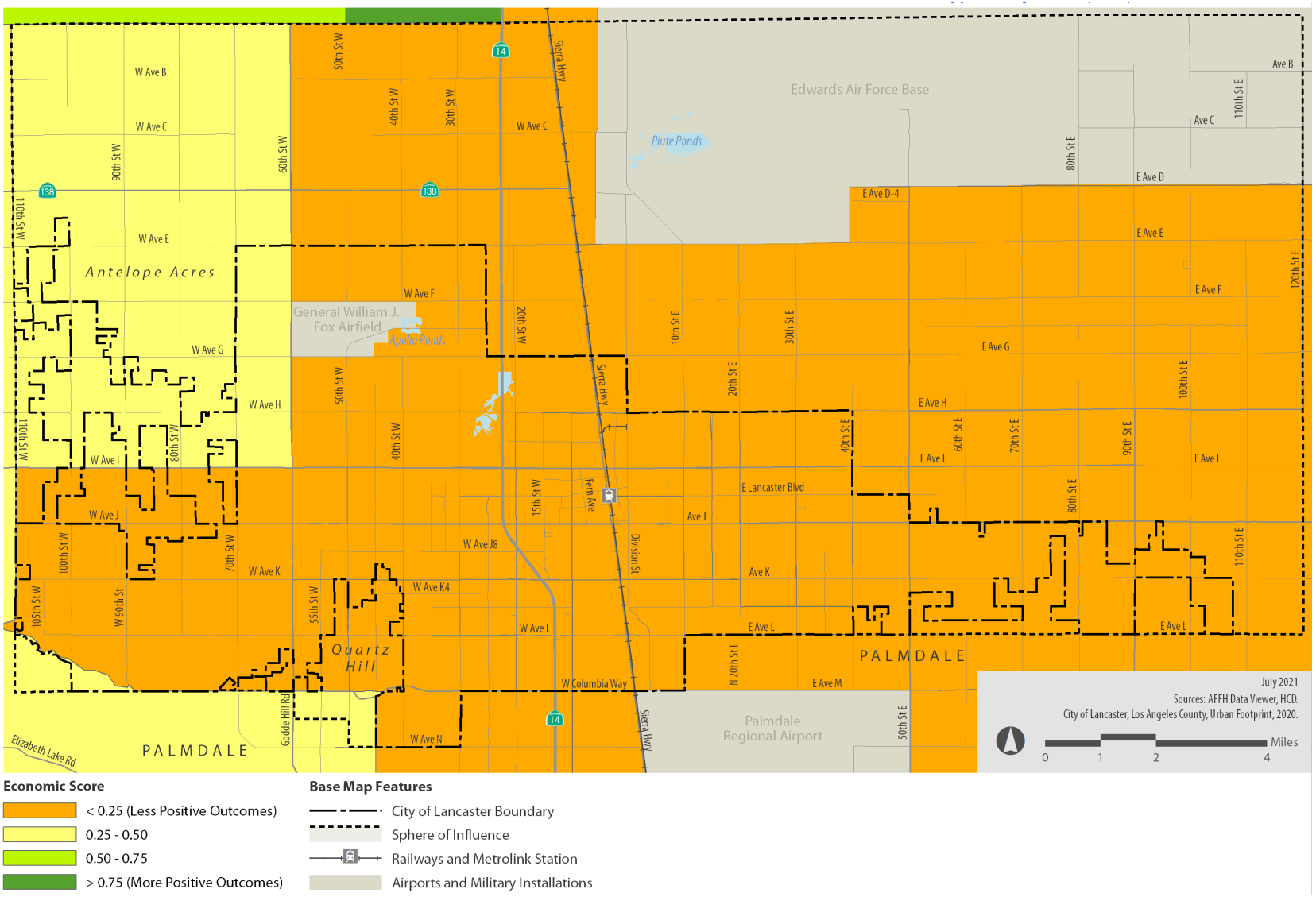
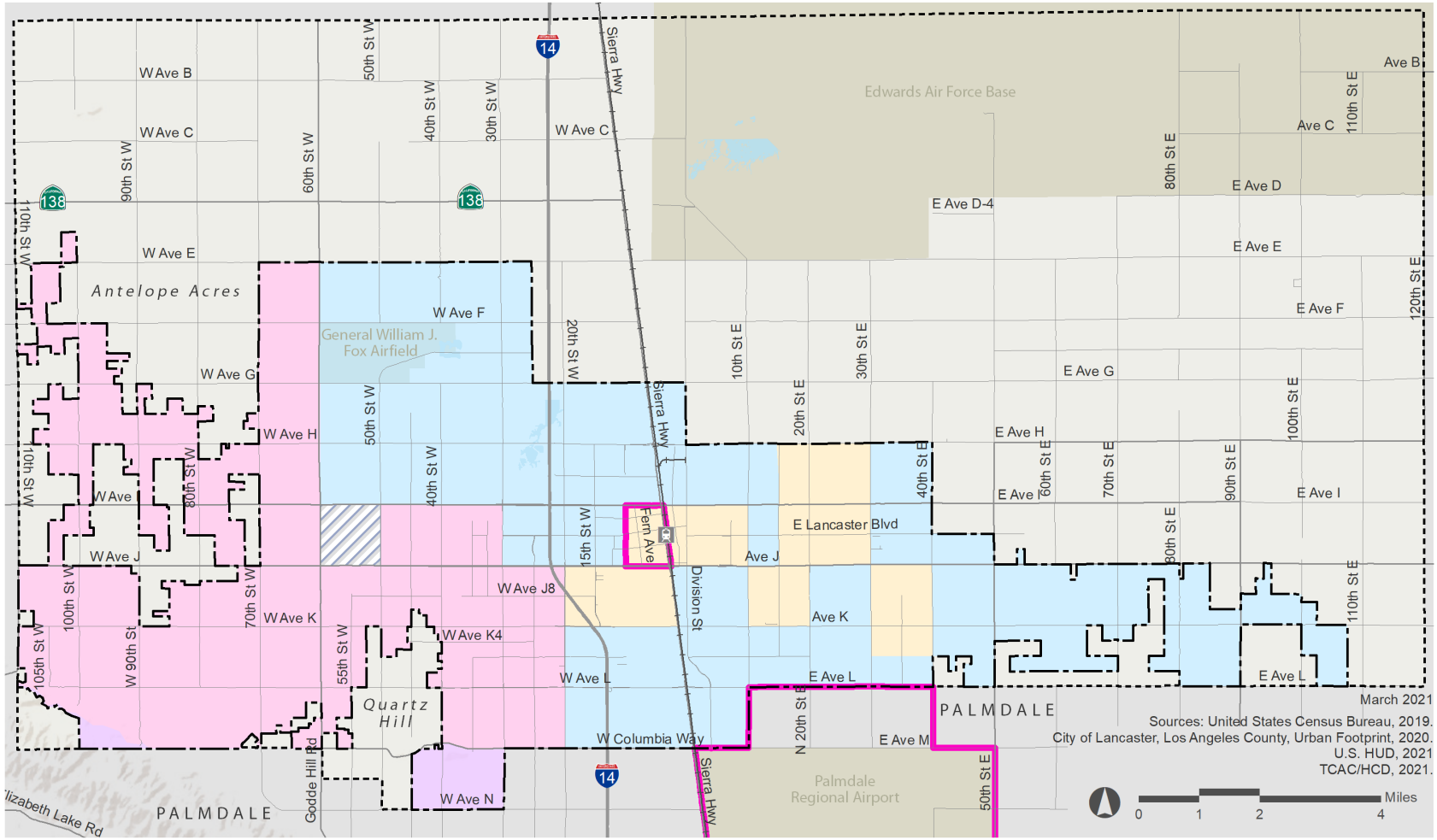


Figure H-4.15: R/ECAP and TCAC/HCD Opportunity Areas in Lancaster



Disproportionate Needs

Disproportionate housing need generally refers to a condition in which there are significant disparities in certain groups of residents experiencing a category of housing need when compared to the total population experiencing that category of housing need in the applicable geographic area. The disproportionate housing needs analysis looks at cost burden, overcrowding, and environmental justice.

Cost Burden

State and federal standards specify that households spending more than 30 percent of gross annual income on housing experience a housing cost burden. When a household spends more than 30 percent of its income on housing costs, it has less disposable income for other necessities such as health care. In Lancaster, 39 percent of households are overpaying for housing. This is significantly higher for lower income households, of which 58 percent are overpaying for housing.

Figures H-4.16 and **H-4.17** show cost burden (overpayment) for homeowners and for renters. Compared with the surrounding areas, Lancaster has lower levels of cost burden for homeowners with most parts of the City showing cost burden for 20 to 40 percent of homeowners households. Some central areas and the westside do have higher rates of cost burden where 40 to 60 percent of homeowners are overpaying for housing. For renters, the City shows a majority of census tracts with 20 to 60 percent of households overpaying for housing. The westside also shows a higher proportion of overpayment, where 60 to 80 percent of households are cost burdened. However, generally Lancaster's homeowner and renter households are less cost burdened than those in the region.

Overcrowding

In response to a mismatch between household income and housing costs in a community, some households may not be able to buy or rent housing that provides a reasonable level of privacy and space. According to both California and federal standards, a housing unit is considered overcrowded if it is occupied by more than one person per room (excluding kitchens, bathrooms, and halls). In Lancaster, 4.2 percent of housing units are overcrowded. Overcrowding is more prevalent in rental households than owner households. Lancaster experiences less overcrowding than Los Angeles County at large, where 11 percent of households are overcrowded.

Figure H-4.18 shows that a majority of the City has overcrowding rates lower than the statewide average (8.2 percent) and lower than most areas in the region. Within the City, the areas with the highest levels of overcrowding include a few census tracts in the downtown area, where overcrowding ranges from 8.3 to 15 percent of households.

Environmental Justice

For more information on Environmental Justice, refer to the Environmental Justice Element of the General Plan.



The California Office of Environmental Health Hazard Assessment (OEHHA) developed a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called the California Communities Environmental Health Screening Tool (CalEnviroScreen). In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. **Figure H-4.19** shows CalEnviroScreen results for Lancaster where one census tracts is considered a disadvantaged community (DAC) (also referred to as an environmental justice community) consistent with SB 535. The environmental justice community is located in the northeastern area of the city. Environmental justice communities are defined as the top 25 percent scoring areas from CalEnviroScreen along with other areas with high amounts of pollution and low socioeconomic factors. The map shows that the environmental justice community experiences pollution burdens that include concentrations of ozone, hazardous waste, solid waste, and water contamination. Additionally, the environmental justice community has high rates of poverty, unemployment, cardiovascular disease, and asthma.

Displacement Risk

Economic displacement is due to inability to afford rising rents or costs of homeownership like property taxes. Residents of Lancaster have a lower risk of economic displacement due to the relative affordability of housing in the City. The lower housing costs are due in part to the lower land values and availability of vacant land. Home sales prices are lower in Lancaster than in the greater Los Angeles County region and typical rents generally align with, or are lower than, HUD fair market rents. Nonetheless, housing cost burden is still common in the city. As previously mentioned, 39 percent of all households are overpaying for housing in Lancaster and is higher for lower income households, of which 58 percent are overpaying for housing. These households are more susceptible to displacement due to having less financial capacity to withstand potential market changes that lead to increases in rents. In Lancaster, a significant proportion of lower income renter households (see **Figure H-4.20** and **H-4.9**) live around the downtown area and eastside of the city making this area more vulnerable to displacement. In recent years, the City has undertaken a number of projects to enhance quality of life in these areas and to increase the supply of affordable housing through quality new housing construction throughout the community.

In 2010, the stretch of Lancaster Boulevard now known as The BLVD underwent a dramatic transformation through a complete streetscape redesign. A new street, lighting, street furniture, traffic

pattern, landscaping, and more has helped bring about the renaissance of The BLVD as the heart of downtown Lancaster, a central hub of activity and community.

In 2021, three significant affordable housing projects were under construction located in various segments of the community:

- The Emerald (located at W. Avenue K12 and 27th Street West)
- Terracina (located at 1752 E. Avenue J 4)
- Essex Tower (located at 44948 10th Street West)

The Emerald will provide new affordable housing opportunities in a moderate resource area of the community in western Lancaster. Terracina and Essex Tower will provide significantly needed affordable housing on the east side of Lancaster.

Figure H-4.16: Overpayment by Homeowners (ACS, 2015-2019) Tract

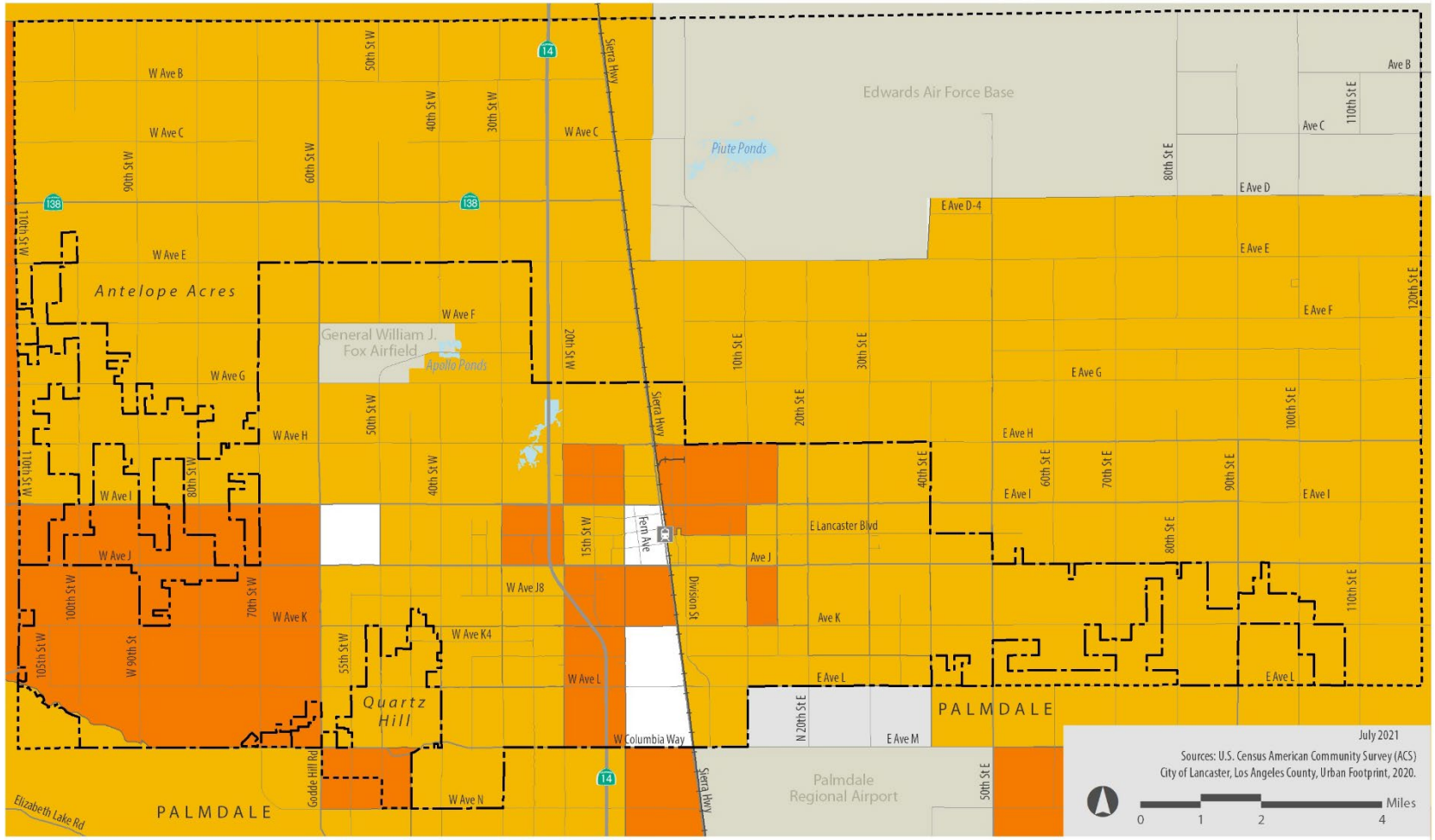


Figure H-4.17: Overpayment by Renters (ACS, 2015-2019) Tract

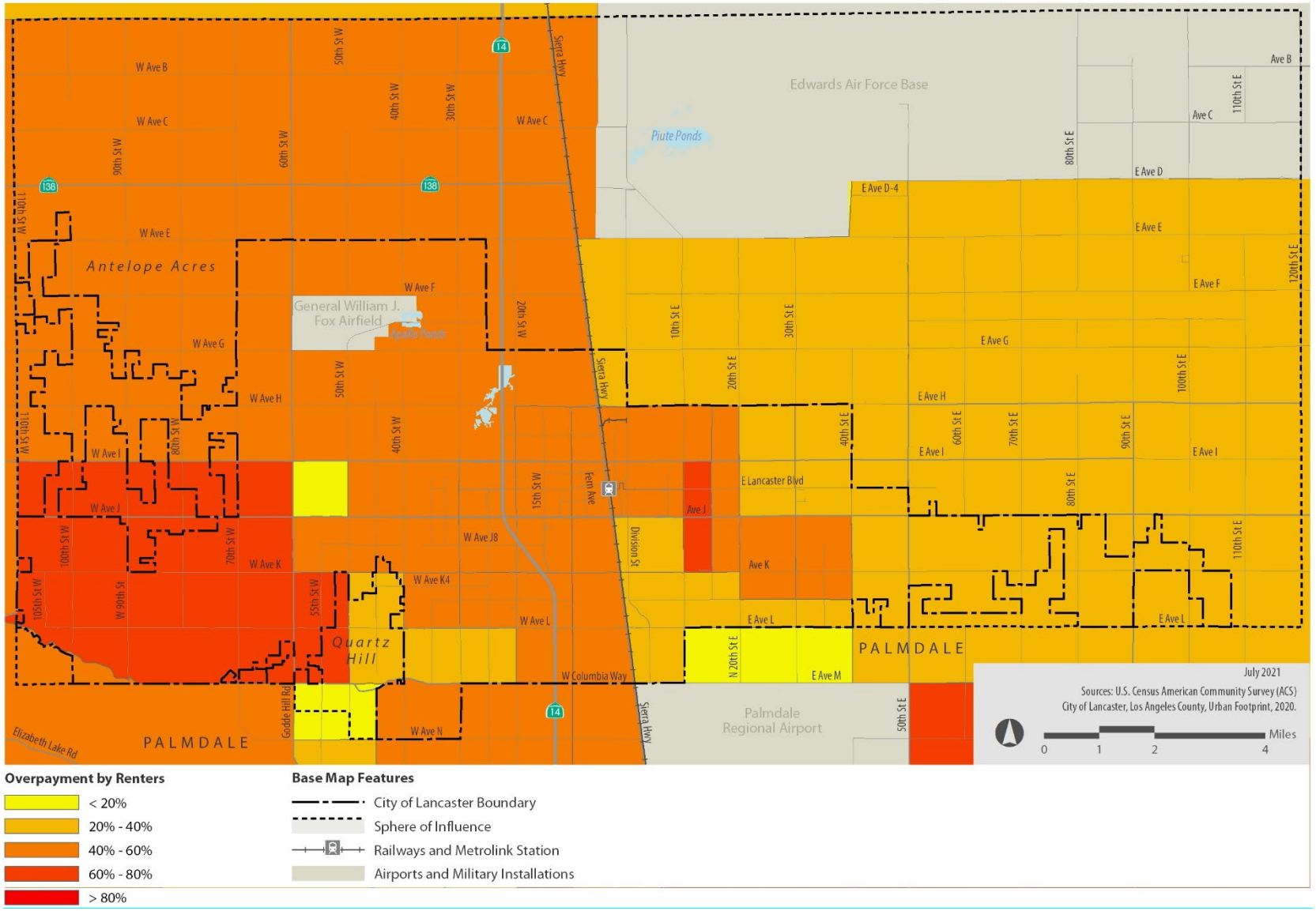


Figure H-4.18: Overcrowded Households (CHHS) Tract

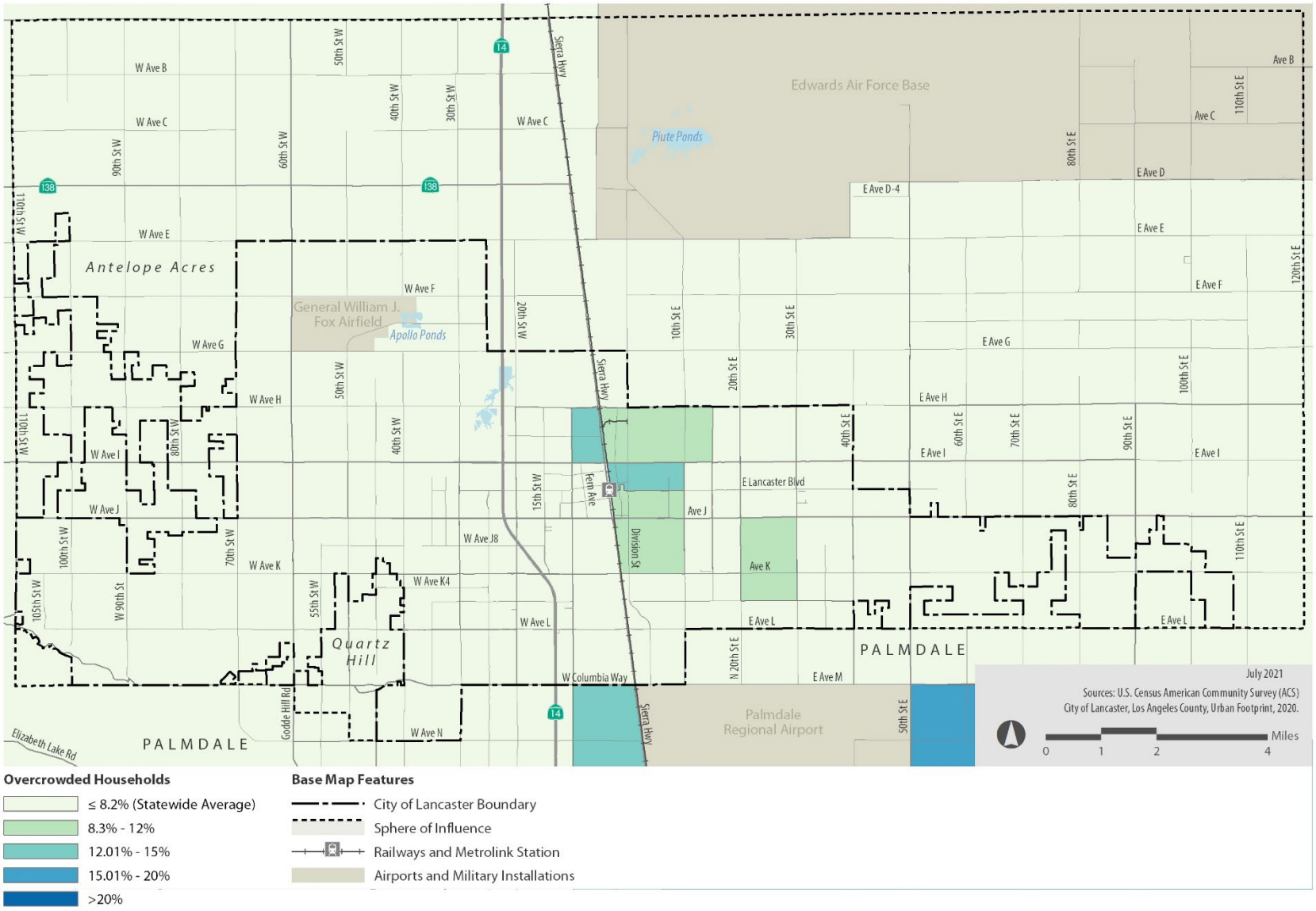


Figure 4.19: CalEnviroScreen 3.0, 2021 Tract

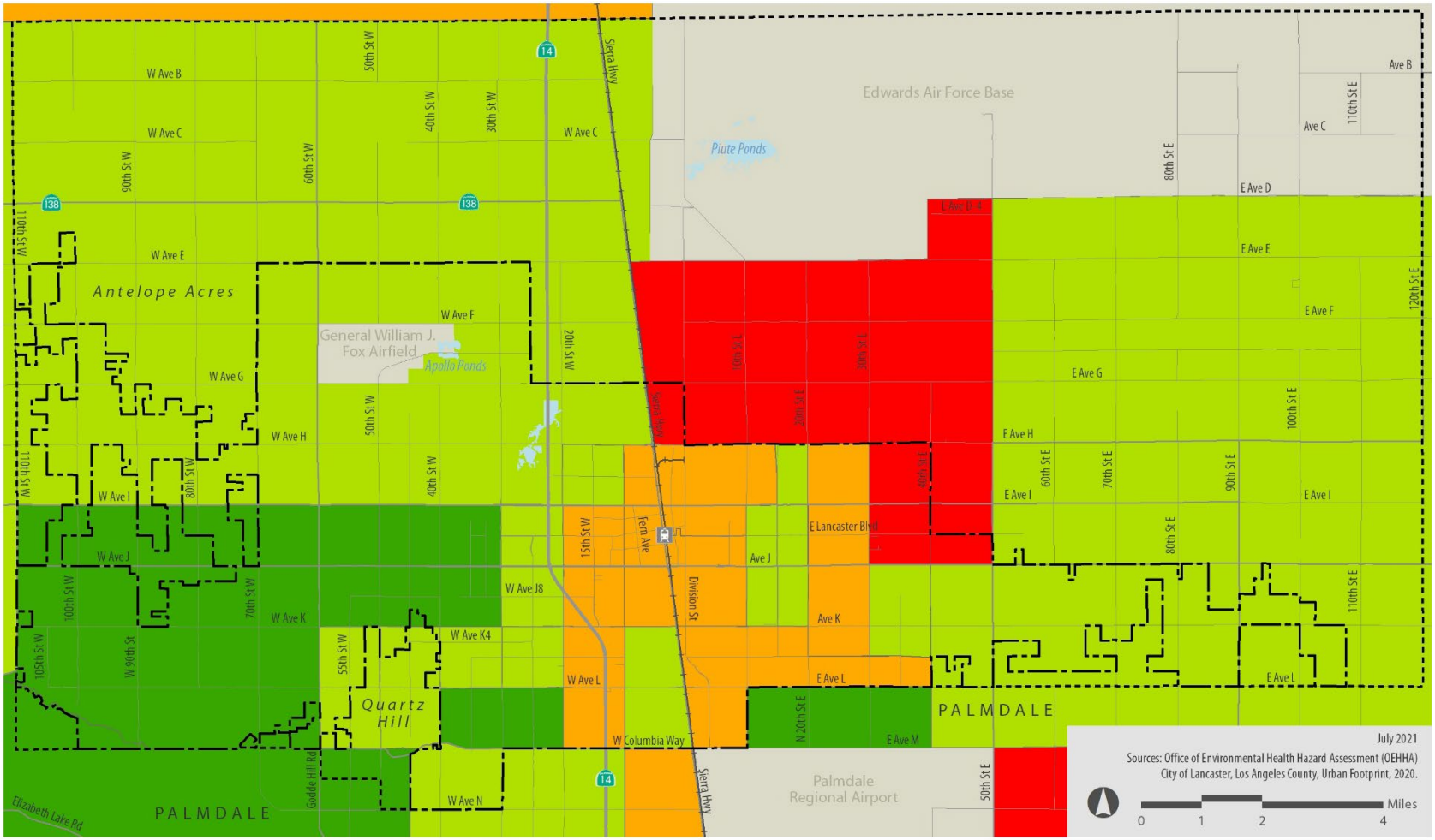
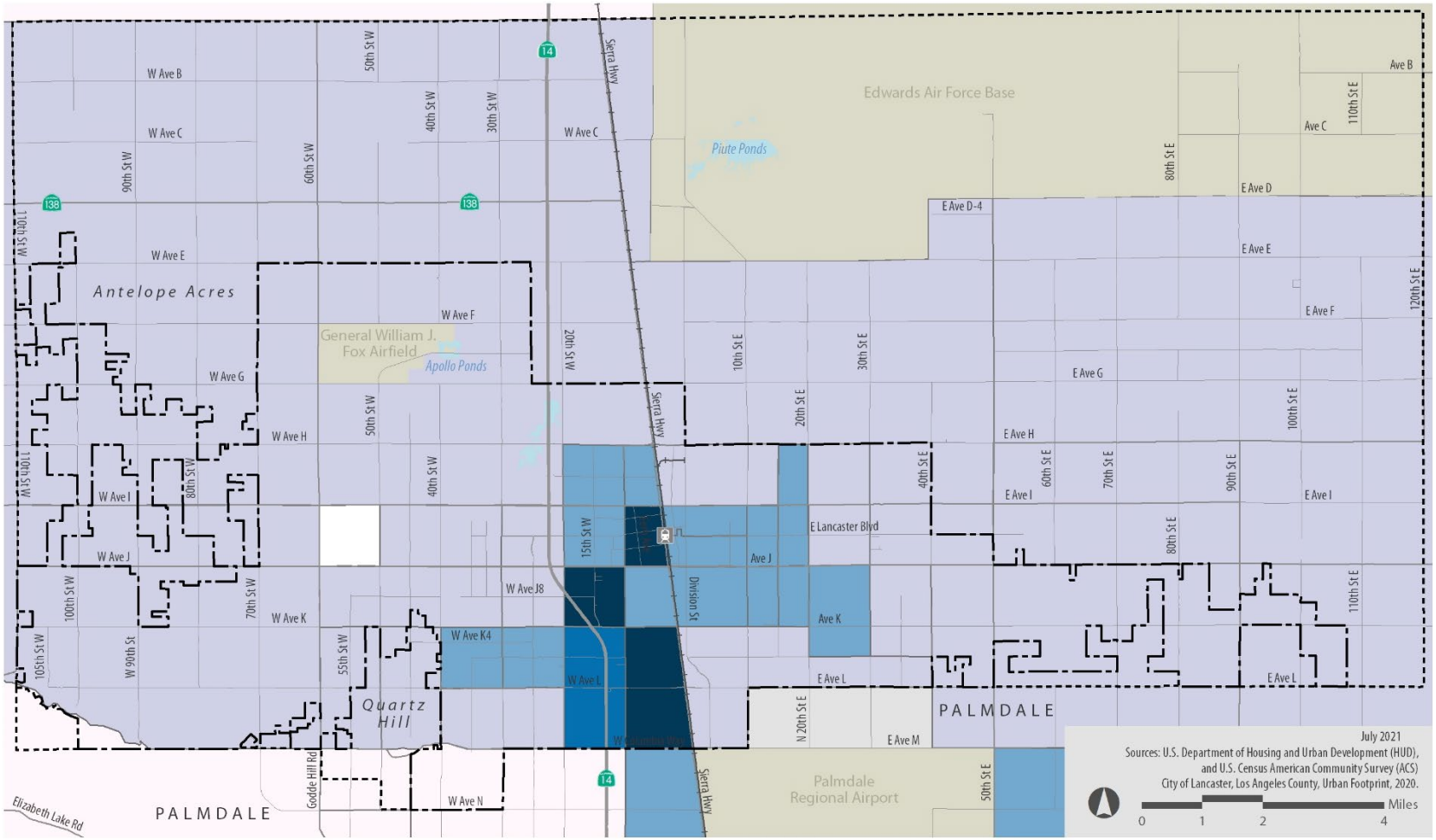


Figure 4.20: Percent of Households in Renter Occupied Housing Units (HUD) Tract



Sites Inventory

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively Furthering Fair Housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. For purposes of the Housing Element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty. **Figure 5.1** (in the Housing Resources Chapter) shows the site inventory to address the City's RHNA for 2021-2029 and the TCAC Opportunity areas. The lower-income RHNA is addressed with projects approved and proposed, accessory dwelling unit projects which will be located throughout the community in lower density neighborhoods, and vacant sites designated for future multi-family residential development. The above-moderate income RHNA is addressed with approved residential tracts and approved tentative tract maps throughout the city. Sites to meet both the lower- and moderate-income RHNA are distributed throughout the city (are not isolated by income group) and no one area has a concentration of sites to meet the low- or moderate-income RHNA. The sites identified parallel current development patterns; approved residential tracts, multi-family projects approved and in review, and current tentative tract maps are also spread fairly evenly throughout the city (both market-rate and affordable); sites to meet the RHNA are similarly spread and are often identified near these projects in the pipeline.

ADUs

ADU regulations in communities such as Lancaster, where significant vacant land exists, are seeing a new housing development type, where ADUs are integrated within the initial development concept. Among approved projects there are three new residential tracts that propose to include ADUs and JADUs as part of the initial development. These tracts are all located in the same general area, near 40th Street between W. Avenue J8 and W. Avenue K. This area, near the unincorporated Quartz Hill neighborhood is characterized by very low poverty rates (it is the only area of the community with less than 10 percent poverty), has a median household income of between $87,000 and $125,000, significantly higher than the city average, and is defined by California Tax Credit Allocation Committee (TCAC)/HCD as a moderate resource area of the community. Over the course of the planning period, it is estimated that additional new tracts, as well as well-established neighborhoods will see an increase in ADU production in Lancaster. These ADUS provide an important source of affordable housing located throughout the community and especially in high-opportunity areas. As SB 9 regulations are also implemented on an individual property basis, additional affordable housing is anticipated to occur in high-opportunity areas. ADUs in these high opportunity areas support improved fair housing conditions by providing affordable housing in areas with higher performing schools, lower pollution impacts, and lower poverty rates. ADUs are identified in the Housing Resources chapter of this Housing Element to meet portions of the very low-, low-, moderate-, and above-moderate RHNA. To ensure new landlords of single-family homes with ADUs are aware of fair housing laws and tenants' rights, Program H-1.5 includes an action to provide fair housing information as part of the ADU public outreach program.

MDR/HDR

MDR- and HDR-zoned land is dispersed throughout the community, on the east and western parts of the city. Sites identified to meet the RHNA in these zones are vacant and generally near other proposed projects in the pipeline. Sites zoned MDR are identified to meet the moderate income RHNA, based on the allowed density within this zone and State Housing Element law's provisions for "default density" (discussed in more detail in the Housing Resources chapter). HDR sites are identified to meet the very low-income RHNA, based on the allowed density within this zone and State Housing Element law's provisions for "default density".

Both the MDR sites identified to meet the moderate-income RHNA and the HDR sites to meet the very low-income RHNA are located in areas identified by the TCAC/HCD as moderate resource, low resource, and high segregation and poverty. Only two very small pockets of Lancaster are identified as high resource areas. MDR sites to meet the moderate-income RHNA are located in areas with less than 10 percent of the population is living below the poverty level, areas where 10 to 20 percent of the population is living below the poverty live, and areas where more than 40 percent of the population is living below the poverty level. There are also additional vacant MDR sites to support additional development at a variety of income levels, not intended to meet the RHNA but identified as surplus sites in the Housing Resources chapter. HDR sites to meet the very low-income RHNA are located in areas adjacent to the lowest poverty area and many are located within the area where 10 to 20 percent of the population lives below the poverty level. No HDR sites are identified in the areas of highest poverty.

Table H-4.17 summarizes the distribution of sites to meet the RHNA by poverty level of the various census tracts within the city. Most sites (46 percent) are located within areas of the city with 10 to 20 percent of the population living below the poverty level; and over one-third (36 percent) are located in areas where 20 to 30 percent of the population lives below the poverty level. Nine percent of sites are located in areas where the poverty rate is lowest in the city. Few sites are located in areas with the highest poverty rates (seven percent of sites).

Table H-4.17: Distribution of Sites to Meet the RHNA by Poverty Level

Poverty Level	Low	Moderate	Very Low	Total
< 10%	0%	27%	2%	9%
10%- 20%	74%	20%	51%	46%
20% - 30%	17%	32%	43%	36%
30% - 40%	0%	0%	3%	2%
> 40%	9%	21%	0%	7%

New higher-density housing in all of these areas is anticipated to support decreasing fair housing concerns and providing additional opportunity for residents, as an increase in diverse housing options and supply helps support choice for local residents.

MU-C

Sites zoned MU-C are identified to meet the very low-income RHNA, based on the allowed density (no density limit) within this zone and State Housing Element law's provisions for "default density". This zone is typically located along major arterial streets and is intended to contribute to the local streetscape through vertical elements of multi-storied structures, built closer to the front property line. While sites zoned MU-C tend to be located in areas identified by TCAC/HCD as low resource or high segregation/poverty, no MU-C sites are identified in the areas of highest poverty, where more than 40 percent of the population is living below the poverty level.

New housing developments within the MU-C zone are anticipated to contribute to the variety ofhousing options, thus reducing the potential for fair housing issues. The MU-C zone also provides additional opportunities to access commercial services and jobs.

MU-N

This zone emphasizes compact residential development, built in close proximity to daily commercial/office uses and services, offering pedestrian connections and gathering spaces, including trails and neighborhood parks. Typical developments in the mixed use neighborhood zone include attached multi-family uses, such as apartments and condominiums, small-lot single-family subdivisions, and smaller commercial and office uses. Neighborhoods containing these developments would have a highly connected street pattern, such as a grid block layout for small-lot single family developments. MU-N sites are identified to meet the very low- and low- income RHNA, based on the allowed density (no density limit) within this zone and State Housing Element law's provisions for "default density".

MU-N sites are located in a variety of locations, including areas identified by the TCAC/HCD as moderate resource, low resource, and high segregation and poverty. A small portion of the MU-N sites are identified in areas where more than 40 percent of the population lives below the poverty level. Most sites are located where 10-20 percent or 30-40 percent of the population lives below the poverty level.

MU-TOD

The MU-TOD zone provides the foundation for high-density residential land uses in close proximity to a defined transit facility. Located in a more developed portion of town, the MU-TOD zone was re-envisioned to provide additional services and identity to this area through the TOD Zones Form Based Code. This zone is only located in one small area of the city. MU-TOD sites are identified to meet the very low-income RHNA; most of these sites are owned by the City of Lancaster. These sites are located in an area of high segregation and poverty, where 20 to 30 percent of the population lives below the poverty level.

In addition, beyond the sites identified to meet the RHNA in Figure 5.1, Lancaster has significant additional vacant land that may support housing development at a variety of densities, income levels, and housing types. Table H-5.22 (in the Housing Resources Chapter) identifies realistic capacity for an additional 514 units in the MDR zone, with a density maximum of 15 units per acre and an additional 7,515 units on vacant mixed-use sites (zoned MU-N, MU-E, and MU-TOD), which have no maximum density limit and encourage a variety of housing types accessible to various income categories. Furthermore, the City has recently undertaken comprehensive planning processes to expand housing options in new locations, including the Health District Master Plan and the Parkway Village Specific Plan.

Given the ample surplus of sites and the general distribution of identified sites throughout the community, sites are not isolated by income group in any particular area of the community.

The following describes the distribution of the sites with respect to areas of analysis discussed above.

Segregation and Integration

Most census tracts in Lancaster have a sizeable White majority, particularly in the western side of the city (west of State Route 138). The eastside of Lancaster contains a sizeable Hispanic majority. The eastside also overlaps with areas of lower median incomes, environmental burdens, and higher proportion of renters. The areas with the lowest median income are located on the eastside, where many census tracts have a median income of less than $55,000. Additionally, there is a concentration of residents with disabilities around the central and northwestern parts of the city. These areas contain several senior care and assisted living facilities, which could explain the higher proportion of people with disabilities. Overall, the sites identified in the inventory improve integration by adding more housing throughout the city that is accessible to lower-income households and those with special needs. Sites are identified on both the west and east sides of town. Sites near critical jobs and services in Downtown and in key transportation corridors help increase regional access to opportunity for all residents, particularly those with lower-incomes or special needs. Affordable housing developments also provide the opportunity for access to critical services and amenities. For example, one of the pipeline projects, Penny Lane, will provide housing for transitional aged/homeless youth and will contain several support services on-site such as case management, a computer lab, and a community garden.

R/ECAPs

In Lancaster, HUD R/ECAP data shows one census tract (9006.07) classified as a R/ECAP, which is located near the downtown area (see **Figure H-4.11**). The sites inventory does identify a few sites within the R/ECAP area that are designated for the lower-income RHNA. Most of these are zoned mixed-use, which provides an opportunity to attract economic development in the R/ECAP census tract. Program H-5.2 encourages mixed-income and mixed-use developments to be accessible to residents citywide, especially in high opportunity and resource-rich areas through the development of city-owned properties and grant funding for housing.

Access to Opportunity

The lower-income RHNA is addressed with projects approved and proposed, accessory dwelling unit projects, and vacant sites designated for future multi-family residential development. The capacity for multi-family residential development is distributed among the low and moderate resources areas (very little area within Lancaster is identified as high resource). No concentration of lower-income sites exists. The distribution of lower income RHNA sites represents improved fair housing and equal opportunity conditions. These sites represent locations where new higher-density housing can be provided. Incentivizing new residential development in these areas, stimulating economic development, and job creation will contribute to a higher quality of life for existing and future residents of this area.

The above-moderate income RHNA is addressed with approved residential tracts and approved tentative tract maps throughout the city. These tracts are distributed fairly evenly in moderate-resource areas and low-resource areas, indicating a trend toward increasing opportunities in low-resource areas.

Disproportionate Housing Needs

Lancaster's most significant housing need relates to environmental justice issues. CalEnviroScreen results show that one census tract is considered a disadvantaged community per SB 535. In response to this, the City has developed an Environmental Justice Element as part of their General Plan. The Environmental Justice Element contains policies aimed at improving access to physical activity, healthcare, education, and employment, mitigating pollution burdens such as poor air quality, and increasing community participation in critical decision-making processes.

Few sites to meet the RHNA are located in the environmental justice areas; however, a number of projects are in the pipeline and will also contribute to meeting the RHNA. These projects are market rate developments and will not increase fair housing issues nor concentrate additional low-income housing in a particular area.

Identification and Prioritization of Local Fair Housing Issues and Contributing Factors

Fair housing issues in Lancaster are primarily related to access to opportunity and racially/ethnically concentrated areas of poverty. The primary contributing factors to the City's fair housing issues include limited local availability of higher wage jobs and proficient schools and other critical resources in addition to rates of segregation.

Fair Housing Issue: Housing Discrimination Persons with Physical or Mental Disabilities

Discussions with and data provided by HRC showed that a majority of fair housing complaints are related to discrimination based on physical or mental disabilities. Usually, these complaints involved issues with a landlord not accepting reasonable accommodation requests such as access to ADA parking spaces, installation of ADA features such as ramps or bars, keeping service animals in their units, or transfer of units that were more ADA accessible, such as on the first floor of the building.

Contributing Factors:

- Landlords/property owners lacking the knowledge of what constitutes as a fair housing violation or how to process reasonable accommodation requests

Fair Housing Issue: Access to Opportunities

When compared to the region, Lancaster has higher exposure to poverty, less access to high proficiency schools, lack of employment centers, and barriers to the labor market due to lower educational attainment. The opportunity indices also show racial and ethnic disparities amongst Black and Hispanic residents when accessing opportunities. Geographically, the eastside of Lancaster has less access to opportunity in comparison to the westside. The westside is generally an area of moderate resources

according to the TCAC/HCD opportunity maps. The eastside contains several pockets of high segregation and poverty and is an area of low resources.

Contributing Factors:

- Lack of major employment centers and proficient schools
- Disparities in job readiness and educational attainment
- Increasing measures of segregation
- Lack of higher opportunity areas

Fair Housing Issue: Racially/Ethnically Concentrated Areas of Poverty

There is one census tract in Lancaster that is considered a R/ECAP. This census tract has 40 percent or more of individuals living at or below the poverty line. This R/ECAP also coincides with areas of high segregation as shown in the TCAC/HCD opportunity maps. There are several other census tracts that have a population of 30 percent or greater living in poverty, all of which are located in the central and eastern areas of Lancaster. There is also data that suggests the westside of Lancaster may be considered an area of concentrated affluence, with lower proportions of non-white individuals and higher median income. According to CalEnviroScreen, the eastside also contains a census tract that is considered to be a disadvantaged community (also known as an environmental justice community). The environmental justice community has high rates of pollution and socioeconomic burdens, such as concentrations of ozone, hazardous waste, solid waste, and water contamination, poverty, unemployment, cardiovascular disease, and asthma.

Contributing Factors:

- Lack of major employment centers and proficient schools
- Disparities in job readiness and educational attainment
- Increasing measures of segregation
- Lack of higher opportunity areas

Actions to Address Contributing Factors

The City is taking several actions, reflected in the Housing Plan and the Environmental Justice Element, to address contributing factors for these three fair housing issues. These strategies include increasing the synergy between housing and economic development through changes to existing zoning regulations, providing more housing opportunities to special needs individuals, and addressing environmental justice inequities. For more details on specific programs and actions, refer to Chapter 2, Housing Plan.

CHAPTER 5
HOUSING RESOURCES

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate the production of their regional share of housing. To determine whether a jurisdiction has enough land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify "adequate sites." Under State law (California Government Code Section 65583[c][1]), adequate sites are those with appropriate zoning standards and a plan for services and facilities needed to facilitate and encourage the development of a variety of housing for all income levels.

This section provides an overview of available sites in Lancaster for future housing development and evaluates how these resources can work toward satisfying future housing needs. Also discussed are the financial and administrative resources available to support affordable housing.

Housing Sites in Lancaster

SCAG has assigned each community a share of the region's projected housing need for the period of 2021-2029. Therefore, an important component of the Housing Element is the identification of land resources and assessment of these sites' ability to meet the projected housing need. The City is well positioned to meet this need with ample availability of vacant, residentially zoned land and approved tentative tract maps. Due to the availability of undeveloped land and relatively lower costs (compared to other jurisdictions in Los Angeles County), housing in Lancaster is more affordable. Many new market-rate units can provide affordability at the moderate-income level (80 percent of the area median income) even at market-rate costs.

While market conditions are favorable for housing production, the City continues to work diligently to remove constraints to housing development and be proactive in encouraging and facilitating development of both market-rate and affordable housing. In particular, the City has:

- Adopted a General Plan in 2009 that provides a clear roadmap for a variety of housing types, implemented by zoning and form-based codes that provide high levels of flexibility, including the Downtown Specific Plan, Transit Oriented Development (TOD) zones, and Mixed Use zones (none of which set a maximum density limit)

- Adopted a Health District Master Plan in 2021 that re-envisions the area surrounding the Antelope Valley Hospital as a mixed use and active neighborhood
- Adopted vehicle miles travelled (VMT) analysis to streamline development and exempt from VMT analysis affordable housing projects and any housing projects located in low VMT areas
- In 2021, initiated a new Parkway Village plan, a replacement to the Amargosa Creek Specific Plan, which will allow for a variety of residential uses where it was once prohibited
- Partnered with the Community Development Commission of the County of Los Angeles, LAHSA, and The People Concern, and InSite Development to support construction of the Kensington Campus, which provides 100 units of permanent supportive housing and 153 beds in an emergency shelter format, which opened in 2020
- The City of Lancaster Housing Authority regularly collaborates with other agencies and developers to provide additional housing opportunities for Lancaster. Projects underway in 2021 include a collaboration with Bridge Housing to build 114 units of affordable housing on a City-owned property at Sierra Highway and Avenue I, as well as a project at Division and Avenue I for a new affordable planned development.

Regional Housing Needs Allocation (RHNA)

The sixth cycle RHNA for the SCAG region covers an 8.3-year planning period (June 30, 2021 – October 15, 2029) and is divided into four income categories: very low, low, moderate, and above moderate. SCAG has assigned Lancaster an allocation of 9,023 units to be accommodated during this planning cycle, with the units divided among the four income categories shown in **Table H-5.1**. The City of Lancaster is not responsible for the actual construction of these units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning and development standards, and/or incentives to encourage the construction of various types of units.

Table H-5.1: RHNA Allocation 2021-2029

Income Group	Total Housing Units	Percentage of Units
Extremely-/Very Low-Income (0-50% AMI)*	2,224	25%
Low-Income (51-80% AMI)	1,194	13%
Moderate-Income (80-120% AMI)	1,328	15%
Above Moderate-Income (121+% AMI)	4,277	47%
Total	*9,023*	*100%*

Notes:

AMI: Area Median Income

* Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Using the 50% calculation, the City's very low-income RHNA of 2,224 units can be split into 1,112 extremely low-income and 1,112 very low-income units.

Progress towards RHNA

Since the RHNA uses June 30, 2021 as the baseline for growth projections for the Housing Element planning period of 2021 to 2029, jurisdictions may count toward the RHNA housing units approved, developed, or under construction that are anticipated to be completed after July 1, 2021. As of April 2021, 1,902 housing units are under construction or approved in Lancaster (**Table H-5.2**).

Table H-5.2: Credits toward the RHNA

	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
APPROVED PROJECTS					
Approved Residential Tracts (Partial Construction)	-	-	-	499	499
Approved Residential Tracts (No Building Permits Yet)	-	-	-	131	131
Approved Multi-Family Projects	176	421	3	0	600
subtotal	*176*	*421*	*3*	*630*	*1,230*
PROPOSED PROJECTS					
Multi-Family Projects in Review	0	72	0	600	672
Total	**176**	**493**	**3**	**1,230**	**1,902**

Approved and Proposed Projects

Approved residential development projects credited toward the 2021-2029 RHNA include several residential subdivisions and multi-family residential developments. The following summarizes what stage of the approval process these projects are in and the housing unit distribution across income categories.

Approved Residential Tract Maps – Partially Constructed or Under Construction

Approved Residential Tract Maps are lots that have entitlement approvals and necessary infrastructure in place or are located within a service area where infrastructure can easily be extended. These neighborhoods are either partially constructed or under construction. Projects under construction are typically completely graded, many with partial improvements in place, such as road pavement, curb and gutter, and utility lines. All of these single-family units are included in the above moderate-income category to meet the RHNA.

Table H-5.3: Approved Residential Tract Maps – Partially Constructed or Under Construction

Tract	Zone	Status	Remaining Lots
46818	R-7000	Approved	7

Table H-5.3: Approved Residential Tract Maps – Partially Constructed or Under Construction

Tract	Zone	Status	Remaining Lots
47583	R-7000	Approved	102
47895	R-7000	Approved	15
54007	R-7000	Approved	43
54199	R-7000	Approved	35
54406	R-7000	Approved	9
37538	RR-1	Approved	10
43677	RR-1	Approved	2
44167	SRR	Approved	16
44990	RR-1	Approved	1
53375	RR-1	Approved	3
39910	R-7000	Under construction	6
54025	R-7000	Under construction	30
54274	R-7000	Under construction	40
61542	R-7000	Under construction	4
61206	R-7000	Under construction	11
63346	R-7000	Under construction	9
61819	R-7000	Under construction	30
60294	R-7000	Under construction	29
61489	R-7000	Under construction	97
Total			499

Approved Residential Tract Maps – Recorded

Recorded Residential Tract Maps have been approved and recorded as legal lots, but building permits have not yet been issued. The next step will be for applicants to apply for building permits or grading permits (no other Planning-level permits are required). All of these single-family units are included in the above moderate-income category to meet the RHNA.

Table H-5.4: Approved Residential Tract Maps – Recorded

Tract	Zone	Recorded Lots
44439	R-10,000	23
61493	R-7,000	12
62845	SRR	63
63595	R-7,000	5
72266	RR-1	4
67581	R-7,000	8

Table H-5.4: Approved Residential Tract Maps – Recorded

Tract	Zone	Recorded Lots
60430-1	R-7,000	16
Total		131

Approved Multi-family Residential Projects

Five multi-family projects totaling 600 units have been approved recently in Lancaster, all of which will provide deed-restricted affordable housing.

Table H-5.5: Approved Multi-Family Residential Projects

Project	Zone	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate (80-120% AMI)	Above Moderate (120%+ AMI)	Total
CUP 18-26 Penny Lane Near the NWC of Sahuayo Street and Avenue K-4	SP 80-02	8	70	2	-	80
CUP 21-03 Southwest corner of Sierra Hwy and Ave I	C	-	114		-	114
SPR 19-07 1752 East Avenue J-4 3148- 041-001	HDR	27	237	-	-	264
SPR 20-0 Northwest corner of 27th Street West and Avenue K-12	HDR	71	-	1	-	72
CUP 07-13 Essex Towers 44948 10th Street West 3133-002-026	C	70	-	-	-	70
	Total:	**176**	**421**	**3**	**0**	**600**

CUP 18-26 (Penny Lane)

This project involves the construction of an 80-unit, three-story residential building on an approximately 2.3-acre parcel. The development will provide affordable, special needs housing specifically for transition aged/homeless youth and young families with very low- and low-incomes. The applicant was entitled to a density bonus of up to 32.5 percent and two incentives/concessions; the applicant requested and was granted a density bonus of 15.9 percent and concessions from the parking requirements and the street side yard setbacks. The project is located in a commercial/industrial zone (Specific Plan 80-02: Lancaster Business Park), which allows residential uses with a conditional use permit.

CUP 21-03

This project, located at the southwest corner of Sierra Highway and Avenue I, is a joint collaboration between Bridge Housing and the Lancaster Housing Authority. The proposed 114 units will be limited to residents earning less than 80 percent of the area median income, with a target average of 60 percent area median income. These units are counted toward the low-income RHNA category.

SPR 19-07 (Terracina)

This project includes a 264-unit, low-income apartment complex in the High Density Residential (HDR) zone. The project site is located on approximately 13.05 gross acres at the northeast corner of 17th Street East and Avenue J-4. Ten percent of the units will be available to residents earning less than 50 percent of the area median income; 90 percent will be available to residents earning 60 percent of the area median income. As of May 2021, the project was under construction.

SPR 20-02 (The Emerald)

The proposed project, located at the northwest corner of 27th Street West and Avenue K-12 in the High Density Residential (HDR) zone, is a 72-unit, affordable housing complex with a total of five two-story residential buildings and a one-story community center/office building. The development will provide housing for individuals, families, and seniors who are extremely low-income and one manager's unit. These units will be deed restricted for 55 years, and the development will be run by LA Family Housing.

Essex Tower

The proposed project, initiated by the Los Angeles County Development Authority and supported by $7 million in affordable housing trust funds and $8.7 million in other funds, consists of the construction of 70 apartment units within the boundaries of an existing development. This development would provide 69 one-bedroom units for homeless seniors with special needs (extremely low-income) and one one-bedroom unit for an on-site manager. The project applied for building permits in 2021 and was under construction during 2021.

Multi-Family Projects in Review

The projects in this category include multi-family residential development currently under review by the City's Community Development Division. The affordability assumptions for these projects are based on actual rents anticipated by the City and applicant; low-income units are deed-restricted.

Table H-5.6: Multi-Family Residential Projects in Review

Project	Zone	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate (80-120% AMI)	Above Moderate (120%+ AMI)	Total
CUP 20-02 20th St West, South of Avenue I and North of Lancaster Blvd	MU-C	-	72	-	320	392
CUP 21-01, GPA 21-01 Southeast corner of 15th Street West and Avenue L	RR-2.25	-	-	-	118	118
SPR 20-04 Southeast corner of 20th and Ave I	MDR	-	-	-	162	162
	Total:	**0**	**72**	**0**	**600**	**672**

CUP 20-02

The proposed project is a mixed-use development consisting of a 392-unit apartment complex and 12,750 square feet of neighborhood serving commercial/retail within the Mixed-Use Corridor Zone. The apartment complex would have a total of 49 two-story residential buildings containing 60 one-bedroom units, 268 two-bedroom units, and 64 three-bedroom units. The applicant has applied for a density bonus to receive setback concessions; in return 72 units will be designated as affordable to households earning 60 percent of the area median income. The remaining 320 units are included in the above moderate-income RHNA category.

CUP 21-01

This project, proposing 118 new market rate units at the corner of 15th Street West and Avenue L and a commercial component, is under review as of 2021. Located in the RR-2.5 zone, the applicant is requesting a General Plan Amendment and zone change to Mixed-Use-Commercial. This project is part of a bigger mixed-use development and is projected to have market rate rents. These units have been allocated to the above moderate-income RHNA category.

SPR 20-04

Located at the southeast corner of 20th Street and Avenue I, this project will provide 162 units in two-story apartment buildings. The project is located in the MDR zone. Actual rents for this project range are estimated between $2,200 - $3,000, which based on State housing cost guidelines is affordable to above moderate-income households (see **Table H-5.18**). These units have been allocated to the above moderate-income RHNA category.

Remaining RHNA

Approved residential development projects credited toward the 2021-2029 RHNA can accommodate 1,902 units (see **Table H-5.7**) and support progress toward the lower, moderate, and above moderate-income RHNA for 2021-2029.

Table H-5.7: Remaining RHNA (After Potential Projects)

Income Category	RHNA	Units Under Construction, Approved, and Proposed	Remaining RHNA
Extremely- and Very-Low	2,224	176	2,048
Low	1,194	493	701
Moderate	1,328	3	1,325
Above Moderate	4,277	1,230	3,047
Total	**9,023**	**1,902**	**7,121**

The City has a remaining RHNA of 2,048 very low-income units, 701 low-income units, 1,325 moderate-income units, and 3,047 above moderate-income units to be addressed through site identification.

Residential Sites Inventory

State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction's share of the region's projected growth. After accounting for approved and proposed projects, the City's remaining RHNA will be addressed through various residential and mixed-use development opportunities. The City has sufficient capacity to meet and exceed the identified housing needs. A detailed listing of sites, consistent with State law, is included in this chapter.

The Housing Element Sites Inventory consists of ADU projections and vacant residential and mixed-use sites. Together, these sites ensure that the remaining RHNA can adequately be accommodated during the planning period. The sites have no identified constraints that would prevent development or reuse during the Housing Element period. **Table H-5.20** summarizes the sites inventory (see also **Figure H-5.1** and **H-5.2**).

ADU Projections

Since 2017, the Legislature has passed a series of new laws that significantly increase the potential for development of new ADUs and Junior ADUs (JADUs) by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize their development. Interest in constructing ADUs is high in Lancaster and continues to grow. In 2018, 9 applications were received; in 2019, 23 were received; and in 2020, 39 ADU applications were received. This represents a 150 percent increase between 2018 and 2019, and a 70 percent increase between 2019 and 2020. The issuance of building permits follows application submittals; as such, lower numbers occurred in 2018 when new laws became effective to allow for the

time in designing projects and submitting for applications. In 2018 and 2019, no ADU building permits were issued; in 2020, 12 building permits were issued; and in 2021, 99 ADU building permits were issued between January 1, 2021 and September 1, 2021. Applying a projection of existing 2021 performance to the remainder of the year, an additional 50 ADU permits are anticipated to be issued in 2021 for a total of at least 149 ADUs. The City estimates that interest will continue to increase over the next few years before leveling off. The City is predominately made up of single-family neighborhoods; as such there is ample capacity for additional ADUs. Additionally, the City anticipates seeing continued interest in building ADUs as part of new single-family subdivision developments. As of May 2021, three residential tract projects in plan check included a total of 345 ADUs (see **Table H-5.10**).

The recent ADU activity may also be somewhat depressed by the COVD-19 pandemic and other events of 2020. The significant increase in 2021 is likely to be more representative of ADU production moving forward, based on ADU trends in Lancaster, new and pending favorable ADU legislation that created new incentives and streamlined processes to build ADUs, and the pent-up demand for additional housing in Lancaster and the Southern California region at large. While it is impossible to predict with certainty the exact number of ADUs that will be developed in the planning period (2021-2029), the City has estimated a level of ADU development that accounts for pent-up demand at the start of the planning period and the potential leveling off of ADU development in the latter part of the planning period. This estimate assumes the following:

- June 30, 2021 to December 31, 2021: 74 units – This represents half of the projected annual construction, based on trend information available (building permits issued) between January 1, 2021 and September 1, 2021.
- 2022: 54 units – This represents an average of building permits issued between 2019 and 2021. For the year 2021, this includes the actual building permits issued, plus those projected out to the end of the year. This is extremely conservative given that ADU permits have increased significantly between 2020 and 2021 and is approximately half the number of building permits issued between January and September 1, 2021.
- 2023 to October 15, 2029: 54 units annually – Conservatively, the City estimates that ADU permits will remain constant at that level through the rest of the planning period. Due to the planning period end date in October, only 36 ADUs are assumed in 2028.

However, to be even more conservative and to account for a level of uncertainty, the City estimates the production of 40 ADUs per year over the planning period (332 ADU units). This is an extremely conservative approach, especially given legislation that went into effect on January 1, 2022 to expand ADU opportunities (SB 9) and a continuing push in the legislature for more such legislation in coming years.

Affordability assumptions for ADUs are based on the Southern California Association of Governments (SCAG) ADU affordability analysis for Los Angeles County II, which has been pre-certified by HCD. The City will encourage ADUs and other innovative building types by keeping its ADU ordinance current with new State laws, developing and disseminating educational information on ADUs, and identifying an ADU specialist within the Planning Department. The City will evaluate ADU production by affordability level throughout the planning period and will identify and implement additional incentives and strategies midway through the planning period (2025) if needed (Program H-1.5).

Table H-5.8: Remaining RHNA (After Potential Projects and Projected ADUs)

Income Category	RHNA	Units Under Construction/ Proposed	Remaining RHNA After Projects	ADU Projections	Remaining RHNA After Projects and ADU Projections
Extremely- and Very-Low	2,224	176	2,048	78	1,970
Low	1,194	493	701	148	553
Moderate	1,328	3	1,325	7	1,318
Above Moderate	4,277	1,230	3,047	99	2,948
Total	**9,023**	**1,902**	**7,121**	**332**	**6,789**

Tentative Tract Maps

Tentative Tract Maps are the parcel configuration proposed prior to a final or parcel map, which is the official recorded document.

Approved Residential Tentative Parcel and Tract Maps - Not Recorded

The City has processed and approved a significant number of residential tentative parcel and tract maps in recent years. The tract maps indicated in Table H-5.9 are not yet recorded and thus subject to expiration; however, since 2008, the State has passed legislation granting automatic time extensions to these maps: SB 1185 (1 year), AB 333 (2 years), and AB 208 (2 years). AB 1561 granted 18-month extension to housing projects that were issued approval on or before March 4, 2020 and would set to expire December 31, 2021. Without the automatic time extensions, the applicant can choose to apply for a time extension through a request before the City's Planning Commission. These projects are located in various single-family zones at low densities; as such, all of these units have been included in the above moderate-income category to meet the RHNA. The one exception is TTM 74312, Avanti-South Specific Plan, discussed below.

Table H-5.9: Approved Residential Tentative Parcel/Tract Maps – Not Recorded

Tract	Zone	Parcel/Tentative Tract Map	Lots
66627	SRR	Tentative Parcel Map	2
69578	SRR	Tentative Parcel Map	4
74975	R-7,000	Tentative Parcel Map	2
82327	SRR	Tentative Parcel Map	3
60430	R-7,000	Tentative Tract Map	85*
60664	R-7,000	Tentative Tract Map	39
60885-01	R-7,000	Tentative Tract Map	49
61038	R-7,000	Tentative Tract Map	41
61040	R-7,000	Tentative Tract Map	58
61041	R-10,000	Tentative Tract Map	40

Table H-5.9: Approved Residential Tentative Parcel/Tract Maps – Not Recorded

Tract	Zone	Parcel/Tentative Tract Map	Lots
61118	R-7,000	Tentative Tract Map	33
61734	R-7,000	Tentative Tract Map	19
61989-01	R-10,000	Tentative Tract Map	56
62120-01	R-7,000	Tentative Tract Map	316
62578	R-7,000	Tentative Tract Map	84**
62664	SRR	Tentative Tract Map	60
66842	R-7,000	Tentative Tract Map	82***
71563	R-7,000	Tentative Tract Map	108
73344	R-7,000	Tentative Tract Map	18
73507	UR	Tentative Tract Map	753
80290	R-7,000	Tentative Tract Map	78
74312	SP 15-02	Tentative Tract Map	1,375 SF 325 MF
70180	R-7,000	Tentative Tract Map	109
70181	R-7,000	Tentative Tract Map	141
70182	R-7,000	Tentative Tract Map	139
70892	R-7,000	Tentative Tract Map	154
61733	SRR	Tentative Tract Map	18
72534	R-7,000	Tentative Tract Map	109
78213	R-7,000	Tentative Tract Map	167
82830	R-7,000	Tentative Tract Map	22
82831	R-7,000	Tentative Tract Map	13
74966	R-7,000	Tentative Tract Map	67
74101	R-10,000	Tentative Tract Map	88
71210	R-7,000	Tentative Tract Map	171
61921	R-7,000	Tentative Tract Map	70
Total			4,902

* Plans include an additional 83 ADUs and 61 Junior ADUs

** Plans include an additional 84 ADUS

*** Plans include an additional 79 ADUs and 38 Junior ADUs

TTM 74312 (Avanti-South)

This project is a master planned development consisting of residential, commercial, and public uses on approximately 307.7 acres. Upon full build-out, there would be a total of 1,700 dwelling units, including 175 age-targeted units, 256 active adult units, and 325 multi-family units; 213,600 square feet of

commercial uses; 31.5 acres of parks/open space; a 12.8-acre school site; 1.3-acre fire station; and 38.4 acres of internal streets. These uses would be divided between two subareas: Avanti West and Avanti South. The Avanti West subarea is approximately 73 acres and is bounded by Avenue K-4, Avenue K-8, 70th Street West, and 75th Street West. The Avanti South subarea is approximately 234 acres and is bounded by Avenue L, Avenue K-8, 62nd Street West, and 70th Street West. The single-family units are listed in **Table H-5.9** (Approved Residential Parcel and Tract Maps – Not Recorded) above and are allocated to the above moderate-income category. The planned 325 multi-family units have been allocated to the moderate-income category.

Proposed ADUs on Approved Tracts

Three projects in plan check as of May 2021 have updated plans that include ADUs within the tract development plan, as indicated in footnotes in **Table H-5.9** above.

Table H-5.10: Proposed ADUs on Approved Tracts

Tract	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
60430 - 83 ADUs and 61 JADUs	34	64	3	43	144
62578 - 84 ADUS	20	37	2	25	84
66842 - 79 ADUs and 38 JADUs	28	52	2	35	117
Total:	**82**	**153**	**7**	**103**	**345**

The affordability assumptions for the ADUs are based on the SCAG ADU affordability analysis for Los Angeles County II, which has been pre-certified by HCD. SCAG estimates an affordability breakdown of ADUs in the Los Angeles County II subregion as follows: 15 percent extremely low income, nine percent very low income, 45 percent low income, two percent moderate income, and 30 percent above moderate income.[1] These affordability assumptions are applied to the planned ADUs in tracts, as actual costs are unknown at this time.

Tentative Tract Maps in Review

There are a significant number of tract maps under review by the Lancaster Development Services Department as of spring 2021. Affordability of these units is unknown; however, these units are conservatively included to meet the above moderate-income RHNA category. Based on the cost of single-family homes in Lancaster and the range in potential home prices, many of these may be affordable to moderate-income households as well.

1 6th Cycle Housing Element Update Technical Assistance – ADU Affordability Analysis, August 27, 2020.

Table H-5.11: Tentative Tracts in Review

Tract	Zone	Status	Lots
82298	R-7,000	In review	25
82208	R-7,000	In review	99
78258	MDR/C/PK/R-7,000	In review	324
61678	R-7,000	In review	123
61248	R-7,000	In review	159
82777	R-7,000	In review	36
60367	R-7,000	In review	117
60348	SRR	In review	413
83231	R-7,000	In review	39
82298	R-7,000	In review	25
83232	R-7,000	In review	80
61574	R-10,000	In review	45
62484	R-7,000	In review	37
62485	R-7,000	In review	33
83315	R-7,000	In review	103
		Total:	**1,658**

Vacant Sites

The City can meet a significant portion of the RNHA with projects under construction, approved, and proposed, plus ADUs projected to occur on infill single family sites and within new residential tracts, and tracts that have been approved or are currently under review (see Table H-5.20). The remaining RHNA can be met through vacant sites in a variety of zones.

For the purposes of meeting the remaining RHNA, an inventory of potential sites in the HDR, MU-C, MU-N, and MU-TOD zones can accommodate this need as summarized in **Table H-5.12**. All sites identified to meet the lower-income and moderate-income RHNA are vacant with no known onsite constraints to development. None of these sites were used in both the fourth and fifth cycle Housing Elements to meet the lower-income RHNA; as such, no sites are subject to AB 1397 reuse requirements. **Tables H-5.14**, **H-5.15**, **H-5.16**, and **H-5.17** provide additional site-specific detail.

Table H-5.12: Vacant Sites

	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
Vacant MDR Sites	-	-	1,094	-	1,094
Vacant HDR Sites	457	-	-	-	457

Table H-5.12: Vacant Sites

	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
Vacant MU-C Sites	1,242	-	-	-	1,242
Vacant MU-N	371	579	-	-	950
Vacant MU-TOD	214	-	-	-	214
Total	2,284	579	1,094	-	3,957

Realistic Capacity

Consistent with HCD Guidelines, the methodology for determining realistic capacity on each identified site must account for land use controls and site improvements. Based on the intent of designations and the potential for the development of non-residential uses in mixed-used zones, the realistic capacity assumptions are listed below.

- **High Density Residential.** The HDR zone provides locations for multi-family residential development at densities between 15 and 30 units per acre. To account for land use controls and site improvements, realistic capacity is calculated based on 80 percent of the maximum allowable density (24 units/acre). This is a conservative estimate as some multi-family, affordable developments in Lancaster have recently been approved at densities lower than the maximum allowed, while some choose to use the density bonus option and exceed allowable densities. The Abbey Road development, approved in 2019, has been entitled at a density of 35 units per acre with a density bonus, whereas the affordable development at the intersection of Avenue K-12 and 27th Street East has been entitled at a density of 19 units per acre. The use of 80 percent of the maximum allowable density is a conservative estimate for projects within Lancaster as development varies in density.

- **Medium Density Residential.** The MDR zone provides locations for multi-family residential development at densities between 6 and 15 units per acre. To account for land use controls and site improvements, realistic capacity is calculated based on 80 percent of the maximum allowable density (12 units/acre). This is a conservative estimate as some multi-family, affordable developments in the MDR zone have recently been approved/constructed at densities lower than the maximum allowed, such as the Copper Square development at a density of 11 units per acre.

- **Mixed Use.** Mixed Use zones regulate developments that combine residential uses with one or more of the following uses: commercial, office professional, light industrial, or community facilities. Lancaster's Mixed Use zones allow for either single-use only developments or mixed-use developments. This means a developer can build just an apartment/condominium building,

or an office building on land zoned Mixed Use. Certain areas do require a commercial component, where located near major arterial intersections. There is no density range that caps the number of residential units a developer may build on a mixed-use site. Instead, the developer is limited by other land use controls, such as height limit, setbacks, on-site parking, and requirements for other amenities. Multi-family projects in Mixed Use zones can be built at up to 15 units by right; however, a project proposing 16 units or more requires a conditional use permit. This requirement is not intended to affect the density of the proposed projects; rather, it is in place to ensure that high-quality site planning and architecture are achieved. The findings for approval of the conditional use permit for mixed use projects 16 units and more will be strictly limited to those related to architecture and design, as opposed to density. However, to streamline the process, Program H-4.2 is included in the Housing Element to remove the CUP requirements for multi-family dwelling of 16 or more units. In addition, Program H-4.5 is included in the Housing Element to amend the Zoning Code to add reference to the Housing Accountability Act requirements, indicating that multi-family housing (and mixed use containing at least two-thirds residential) cannot be denied nor density reduced without specified findings.

There is ample vacant land in Lancaster, and large areas have been designated for mixed use. It is unlikely that all land in Mixed Use zones will be built as high-density residential structures. Some Mixed Use land will be built as offices, others with commercial and retail uses. Citywide, the ratio of residential uses versus non-residential uses is 70/30. While it is difficult to anticipate whether the ratio of uses in the Mixed Use areas will correspond with the ratio that is citywide, it is expected that most development will be residential, reflecting a high or moderate density, given the flexibility and current market demands for housing.

Given all the possibilities of the Mixed Use zones, and in light of market trends and the land use controls of the Mixed Use zoning regulations, a conservative realistic development capacity estimate for land in the Mixed Use zones is eight units per acre in MU-N zones and 16 units per acres in MU-C, MU-E, and MU-TOD. The Mixed Use-Neighborhood zone also permits “small-lot” single-family residential, which comprises of 3,000- to 4,000-square-foot single-family detached houses, at approximately eight units per acre. The Lancaster Promenade Project, currently under review and located within the MU-C zone, is estimated to have a density of 15.6 units per acre. Therefore, these capacity assumptions take into consideration that some developments would be built at a high density of around 16 to 30 units per acre or more, some at a moderate density of around 6.5 to 15 units per acre, and some as small-lot detached single-family residential, at eight units per acre. The estimates also assume that some land, estimated at less than the citywide ratio of 30 percent, would be used for non-residential uses, including office and commercial.

Sites to Meet the Lower Income RHNA

The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law, HCD is obligated to accept sites with those density standards as appropriate for accommodating the jurisdiction’s share of regional housing need for lower-income households. This is referred to colloquially as the “default density.” Lancaster’s

High Density Residential Zone (maximum density of 30 units per acre) and all Mixed-Use Zones (no density limit) meet the default density criteria.

Even so, developments in Lancaster have demonstrated that affordable housing can be constructed at less than the densities normally associated with affordable housing due to the ample supply of vacant land priced at levels lower than what is found in the surrounding local area and the region. Lancaster only recently experienced a surge in its population and is still transitioning from a rural to a suburban community. Unlike many existing, older jurisdictions in more densely populated areas, Lancaster still has significant vacant land available that is relatively less expensive compared with other areas Los Angeles County. As a result, housing costs in the city have generally remained lower than in other areas of the region and State.

There have been a number of affordable housing developments in the city that are either in the pipeline or have been constructed at densities lower than the 30 units per acre density standard set by the State. Affordable housing units (affordable to very low to low-income households) have been approved and developed at a density range of 15 to 35 units per acre.

Table H-5.13 presents a sample history of affordable developments that have been recently reviewed or approved. This recent history demonstrates that affordable housing developments are and will continue to be achieved in Lancaster at lower densities than 30 units per acre.

Table H-5.13: Affordable Housing Developments

Name	Locations	Project Density	Total Units	Affordable Units	Zoning
Approved					
Abbey Road	West Side of Sahuayo St and North of Ave K-4	34.8 du/ac	80	78	Lancaster Business Park SP
Terracina SPR 19-07	1752 East Avenue J-4	23.3 du/ac	264	264	High Density Residential (HDR)
SPR 20-02	Northwest corner of 27th Street West and Avenue K-12	18.5 du/ac	72	71	HDR (HDR)
CUP 21-03	Southwest corner of Sierra Highway and Avenue I	20.14 du/ac	114	114	Commercial (C)
Under Review					
CUP 20-02	20th and I	15.6 du/ac	392	78	Mixed Use Corridor (MUC)

HDR Sites

The HDR zone allows for multi-family residential development at densities between 15 and 30 units per acre. The vacant sites identified in the HDR zone can accommodate a realistic capacity of 457 units on 19.1 acres of vacant land. All of the sites identified are more than 0.5 acres and less than 10 acres consistent with State law regarding appropriate site size for accommodating lower income housing. Any individual parcels that are less than 0.2 acres in size are only included in the inventory if adjacent to other vacant HDR sites with which consolidation may occur.

Development trends in the City show that affordable housing can be developed on sites larger than 10 acres. Several affordable housing projects in the pipeline have been constructed in the HDR zone on sites larger than 10 acres, such as the Terracina SPR 19-07, which has been approved on an 11.4 acre site.

Mixed Use Sites

The MU-C, MU-N, and MU-TOD zones do not have maximum density limitations; the mixed-use zones were developed to provide flexibility for development. The General Plan includes general assumptions that densities would average across multiple parcels at 21 units per acre; however, much higher densities would be permitted. Projects are permitted to achieve four to five stories, depending on location. The following summarizes the realistic capacity available in each of these zones:

- The sites inventory includes parcels within the MU-C zone that can accommodate 1,242 units on 79.1 acres of vacant land.
    - The sites identified in this zone include all available vacant parcels.
- The sites inventory includes parcels within the MU-N zone that can accommodate 950 units on 113.2 acres of vacant land.
    - The sites identified in this zone to meet the RHNA are larger sites with the capacity to yield a greater amount of units. Additional capacity is available on vacant MU-N zoned land and is summarized in **Table H-5.22**. This additional capacity is not identified to meet the RHNA but may be referenced as necessary to comply with State Housing Element law no-net-loss provisions (Government Code Section 65863).
- The sites inventory includes parcels within the MU-TOD zone that can accommodate 214 units on 16.0 acres of vacant land.
    - Sites included to meet the RHNA are parcels that are either larger than 0.5 acres or, if they are less than 0.5 acres, are vacant parcels that are adjacent to other vacant parcels. All of these sites have common ownership with adjacent parcels, resulting in the parcels effectively functioning as one larger parcel. Additional capacity is available on vacant MU-TOD land to comply with no-net-loss provisions and is summarized in **Table H-5.22** (these sites are not identified to meet the RHNA but may be referenced as necessary to comply with State Housing Element law no-net-loss provisions [Government Code Section 65863]).

The City has an active application for a new mixed-use development in the MU-C zone as of 2021. Program H-4.2 is included in the Housing Element to consider a Mixed Use zone amendment to further encourage housing development, including a modification to required commercial components. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units per acre for Lancaster), HCD is obligated to accept sites with those density standards as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. The Mixed Use zones do not have a stated density limit and thus comply with this provision.

Sites to Meet the Moderate Income RHNA

Sites to meet the moderate-income RHNA are located in vacant MDR zoned land for a total capacity of 1,094 units. The City's MDR zone allows up to 15 residential units per acre, which makes it suitable for accommodating moderate income households. **Table H-5.19** provides additional site-specific detail.

Market rate rents for apartments in Lancaster fall within levels affordable to the households earning moderate incomes (81-120% AMI). The real estate website Zumper.com, reports a median rent of $1,395 for one-bedroom units, $1,495 for two-bedroom units, and $1,900 for three-bedroom units in Lancaster as of December 2020. Corelogic data show that the median condominium sales price in 2020 ($221,000) is affordable to low-income households and larger (4 persons or more) very low-income households. Projects in the MDR zone have been constructed in recent years at lower densities and providing affordable housing, such as Copper Square Apartments which is affordable to households earning 50 to 60 percent of area median income. Accordingly, projected affordability for multi-family units (either renter or owner-occupied) is conservatively allocated to the moderate-income category based on market costs for multi-family rental and for-sale units, as shown in **Table H-5.18**.

Table H-5.14: Vacant HDR Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3112-008-037	MR1	HDR	30 du/ac	24 du/ac	3.6	No	-	Yes	-	Vacant	86	Very Low
3123-016-905	MR1	HDR	30 du/ac	24 du/ac	1.0	No	-	-	-	Vacant	25	Very Low
3123-016-904	MR1	HDR	30 du/ac	24 du/ac	1.0	No	-	-	-	Vacant	25	Very Low
3112-003-038	MR1	HDR	30 du/ac	24 du/ac	4.8	No	-	Yes	-	Vacant	115	Very Low
3125-010-071	MR1	HDR	30 du/ac	24 du/ac	7.5	No	-	Yes	-	Vacant	179	Very Low
3120-011-901	MR1	HDR	30 du/ac	24 du/ac	0.2	Yes	Yes	-	-	Vacant	12	Very Low
3120-011-904	MR1	HDR	30 du/ac	24 du/ac	0.2			-	-	Vacant		Very Low
3120-011-905	MR1	HDR	30 du/ac	24 du/ac	0.2			-	-	Vacant		Very Low
3120-012-018	MR1	HDR	30 du/ac	24 du/ac	0.2	Yes	No	-	Yes	Vacant	15	Very Low
3120-012-902	MR1	HDR	30 du/ac	24 du/ac	0.2		Yes	-	-	Vacant		Very Low
3120-012-903	MR1	HDR	30 du/ac	24 du/ac	0.2			-	-	Vacant		Very Low
										Total	**457**	

Table H-5.15: Vacant MU-C Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3107-012-106	MU	MU-C	N/A	16 du/ac	4.8	-	-	Yes	-	Vacant	76	Very Low
3107-012-104	MU	MU-C	N/A	16 du/ac	5.2	-	-	Yes	-	Vacant	82	Very Low
3107-012-105	MU	MU-C	N/A	16 du/ac	5.2	-	-	Yes	-	Vacant	82	Very Low
3107-012-100	MU	MU-C	N/A	16 du/ac	4.1	-	-	Yes	-	Vacant	64	Very Low
3123-002-032	MU	MU-C	N/A	16 du/ac	7.2	-	-	Yes	-	Vacant	113	Very Low
3123-002-034	MU	MU-C	N/A	16 du/ac	4.9	-	-	Yes	-	Vacant	77	Very Low

Table H-5.15: Vacant MU-C Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3123-004-037	MU	MU-C	N/A	16 du/ac	6.5	-	-	Yes	-	Vacant	102	Very Low
3107-012-107	MU	MU-C	N/A	16 du/ac	4.8	-	-	Yes	-	Vacant	76	Very Low
3107-012-102	MU	MU-C	N/A	16 du/ac	4.8	-	-	Yes	-	Vacant	75	Very Low
3123-004-040	MU	MU-C	N/A	16 du/ac	1.2	-	-	Yes	-	Vacant	19	Very Low
3123-004-024	MU	MU-C	N/A	16 du/ac	10.2	-	-	Yes	-	Vacant	160	Very Low
3107-012-101	MU	MU-C	N/A	16 du/ac	4.8	-	-	Yes	-	Vacant	75	Very Low
3107-012-103	MU	MU-C	N/A	16 du/ac	4.8	-	-	Yes	-	Vacant	75	Very Low
3123-002-031	MU	MU-C	N/A	16 du/ac	7.1	-	-	Yes	-	Vacant	112	Very Low
3123-004-038	MU	MU-C	N/A	16 du/ac	3.5	-	-	Yes	-	Vacant	54	Very Low
										Total	**1,242**	

Table H-5.16: Vacant MU-N Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3147-002-046	MU	MU-N	N/A	8 du/ac	8.9	-	-	Yes	-	Vacant	75	Very Low
3128-002-004	MU	MU-N	N/A	8 du/ac	11.9	-	-	Yes	-	Vacant	100	Very Low
3112-003-021	MU	MU-N	N/A	8 du/ac	10.6	-	-	Yes	-	Vacant	89	Very Low
3142-006-028	MU	MU-N	N/A	8 du/ac	3.0	-	-	Yes	-	Vacant	25	Very Low
3142-007-010	MU	MU-N	N/A	8 du/ac	3.9	-	-	Yes	-	Vacant	32	Very Low
3142-006-024	MU	MU-N	N/A	8 du/ac	3.0	-	-	Yes	-	Vacant	25	Very Low
3142-006-025	MU	MU-N	N/A	8 du/ac	3.0	-	-	Yes	-	Vacant	25	Very Low
3150-007-061	MU	MU-N	N/A	8 du/ac	1.9	-	-	Yes	-	Vacant	16	Low

Table H-5.16: Vacant MU-N Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3150-007-059	MU	MU-N	N/A	8 du/ac	4.5	-	-	Yes	-	Vacant	38	Low
3128-002-005	MU	MU-N	N/A	8 du/ac	2.8	-	-	Yes	-	Vacant	23	Low
3128-003-018	MU	MU-N	N/A	8 du/ac	2.5	-	-	Yes	-	Vacant	21	Low
3128-003-019	MU	MU-N	N/A	8 du/ac	2.5	-	-	Yes	-	Vacant	21	Low
3128-003-020	MU	MU-N	N/A	8 du/ac	5.0	-	-	Yes	-	Vacant	42	Low
3123-012-015	MU	MU-N	N/A	8 du/ac	1.7	-	-	Yes	-	Vacant	14	Low
3123-016-005	MU	MU-N	N/A	8 du/ac	5.0	-	-	Yes	-	Vacant	42	Low
3123-016-004	MU	MU-N	N/A	8 du/ac	5.0	-	-	Yes	-	Vacant	42	Low
3105-018-096	MU	MU-N	N/A	8 du/ac	1.3	-	-	Yes	-	Vacant	11	Low
3105-018-051	MU	MU-N	N/A	8 du/ac	2.5	-	-	Yes	-	Vacant	21	Low
3105-018-069	MU	MU-N	N/A	8 du/ac	1.3	-	-	Yes	-	Vacant	11	Low
3105-018-118	MU	MU-N	N/A	8 du/ac	1.3	-	-	Yes	-	Vacant	11	Low
3105-018-013	MU	MU-N	N/A	8 du/ac	9.7	-	-	Yes	-	Vacant	82	Low
3105-018-123	MU	MU-N	N/A	8 du/ac	1.3	-	-	Yes	-	Vacant	11	Low
3105-018-014	MU	MU-N	N/A	8 du/ac	9.7	-	-	Yes	-	Vacant	82	Low
3105-018-040	MU	MU-N	N/A	8 du/ac	6.5	-	-	Yes	-	Vacant	54	Low
3105-018-127	MU	MU-N	N/A	8 du/ac	1.3	-	-	Yes	-	Vacant	11	Low
3105-018-081	MU	MU-N	N/A	8 du/ac	3.1	-	-	Yes	-	Vacant	26	Low
										Total	**950**	

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-023-925	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-921	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-919	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-914	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-913	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-918	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-903	MU	MU-TOD	N/A	16	0.3	Yes	Lancaster City	-	Yes	Vacant	6	Very Low
3138-023-928	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-916	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-923	MU	MU-TOD	N/A	16	0.2		Lancaster City	-	Yes	Vacant	4	Very Low
3138-023-929	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-915	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-917	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-023-924	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-920	MU	MU-TOD	N/A	16	0.0		Lancaster City	-	-	Vacant	1	Very Low
3138-023-922	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-926	MU	MU-TOD	N/A	16	0.1	Yes	Lancaster City	-	-	Vacant	1	Very Low
3138-023-911	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-902	MU	MU-TOD	N/A	16	0.6		Lancaster City	-	Yes	Vacant	10	Very Low
3138-023-906	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-909	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-912	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-905	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-901	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-908	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-927	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-023-907	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-910	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-904	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-023-900	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-920	MU	MU-TOD	N/A	16	0.1	Yes	Lancaster City	-	-	Vacant	1	Very Low
3138-022-906	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-902	MU	MU-TOD	N/A	16	0.3		Lancaster City	-	Yes	Vacant	5	Very Low
3138-022-922	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-908	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-900	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	Yes	Vacant	2	Very Low
3138-022-926	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	2	Very Low
3138-022-928	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	2	Very Low
3138-022-917	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-022-927	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	2	Very Low
3138-022-914	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-925	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-916	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-929	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	2	Very Low
3138-022-909	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-930	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	2	Very Low
3138-022-919	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-918	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-924	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-911	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-915	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-921	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-022-901	MU	MU-TOD	N/A	16	0.2		Lancaster City	-	-	Vacant	3	Very Low
3138-022-907	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-913	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-923	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-905	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-904	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-912	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-910	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-022-931	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	Yes	Vacant	2	Very Low
3138-024-929	MU	MU-TOD	N/A	16	0.1	Yes	Lancaster City	-	-	Vacant	1	Very Low
3138-024-928	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-901	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-923	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-024-918	MU	MU-TOD	N/A	16	0.3		Lancaster City	-	Yes	Vacant	6	Very Low
3138-024-921	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-902	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-900	MU	MU-TOD	N/A	16	0.4		Lancaster City	-	Yes	Vacant	6	Very Low
3138-024-922	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-924	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-917	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-920	MU	MU-TOD	N/A	16	0.02		Lancaster City	-	-	Vacant	0	Very Low
3138-024-906	MU	MU-TOD	N/A	16	0.1	Yes	Lancaster City	-	-	Vacant	1	Very Low
3138-024-915	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-910	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-912	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-908	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-024-913	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-930	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-907	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-903	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-905	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-914	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-919	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-911	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-916	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	2	Very Low
3138-024-904	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-024-909	MU	MU-TOD	N/A	16	0.1		Lancaster City	-	-	Vacant	1	Very Low
3138-010-036	MU	MU-TOD	N/A	16	0.1	Yes	Yes	-	-	Vacant	1	Very Low
3138-010-031	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low
3138-010-033	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low

Table H-5.17: Vacant MU-TOD Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowed Density	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-010-035	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low
3138-010-034	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low
3138-010-032	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low
3138-010-029	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low
3138-010-030	MU	MU-TOD	N/A	16	0.1			-	-	Vacant	1	Very Low
3138-018-045	MU	MU-TOD	N/A	16	0.2	Yes	Yes	-	-	Vacant	3	Very Low
3138-018-044	MU	MU-TOD	N/A	16	0.2			-	-	Vacant	3	Very Low
3138-018-046	MU	MU-TOD	N/A	16	0.2			-	-	Vacant	3	Very Low
3138-019-803	MU	MU-TOD	N/A	16	3.1		-	-	-	Vacant	49	Very Low
3138-030-036	MU	MU-TOD	N/A	16	1.2		-	-	-	Vacant	19	Very Low
										Total	**214**	

Table H-5.18: Affordable Housing Costs by Household Size and Tenure - 2020

Income Group	Annual Income Limits	Affordable Payment (Per State Guidelines)		Maximum Affordable Price		City of Lancaster Housing Costs
		Renter	Owner	Home (purchase price)	Rental (per month)	
Very Low (30-50% AMI)						
1-Person	$39,450	$986	$986	$168,404	$836	Studio rent estimate: $703
2-Person	$45,050	$1,126	$1,126	$192,387	$955	1-bedroom rent estimate: $1,004 - $1,395
3-Person	$50,700	$1,268	$1,268	$216,369	$1,075	2-bedroom rent estimate: $1,145 - $1,495
4-Person	$56,300	$1,408	$1,408	$237,980	$1,185	3-bedroom rent estimate: $1,414 - $1,900
5-Person	$60,850	$1,521	$1,521	$252,211	$1,261	4-bedroom rent estimate: $1,715
Low (50-80% AMI)						Median condominium sales price 2020: $221,000
1-Person	$63,100	$1,578	$1,578	$293,061	$1,428	Studio rent estimate: $703
2-Person	$72,100	$1,803	$1,803	$334,964	$1,632	1-bedroom rent estimate: $1,004 - $1,395
3-Person	$81,100	$2,028	$2,028	$376,604	$1,835	2-bedroom rent estimate: $1,145 - $1,495
4-Person	$90,100	$2,253	$2,253	$416,136	$2,030	3-bedroom rent estimate: $1,414 - $1,900
5-Person	$97,350	$2,434	$2,434	$444,598	$2,174	4-bedroom rent estimate: $1,715
Moderate Income (80-120% AMI)						
1-Person	$64,900	$1,623	$1,893	$359,562	$1,473	Studio/1-bedroom rent estimate: $703 - $1,395
2-Person	$74,200	$1,855	$2,164	$411,216	$1,684	Median condominium sales price 2020: $221,000
3-Person	$83,500	$2,088	$2,435	$462,607	$1,895	Median home sales price 2020: $368,000
4-Person	$92,750	$2,319	$2,705	$511,582	$2,096	3-bedroom rent estimate: $1,414
5-Person	$100,150	$2,504	$2,921	$547,336	$2,244	4- and 5-bedroom rent estimate: $1,715 - $2,364

Assumptions: California Department of Housing and Community Development 2020 income limits; 30 - 35% gross household income as affordable housing costs (depending on tenure and income level); 20% of monthly affordable cost for taxes and insurance; 10% down payment, 3% interest rate for a 30-year fixed rate mortgage loan; housing cost include utilities based on Housing Authority of the County of Riverside Utility Allowance by room size, 2020.

Sources: California Department of Housing and Community Development, 2020; Housing Authority of the County of Los Angeles, 2020; MIG, 2020. Rent: U.S. Census 2019 ACS 5-Year Estimates Detailed Tables, Housing Prices: CoreLogic California Home Sale Activity by City, September 2020; December 2020 Southland Report.

Table H-5.19: Vacant MDR Land Inventory

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density	Acres	Potential Lot Consolidation	Used in 5th Cycle	Used in 4th Cycle	Common Ownership	Current Use	Realistic Capacity	Affordability Level
3112-004-015	MR2	MDR	6.6 - 15 du/ac	4.4	-	Yes	-	-	Vacant	53	Moderate
3112-003-055	MR2	MDR	6.6 - 15 du/ac	1.9	-	Yes	-	-	Vacant	23	Moderate
3112-003-054	MR2	MDR	6.6 - 15 du/ac	2.6	-	Yes	-	-	Vacant	31	Moderate
3203-015-144	MR2	MDR	6.6 - 15 du/ac	19.2	-	-	-	-	Vacant	231	Moderate
3153-001-021	MR2	MDR	6.6 - 15 du/ac	5.1	-	Yes	-	-	Vacant	61	Moderate
3105-017-017	MR2	MDR	6.6 - 15 du/ac	4.8	-	-	-	-	Vacant	57	Moderate
3105-017-005	MR2	MDR	6.6 - 15 du/ac	4.8	-	Yes	-	-	Vacant	57	Moderate
3150-017-001	MR2	MDR	6.6 - 15 du/ac	2.1	-	Yes	-	-	Vacant	26	Moderate
3150-017-002	MR2	MDR	6.6 - 15 du/ac	2.1	-	Yes	-	-	Vacant	26	Moderate
3150-014-009	MR2	MDR	6.6 - 15 du/ac	5.2	-	-	-	-	Vacant	62	Moderate
3150-010-039	MR2	MDR	6.6 - 15 du/ac	9.2	-	Yes	-	-	Vacant	110	Moderate
3154-002-031	MR2	MDR	6.6 - 15 du/ac	5.0	-	-	-	-	Vacant	60	Moderate
3154-002-034	MR2	MDR	6.6 - 15 du/ac	5.1	-	Yes	-	-	Vacant	61	Moderate
3154-002-092	MR2	MDR	6.6 - 15 du/ac	4.6	-	Yes	-	-	Vacant	56	Moderate
3147-001-049	MR2	MDR	6.6 - 15 du/ac	1.2	-	Yes	-	-	Vacant	15	Moderate
3147-001-038	MR2	MDR	6.6 - 15 du/ac	2.4	-	Yes	-	-	Vacant	28	Moderate
3147-001-050	MR2	MDR	6.6 - 15 du/ac	0.7	-	-	-	-	Vacant	8	Moderate
3147-001-039	MR2	MDR	6.6 - 15 du/ac	2.4	-	Yes	-	-	Vacant	28	Moderate
3140-030-038	MR2	MDR	6.6 - 15 du/ac	1.1	-	Yes	-	-	Vacant	14	Moderate
3140-030-037	MR2	MDR	6.6 - 15 du/ac	1.1	-	Yes	-	-	Vacant	13	Moderate
3123-024-055	MR2	MDR	6.6 - 15 du/ac	2.3	-	Yes	-	-	Vacant	27	Moderate
3123-024-052	MR2	MDR	6.6 - 15 du/ac	0.5	-	-	-	-	Vacant	6	Moderate
3123-024-053	MR2	MDR	6.6 - 15 du/ac	3.4	-	Yes	-	-	Vacant	41	Moderate
									Total	**1,094**	

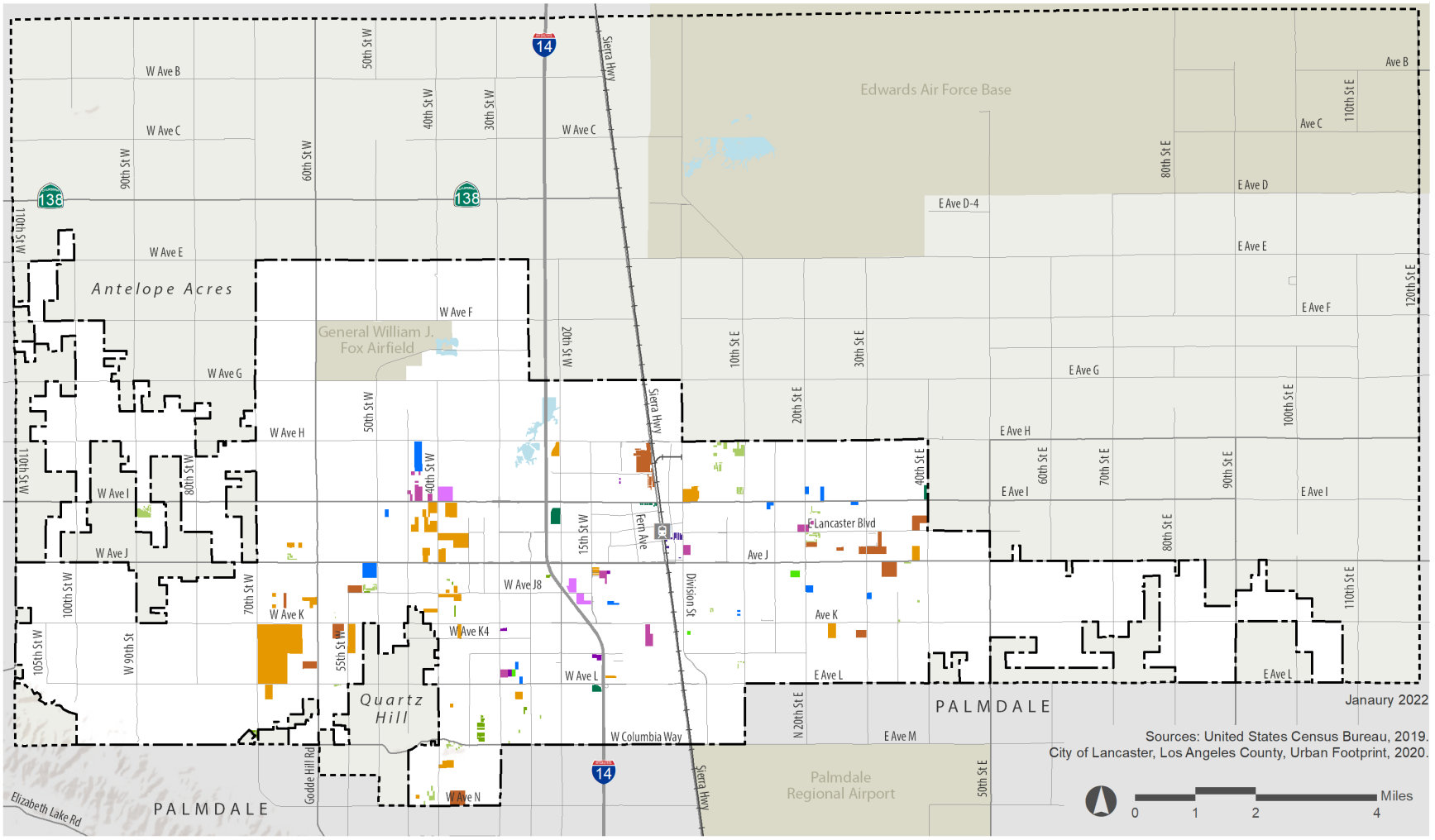
Sites Inventory Summary

Table H-5.20 summarizes the projects, projected ADUs, and housing sites available to address the 2021-2029 RHNA for the City of Lancaster. Overall, the City can adequately accommodate—and has excess capacity for—the full RHNA.

Table H-5.20: Sites Inventory Summary

	Ex./Very Low (0-50% AMI)	Low (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	Total
2021-2029 RHNA	**2,224**	**1,194**	**1,328**	**4,277**	**9,023**
APPROVED PROJECTS					
Approved Residential Tracts (Partial Construction)	-	-	-	499	499
Approved Residential Tracts (No Building Permits Yet)	-	-	-	131	131
Approved Multi-Family Projects	176	421	328	-	925
subtotal	*176*	*421*	*328*	*630*	*1,555*
PROPOSED PROJECTS					
Multi-Family Projects in Review	-	72	-	600	672
subtotal	*-*	*72*	*-*	*600*	*672*
PROJECTED ADUS					
Estimated ADU Production	78	148	7	99	332
subtotal	*78*	*148*	*7*	*99*	*332*
TENTATIVE TRACT MAPS					
Approved TTM	-	-	*325*	4,573	4,898
ADUS on Approved Tracts	82	153	7	103	345
TTM in Review	-	-	-	1,658	1,658
subtotal	*82*	*153*	*332*	*6,334*	*6,901*
VACANT LAND					
Vacant HDR Sites	457	-	-	-	457
Vacant MU-C Sites	1,242	-	-	-	1,242
Vacant MU-N	371	579	-	-	950
Vacant MU-TOD	214	-	-	-	214
Vacant MDR	-	-	1,094	-	1,094
subtotal	*2,284*	*579*	*1,094*	*-*	*3,957*
TOTAL PROJECTS/SITES	**2,620**	**1,373**	**1,761**	**7,663**	**13,417**
REMAINING RHNA (+shortfall/-surplus)	**+ 396**	**+ 179**	**+ 433**	**+ 3,386**	**+ 4,394**

Figure H-5.1: Sites to Meet the RHNA



Approved and Proposed Projects

- Approved Residential Tracts (Partial Construction)
- Approved Residential Tracts (No Building Permits Yet)
- Approved Mutli-Family Projects
- Multi-Family in Review

Tentative Tract Maps

- Approved TTM
- TTM in Review

Vacant Land

- MDR
- HDR
- MU-C
- MU-N
- MU-TOD

Base Map Features

- City of Lancaster Boundary
- Sphere of Influence
- Railways and Metrolink Station
- Airports and Military Installations

Assembly Bill 1397

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is made up predominately of sites between 0.5 and 10 acres in size, as the State has indicated these size parameters are most adequate to accommodate lower-income housing need. Individual parcels under 0.5 acres in size are included only if they are part of a larger site, and generally only if they have common ownership (where one owner owns almost all parcels) and thus functioning as one larger site. Only one site included in the inventory (located in the HDR zone) does not have common ownership on all parcels of the site. Tables H-5.14 through H5.17 summarize the sites inventory and include a field that indicates common ownership; where "Yes" is indicated, a single property owner owns the lots identified and thus the site is functioning as one lot.

- HDR: Seven sites are identified; two of which require lot consolidation to achieve a minimum of 0.5 acres. Of these, one site has three parcels with common ownership (all three are owned by one owner). The other site also has three parcels, two of which have common ownership and one does not. This is the only site identified that has multiple parcels but uncommon ownership on a portion and which is thus not already functioning as one consolidated site. Common ownership is held for 0.4 acres; the adjacent 0.2 acres has a separate owner. This site is identified to have a realistic capacity of 15 units; were it not to develop because of difficulty consolidating lots or if it were removed from the inventory, the City would still have ample sites to meet the RHNA.
- MU-C: 15 sites are identified; none of which require lot consolidation to achieve a minimum of 0.5 acres.
- MU-N: 26 sites are identified; none of which require lot consolidation to achieve a minimum of 0.5 acres.
- MU-TOD: nine sites are identified; seven of which require lot consolidation to achieve a minimum of 0.5 acres. Of these seven sites, five consist of multiple parcels all of which are owned exclusively by the City of Lancaster. Two other sites consist of multiple parcels—one has eight parcels all of which have one owner, and the other consists of three parcels all of which have one owner. Each site identified in the MU-TOD zone is functioning as a consolidated site already, given the common ownership.

For the one site in the HDR zone, the following analysis is provided to support the finding that lot consolidation in Lancaster is not a constraint to housing development. Contiguous parcels provide opportunities for lot consolidation. Lancaster has a record of approving projects that include multiple parcels to create a cohesive development, utilizing lot consolidations for comprehensive, high-quality projects. There are also several multi-family projects under review proposing lot consolidations that have similar characteristics to the sites identified in the inventory, such as the number of lots and affordability levels. For example, CUP 21-03 is an affordable housing development that is consolidating 20 parcels; the proposed project is targeting an average of 60 percent of the area median income for residents, indicating that lot consolidation is occurring in Lancaster for affordable housing projects. Other proposed projects are planning to consolidate two to four parcels; the only site in the inventory proposing to consolidate lots without common ownership has three parcels The City's history of

approvals over the years and current development interest (**Table H-5.21**) demonstrates the likelihood of consolidating parcels for a comprehensive development and that Lancaster has few constraints to lot consolidation associated with new projects.

Table H-5.21: Lancaster Lot Consolidations (Current Projects)

Project Name/Address	Zone	Number of Units	Total Lots	Total Acreage of Combined Lots	Approval Date	Affordability Level
CUP 21-03	C	114 units	20	5.66 acres	2021	Low
SPR 20-04	MDR	162 units	2	11.79 acres	2021	Above Moderate
CUP 21-01	RR-2.25	118 units	4	9.5 acres	2021	Above Moderate

Source: City of Lancaster, 2021

For every site included in the sites inventory, vacant parcels that are less than 0.5 acres are located adjacent to other parcels that together equal more than 0.5 acres. For every site included in the sites inventory except one in the HDR zone, adjacent parcels have common ownership and thus effectively function as one larger site. A majority of the sites identified in the MU-TOD zone consist of parcels that are 0.1 acres in size and are commonly owned by the City of Lancaster, which are functioning as one site already and make potential development even more feasible.

Lot consolidation is a general practice in Lancaster; current incentives include the rounding up when calculating allowable units. The City also consults with developers and property owners regarding the Subdivision Code, requirements for consolidating lots, and best practices to streamline development. Property owner interest in developing vacant lots remains strong in Lancaster, as evidenced by the significant number of projects in the pipeline. Sites identified in the inventory are ripe for development and are located in areas where existing development is occurring.

Many existing lots in Lancaster are over 10 acres in size, including one site in the MU-C zone (10.2 acres) and two sites in the MU-N zone (10.6 and 11.9 acres respectively) that are included to meet the lower-income RHNA. In Lancaster, development of housing affordable to lower-income households on a large site is achievable and is standard practice. The Copper Square, a 204-unit, affordable development, was constructed on a 19.5-acre site during the previous Housing Element planning period. The Terracina project (SPR 19-07) was under construction in 2021 on 13.05 acres; all 264 units will be reserved for low-income households. CUP 20-02 (27.9 acres) proposes a total of 49 two-story buildings containing a total of 392 units, 72 of which will be reserved for low-income households. SPR 20-04 consolidated two lots to achieve a total site size of 11.79 acres to facilitate the development of 162 market-rate units. Development on sites larger than 10 acres for both market rate and affordable housing development is common in Lancaster.

The reuse of sites in the sites inventory is consistent with the requirements under AB 1397. Non-vacant sites included in a prior planning period's housing element (e.g., fifth cycle, 2014-2021 housing element) and vacant sites included in two or more consecutive planning periods (e.g., 5th cycle 2014-2021 and

fourth cycle 2008-2014 Housing Element) must allow residential use by right at specified densities for housing developments in which at least 20 percent of the units are affordable to lower income households. No sites identified to meet the lower-income RHNA are subject to the provisions of AB1397.

Additional Capacity

Beyond the sites identified to meet the RHNA, Lancaster has additional land that may support housing development at a variety of densities and housing types, and has recently undertaken comprehensive planning processes to expand housing options in new locations, including the Health District Master Plan and the Parkway Village Specific Plan.

Additional Vacant Land (MU and MDR)

Within Lancaster, there is significant vacant land adequately zoned to facilitate affordable housing and a variety of housing types. There is additional vacant land available (outside of the sites identified above to meet the RHNA), which includes 42.7 acres of Medium Density Multi-Family (MDR) and 696 acres of Mixed-Use sites (MU-N, MU-E, MU-TOD) totaling 693 acres with a realistic capacity of 7,515 units (**Table 5.22**). See **Tables 5.23, 5.24, and 5.25** for site-specific detail.

Table H-5.22: Summary of Residential Capacity on Vacant Land

General Plan	Zoning	Allowed Density	Acres	Realistic Capacity	Affordability Level
Medium Multi-Family Residential	MDR	6.6 – 15 du/ac	42.7	514	Moderate Income
Mixed Use	MU-N	8 du/ac*	452.1	3,798	Very Low/Low Income
Mixed Use	MU-E	16 du/ac*	223.2	3,524	Very Low/Low Income
Mixed Use	MU-TOD	16 du/ac*	17.7	193	Very Low/Low Income

Notes: There is no density range that caps the number of residential units a developer may build on a mixed-use site. Therefore, the density for mixed-use is a conservative estimate based on a city-wide average of 8 du/ac for MUN and 16 du/ac for other MU zones, which includes an assumption for 70/30 of residential versus non-residential uses.

If necessary, the City may utilize these parcels to ensure there is no net loss of available sites over the planning period, consistent with Government Code Section 65863. No sites included in this summary were included in both the fourth and fifth cycle Housing Elements, and thus are not subject to AB 1397 requirements. In addition, the City recently adopted or is currently underway with Specific Plans that will further support housing in Lancaster: the Health District Master Plan and Park Village Specific Plan.

Health District Master Plan

In April 2021, the City of Lancaster adopted the Lancaster Health District Master Plan, which provides direction for development around the Antelope Valley Hospital over a 20-year period. Mixed-use development is proposed including medical and general offices, retail and commercial uses, housing, and hotel/conference space. The Master Plan will also allow for the construction of a new Antelope Valley Hospital and plant facility along with the relocation of the heliport. As part of the adoption of the

Master Plan, the General Plan land use designation for the subject property was changed to Mixed-Use and the zoning changed to Mixed Use - Health District. Specifically, the Master Plan now allows for the development of 1,600 residential units; 259,200 square feet of hotel uses (180 rooms) and a 70,000-square-foot conference center; 842,000 square feet of commercial/office space; 480,000 square feet of continuum of care facilities; 791,000 square feet of acute care facilities including replacing the existing hospital with a new 700,000-square-foot facility (300 beds) with a 12,000-square-foot plant facility and another 91,000 square feet (80 beds) of acute care facilities; 249,800 square feet of sub-acute care facilities; and a 1,000-space parking garage.

Parkway Village Specific Plan

The Parkway Village Specific Plan is located within the core of Lancaster along a major arterial and will provide an opportunity for infill development. Parkway Village is proposed for the 150-acre area east of Sgt. Steve Owen Memorial Park and North of Avenue L. The site was once envisioned as a large commercial complex anchored by big box stores, but the Great Recession and ongoing changes in the retail landscape altered those plans shortly after the site was approved in 2007. This new specific plan is currently underway and is envisioned as a key component of the "urban fabric" of the community. The proposed development is for a new mixed-use urban area that includes high-density housing, integrated dining and shopping opportunities, schools, and gathering space.

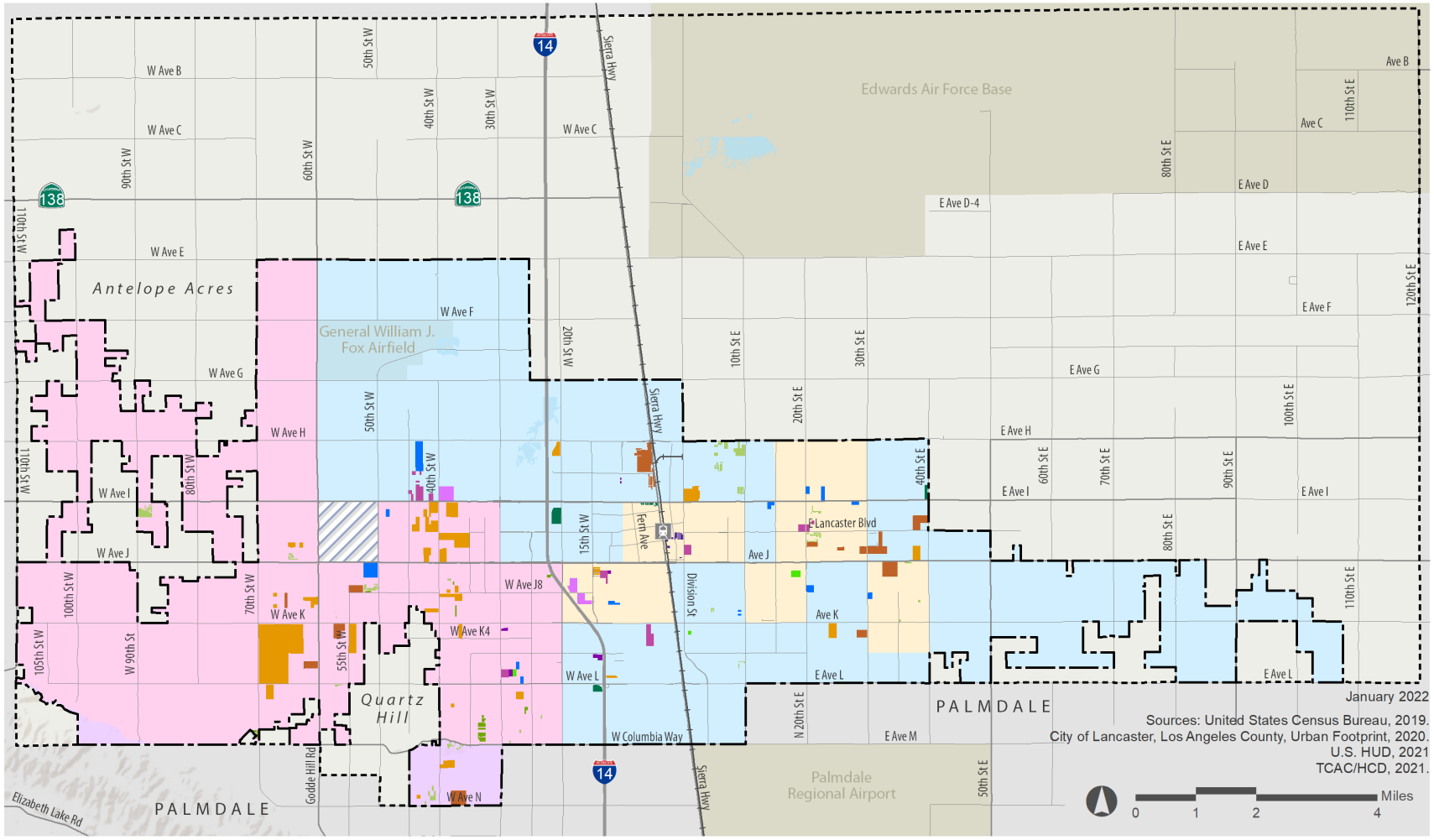
Consistency with Affirmatively Furthering Fair Housing (AFFH)

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively Furthering Fair Housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity. For purposes of the housing element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

HCD and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. Shown on **Figure H-5.2**, TCAC opportunity areas in Lancaster range from low resources in the northern and southern areas of the city with moderate resources in the western portions.

The sites inventory for the 2021-2029 planning period consists of approved capacity in tentative tracts, approved and proposed multi-family projects, and vacant land. The lower-income RHNA is addressed with sites designated for future multi-family residential development based on density and market rate housing costs for those units. Those sites have capacity for 3,968 lower- and moderate-income units, with 100 percent on vacant sites (zoned for high density residential or mixed use). **Figure H-5.2** shows that capacity for multi-family residential development and proposed projects are evenly distributed among the low and moderate resources areas (very little area within Lancaster is identified as high resource) and that no concentration of lower-income sites exists.

Figure H-5.2: TCAC/HCD Opportunity Areas



Site Infrastructure and Constraints

The sites inventoried in this Housing Element have residential land use designations and zoning in place and have already been examined for potential environmental constraints as part of the General Plan Environmental Impact Report. Few additional constraints would impede the development of new housing units on the identified sites. Potential environmental constraints to future development are reflected in the identified site capacity. The City requires that project applications for new development be reviewed for adequate infrastructure. Applications are evaluated on a case-by-case basis to ensure capacity is available to service new developments. Each residential subdivision or development project is required to ensure that necessary infrastructure is in place or can be extended to serve the project prior to approval and development. Upon recordation, the approved projects can be annexed to the necessary water and sewer districts and are within the service area of other necessary infrastructure and services.

Full urban-level services are available to each site in the inventory. Specifically, water and sewer service are available or are programmed to be made available for all the sites included in the inventory. Site development potential indicated in the sites inventory is consistent with development capacity reported in the General Plan. The General Plan EIR accounts for future build-out of the City of Lancaster. Lancaster is served by eleven retail water districts or mutual water companies. Los Angeles County Waterworks District No. 40 and the Quartz Hill Water District supply Lancaster provide most of municipal water needs. L.A. County Waterworks District No. 40 is the largest retail water purveyor in the region, providing water service to both Lancaster and Palmdale areas and has a service area of approximately 40,000 acres. The Quartz Hill Water District serves several large areas of southwest Lancaster, as well as unincorporated portions of the planning area. Lancaster's RHNA can be accommodated within the existing zoning and General Plan designated parcels in the City and therefore would not create an impact on water services beyond what was identified and analyzed in the General Plan EIR.

Electricity is delivered services are provided by Southern California Edison. Southern California Edison has one transmission substation within the City. The SCE Antelope Substation is located on Avenue J and 90th Street West. Southern California Edison supplies its power from a variety of conventional and renewable energy sources, such as hydroelectricity, wind farms, natural gas, etc. Residents also have the option to have their electricity sourced by Lancaster Choice Energy, a locally run, not-for profit power program created by the City of Lancaster. Unlike Southern California Edison, Lancaster Choice Energy is only in the business of generating power. Lancaster Choice Energy provides with more options for clean energy, simpler rate structures and competitive prices. Customers enrolled with Lancaster Choice Energy still get their energy delivered to them by Southern California Edison, but the source and price of electricity is managed by Lancaster Choice Energy.

Additional dry utilities include natural gas (Southern California Gas Company), telecommunications (Verizon and Spectrum), and cable services (Spectrum and DirectTV). Cable service is also available by alternatives services, such as AT&T and DISH Network. All sites in the sites inventory have access to full dry utilities. The majority of sites are located adjacent to developed areas and/or major roadways.

Housing development associated with the RHNA was fully analyzed by the General Plan Environmental Impact Report in 2009. The RHNA and identified sites to meet the RHNA are within the full buildout anticipated by the General Plan; infrastructure capacity was comprehensively assessed at that time to ensure that wet and dry utility capacity exists to meet the anticipated buildout.

Financial and Administrative Resources

Primary responsibility for the implementation of the City's housing programs and activities lies with the City Manager and the Development Services Department, including the Community Development Division. The primary responsibilities of the Development Services Department include implementation of General Plan goals and policies through documents such as the Zoning and Subdivision Codes, as well as implementing Specific Plans. In addition, the Development Services Department is responsible for long-range planning and physical development. The department ensures enforcement of land use, construction, health, safety, and environmental regulations.

The Development Services Department and Public Safety Department also provides a range of services, housing programs, and projects designed to assist in the maintenance and improvement of the quality of life in Lancaster's neighborhoods. The Development Services Department and Public Safety Department services are delivered through three distinct but integrated operations: Housing & Neighborhood Revitalization, Code Enforcement Division, and Mobilehome Park Inspection Division. The City works with outside agencies, organizations, and residents to implement neighborhood revitalization plans, help solve neighborhood problems, build capacity in neighborhood organizations, enforce minimum housing and property standards, and maintain and expand the supply of affordable housing.

The City's Housing Authority also serves as a resource for affordable housing. The Housing Authority owns land and works with a variety of nonprofit developers to build and support housing of all types, including single-family subdivisions, multi-family housing, and housing that supports special needs groups.

Several financial resources are available to the City and City residents, including:

- The City of Lancaster participates in HUD federal CDBG funding programs. The City receives CDBG funds from HUD on a formula basis each year and in turn, allocates funds for a wide range of eligible community development and housing projects that benefit low-and moderate-income Lancaster residents.
- HOME Investment Partnerships (HOME) was formed under Title II of the Cranston-Gonzalez National Affordable Housing Act. HOME provides grants to cities to fund a wide range of activities that build, buy, and/or rehabilitate affordable housing for rent or homeownership or provide direct rental assistance to low-income people. In Lancaster, HOME funds have been used for the Home Ownership Mortgage Loan Program, as well as the development of several affordable housing projects, including Arbor Gardens and Cedar Creek senior apartments.
- Resources from the County of Los Angeles are also available to the Lancaster community. The federally funded Housing Choice Voucher program (formerly Section 8) is overseen by the Los Angeles County Development Authority (LACDA) and provides rental assistance payments to

owners of private market rate units on behalf of low-income tenants. LACDA also oversees the First Home Mortgage Program, which is open to all Los Angeles County residents (outside of the City of Los Angeles). The Mortgage Credit Certificate (MCC) program provides federal tax credit for low- and moderate- income homebuyers who have not owned a home in the past three years. Allocation for MCC is provided by the State and administered by the County of Los Angeles.

Table H-5.23: Vacant MDR Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Allowable Density	Acres	Potential Lot Consolidation	Used in 5th Cycle	Used in 4th Cycle	Common Ownership	Current Use	Realistic Capacity	Affordability Level
3123-012-043	MR2	MDR	6.6 - 15 du/ac	1.9	Yes	Yes	-	Yes	Vacant	23	Moderate
3123-012-023	MR2	MDR	6.6 - 15 du/ac			-	-		Vacant		Moderate
3122-017-020	MR2	MDR	6.6 - 15 du/ac	1.1	-	Yes	-	-	Vacant	13	Moderate
3122-016-019	MR2	MDR	6.6 - 15 du/ac	3.5	-	Yes	-	-	Vacant	42	Moderate
3122-020-060	MR2	MDR	6.6 - 15 du/ac	1.8	-	Yes	-	-	Vacant	22	Moderate
3112-012-006	MR2	MDR	6.6 - 15 du/ac	1.4	-	Yes	-	-	Vacant	17	Moderate
3112-012-005	MR2	MDR	6.6 - 15 du/ac	0.8	-	-	-	-	Vacant	9	Moderate
3112-001-014	MR2	MDR	6.6 - 15 du/ac	4.8	-	Yes	-	-	Vacant	57	Moderate
3112-004-155	MR2	MDR	6.6 - 15 du/ac	3.6	-	Yes	-	-	Vacant	44	Moderate
3112-004-158	MR2	MDR	6.6 - 15 du/ac	4.9	-	Yes	-	-	Vacant	59	Moderate
3112-004-154	MR2	MDR	6.6 - 15 du/ac	3.3	-	Yes	-	-	Vacant	39	Moderate
3112-004-029	MR2	MDR	6.6 - 15 du/ac	3.7	-	Yes	-	-	Vacant	45	Moderate
3112-004-016	MR2	MDR	6.6 - 15 du/ac	3.8	-	Yes	-	-	Vacant	46	Moderate
3112-003-057	MR2	MDR	6.6 - 15 du/ac	1.6	-	-	-	-	Vacant	20	Moderate
3153-001-024	MR2	MDR	6.6 - 15 du/ac	2.5	-	Yes	-	-	Vacant	31	Moderate
3153-001-025	MR2	MDR	6.6 - 15 du/ac	2.5	-	Yes	-	-	Vacant	30	Moderate
3130-024-093	MR2	MDR	6.6 - 15 du/ac	1.5	-	Yes	-	-	Vacant	17	Moderate

Table H-5.23: Vacant MU-E Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3128-001-022	MU	MU-E	21 du/ac	7.2	-	-	-	-	Vacant	114	Very Low
3128-006-905	MU	MU-E	21 du/ac	0.5	-	-	Yes	-	Vacant	8	Very Low

Table H-5.23: Vacant MU-E Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3128-005-021	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-005-004	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-001-005	MU	MU-E	21 du/ac	0.7	-	-	Yes	-	Vacant	11	Very Low
3128-006-904	MU	MU-E	21 du/ac	1.1	-	-	Yes	-	Vacant	17	Very Low
3128-006-056	MU	MU-E	21 du/ac	4.0	-	-	Yes	-	Vacant	62	Very Low
3128-006-007	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-022	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-020	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-019	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-057	MU	MU-E	21 du/ac	1.1	-	-	-	-	Vacant	17	Very Low
3128-006-021	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Very Low
3128-006-010	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-001	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-004	MU	MU-E	21 du/ac	2.5	-	-	Yes	-	Vacant	39	Very Low
3128-006-059	MU	MU-E	21 du/ac	1.1	-	-	-	-	Vacant	17	Very Low
3128-006-006	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-024	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-006-017	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	19	Very Low
3128-006-023	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-006-005	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-006-049	MU	MU-E	21 du/ac	2.4	-	-	Yes	-	Vacant	38	Very Low
3128-006-009	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-050	MU	MU-E	21 du/ac	1.0	-	-	Yes	-	Vacant	16	Very Low
3128-006-002	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low

Table H-5.23: Vacant MU-E Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3128-006-025	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Very Low
3128-006-003	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-005-026	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	21	Very Low
3128-005-024	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-005-018	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-005-007	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-005-020	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-005-010	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-006-028	MU	MU-E	21 du/ac	4.0	-	-	-	-	Vacant	64	Very Low
3128-005-027	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Very Low
3128-005-006	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-005-015	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Very Low
3128-005-019	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-005-001	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-005-036	MU	MU-E	21 du/ac	1.8	-	-	Yes	-	Vacant	29	Low
3128-005-009	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-003	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-005-013	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-005-023	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-006-906	MU	MU-E	21 du/ac	1.7	-	-	Yes	-	Vacant	27	Low
3128-005-028	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-005-008	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-037	MU	MU-E	21 du/ac	2.9	-	-	-	-	Vacant	46	Low
3128-005-017	MU	MU-E	21 du/ac	5.1	-	-	Yes	-	Vacant	80	Low

Table H-5.23: Vacant MU-E Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3128-005-038	MU	MU-E	21 du/ac	6.7	-	-	Yes	-	Vacant	106	Low
3128-005-016	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-029	MU	MU-E	21 du/ac	1.4	-	-	Yes	-	Vacant	22	Low
3128-005-011	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-014	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-005	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-006-051	MU	MU-E	21 du/ac	1.0	-	-	Yes	-	Vacant	15	Low
3128-005-022	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-012	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3128-005-025	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3107-011-074	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3105-025-004	MU	MU-E	21 du/ac	9.5	-	-	Yes	-	Vacant	150	Low
3107-011-082	MU	MU-E	21 du/ac	10.4	-	-	Yes	-	Vacant	164	Low
3107-011-032	MU	MU-E	21 du/ac	5.2	-	-	Yes	-	Vacant	82	Low
3107-011-003	MU	MU-E	21 du/ac	9.9	-	-	Yes	-	Vacant	155	Low
3128-006-052	MU	MU-E	21 du/ac	1.0	-	-	Yes	-	Vacant	16	Low
3107-011-075	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3105-025-003	MU	MU-E	21 du/ac	10.3	-	-	Yes	-	Vacant	162	Low
3107-011-039	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3128-006-018	MU	MU-E	21 du/ac	1.2	-	-	Yes	-	Vacant	20	Low
3107-011-084	MU	MU-E	21 du/ac	5.1	-	-	Yes	-	Vacant	81	Low
3107-011-014	MU	MU-E	21 du/ac	10.1	-	-	Yes	-	Vacant	158	Low
3107-011-016	MU	MU-E	21 du/ac	10.4	-	-	Yes	-	Vacant	164	Low
3107-011-094	MU	MU-E	21 du/ac	5.1	-	-	Yes	-	Vacant	81	Low

Table H-5.23: Vacant MU-E Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3107-011-064	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3107-011-073	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3128-006-058	MU	MU-E	21 du/ac	3.7	-	-		-	Vacant	58	Low
3107-011-077	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	41	Low
3107-011-081	MU	MU-E	21 du/ac	9.7	-	-	Yes	-	Vacant	152	Low
3107-011-065	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3107-011-038	MU	MU-E	21 du/ac	2.6	-	-	Yes	-	Vacant	40	Low
3128-005-002	MU	MU-E	21 du/ac	1.3	-	-	Yes	-	Vacant	20	Low
3128-005-033	MU	MU-E	21 du/ac	0.3	Yes	No	Yes	-	Vacant	4	Low
3128-005-034	MU	MU-E	21 du/ac	4.5		No	Yes	-	Vacant	71	Low
3128-006-027	MU	MU-E	21 du/ac	2.4	Yes	No	Yes	-	Vacant	37	Low
3128-006-055	MU	MU-E	21 du/ac	0.3		No	Yes	-	Vacant	4	Low
3128-006-903	MU	MU-E	21 du/ac	0.3	Yes	Yes	Yes	-	Vacant	5	Low
3128-006-900	MU	MU-E	21 du/ac	0.7			Yes	-	Vacant	11	Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3123-014-915	MU	MU-N	8 du/ac	0.4	Yes	Yes	-	-	Vacant	3	Very Low
3123-014-916	MU	MU-N	8 du/ac	0.2			-	-	Vacant	2	Very Low
3105-018-068	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3105-018-083	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-105	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-120	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-047	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-045	MU	MU-N	8 du/ac	6.8			Yes	-	Vacant	57	Very Low
3105-018-074	MU	MU-N	8 du/ac	3.9			Yes	-	Vacant	33	Very Low
3105-018-046	MU	MU-N	8 du/ac	6.2			Yes	-	Vacant	52	Very Low
3105-018-078	MU	MU-N	8 du/ac	2.5			Yes	-	Vacant	21	Very Low
3105-018-043	MU	MU-N	8 du/ac	6.8			Yes	-	Vacant	57	Very Low
3105-018-085	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-065	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-093	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-117	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-121	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-076	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-099	MU	MU-N	8 du/ac	2.2			Yes	-	Vacant	19	Very Low
3105-018-020	MU	MU-N	8 du/ac	3.4			Yes	-	Vacant	28	Very Low
3105-018-053	MU	MU-N	8 du/ac	3.1			Yes	-	Vacant	26	Very Low
3105-018-111	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-102	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-077	MU	MU-N	8 du/ac	2.5			Yes	-	Vacant	21	Very Low
3105-018-101	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-113	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-109	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3105-018-039	MU	MU-N	8 du/ac	10.0			Yes	-	Vacant	84	Very Low
3105-018-088	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-104	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-087	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-106	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-019	MU	MU-N	8 du/ac	1.4			Yes	-	Vacant	12	Very Low
3105-018-119	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-098	MU	MU-N	8 du/ac	12.7			Yes	-	Vacant	106	Very Low
3105-018-115	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-094	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-095	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-061	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-038	MU	MU-N	8 du/ac	10.1			Yes	-	Vacant	85	Very Low
3105-018-126	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-110	MU	MU-N	8 du/ac	1.3			Yes	-	Vacant	11	Very Low
3105-018-082	MU	MU-N	8 du/ac	3.1			Yes	-	Vacant	26	Very Low
3105-018-044	MU	MU-N	8 du/ac	6.8			Yes	-	Vacant	57	Very Low
3105-018-052	MU	MU-N	8 du/ac	2.5			Yes	-	Vacant	21	Low
3105-015-012	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-015-002	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-015-001	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-014-001	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-016-002	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3105-016-011	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3105-015-011	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-016-001	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-017-001	MU	MU-N	8 du/ac	9.9			Yes	-	Vacant	83	Low
3105-016-012	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3105-017-005	MU	MU-N	8 du/ac	20.5			Yes	-	Vacant	172	Low
3105-014-010	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3105-017-011	MU	MU-N	8 du/ac	14.0			Yes	-	Vacant	117	Low
3105-017-012	MU	MU-N	8 du/ac	5.8			Yes	-	Vacant	48	Low
3107-011-092	MU	MU-N	8 du/ac	9.7			Yes	-	Vacant	81	Low
3107-011-088	MU	MU-N	8 du/ac	2.0			Yes	-	Vacant	17	Low
3107-011-089	MU	MU-N	8 du/ac	2.0			Yes	-	Vacant	17	Low
3107-011-098	MU	MU-N	8 du/ac	7.8			Yes	-	Vacant	66	Low
3107-011-093	MU	MU-N	8 du/ac	10.4			Yes	-	Vacant	88	Low
3107-011-099	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-087	MU	MU-N	8 du/ac	2.0			Yes	-	Vacant	17	Low
3107-011-090	MU	MU-N	8 du/ac	2.0			Yes	-	Vacant	17	Low
3107-011-044	MU	MU-N	8 du/ac	5.1			Yes	-	Vacant	43	Low
3107-011-050	MU	MU-N	8 du/ac	5.2			Yes	-	Vacant	44	Low
3107-011-056	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-017	MU	MU-N	8 du/ac	10.4			Yes	-	Vacant	88	Low
3107-011-062	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-043	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-049	MU	MU-N	8 du/ac	5.2			Yes	-	Vacant	44	Low
3107-011-047	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3107-011-060	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-063	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-036	MU	MU-N	8 du/ac	5.2			Yes	-	Vacant	44	Low
3107-011-004	MU	MU-N	8 du/ac	5.1			Yes	-	Vacant	43	Low
3107-011-028	MU	MU-N	8 du/ac	10.3			Yes	-	Vacant	86	Low
3107-011-048	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-042	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-055	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-011-061	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-060	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-087	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-012	MU	MU-N	8 du/ac	8.5			Yes	-	Vacant	71	Low
3107-012-066	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-120	MU	MU-N	8 du/ac	5.1			Yes	-	Vacant	43	Low
3107-012-063	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-064	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-034	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-095	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-061	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-050	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-073	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-048	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-036	MU	MU-N	8 du/ac	0.5			-	-	Vacant	4	Low
3107-012-055	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3107-012-119	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-070	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-049	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-094	MU	MU-N	8 du/ac	5.1			Yes	-	Vacant	43	Low
3107-012-013	MU	MU-N	8 du/ac	5.0			Yes	-	Vacant	42	Low
3107-012-051	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-010	MU	MU-N	8 du/ac	3.9			Yes	-	Vacant	33	Low
3107-012-065	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-032	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-113	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-054	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-086	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-071	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-053	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-011	MU	MU-N	8 du/ac	0.1			-	-	Vacant	1	Low
3107-012-056	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-068	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-045	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-039	MU	MU-N	8 du/ac	2.2			Yes	-	Vacant	18	Low
3107-012-084	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-004	MU	MU-N	8 du/ac	4.9			Yes	-	Vacant	41	Low
3107-012-042	MU	MU-N	8 du/ac	2.2			Yes	-	Vacant	18	Low
3107-012-046	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-112	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low

Table H-5.24: Vacant MU-N Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3107-012-083	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-031	MU	MU-N	8 du/ac	2.4			Yes	-	Vacant	20	Low
3107-012-075	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-030	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	21	Low
3107-012-078	MU	MU-N	8 du/ac	2.2			Yes	-	Vacant	18	Low
3107-012-091	MU	MU-N	8 du/ac	2.3			Yes	-	Vacant	20	Low
3107-012-089	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-058	MU	MU-N	8 du/ac	2.4			Yes	-	Vacant	21	Low
3107-012-044	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-085	MU	MU-N	8 du/ac	2.2			Yes	-	Vacant	18	Low
3107-012-088	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-041	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low
3107-012-074	MU	MU-N	8 du/ac	2.6			Yes	-	Vacant	22	Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-007-040	MU	MU-TOD	16	0.1	Yes	Owner A	-	-	Vacant	1	Very Low
3138-007-044	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-007-039	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-007-041	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-007-037	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-007-043	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Very Low
3138-007-046	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-007-045	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-007-038	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-007-042	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-020-019	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-020-021	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-020-022	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-020-015	MU	MU-TOD	16	0.1	Yes	Owner A	-	-	Vacant	1	Very Low
3138-020-018	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-020-017	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-020-016	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-020-020	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-036-904	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-030	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-017-906	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-036-014	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-017-907	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-908	MU	MU-TOD	16	0.1	Yes	Owner A	-	-	Vacant	1	Very Low
3138-036-012	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Very Low
3138-036-006	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-017-903	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-036-903	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-036-005	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-017-919	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-031	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-036-009	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-036-900	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-036-901	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-033	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-036-015	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-036-902	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-902	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-901	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-036-007	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-036-911	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-920	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-036-008	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-036-013	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-017-904	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-905	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-017-032	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-035-921	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-920	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-019	MU	MU-TOD	16	0.1	Yes	Owner B	-	-	Vacant	1	Very Low
3138-035-016	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-034-028	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Very Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-034-027	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Very Low
3138-035-902	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-919	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-030	MU	MU-TOD	16	0.1		Owner F	-	-	Vacant	1	Very Low
3138-035-905	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-017	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Very Low
3138-034-031	MU	MU-TOD	16	0.1		Owner F	-	-	Vacant	1	Very Low
3138-034-029	MU	MU-TOD	16	0.1		Owner G	-	-	Vacant	1	Very Low
3138-035-901	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-913	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-018	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Very Low
3138-034-022	MU	MU-TOD	16	0.1		Owner H	-	-	Vacant	1	Very Low
3138-035-907	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-903	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-026	MU	MU-TOD	16	0.1		Owner I	-	-	Vacant	1	Very Low
3138-034-915	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-911	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-922	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-912	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-034-023	MU	MU-TOD	16	0.1		Owner J	-	-	Vacant	1	Very Low
3138-035-923	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-904	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Very Low
3138-035-900	MU	MU-TOD	16	0.1	Yes	Owner A	-	-	Vacant	1	Low
3138-035-912	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-035-924	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-911	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-917	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-034-010	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-034-035	MU	MU-TOD	16	0.2		Owner C	-	-	Vacant	4	Low
3138-035-910	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-906	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-916	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-034-012	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-035-915	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-908	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-034-013	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-034-011	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-035-909	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-918	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-035-913	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	2	Low
3138-029-035	MU	MU-TOD	16	0.2	Yes	Owner A	-	-	Vacant	2	Low
3138-028-911	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-905	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-902	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-903	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-017	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-028-012	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Low
3138-028-901	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-028-910	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-011	MU	MU-TOD	16	0.1		Owner E	-	-	Vacant	1	Low
3138-028-912	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-913	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-010	MU	MU-TOD	16	0.1		Owner F	-	-	Vacant	1	Low
3138-028-904	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-028-900	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-007-036	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	2	Low
3138-007-035	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-007-031	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-007-034	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-007-032	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-007-030	MU	MU-TOD	16	0.1	Yes	Owner C	-	-	Vacant	1	Low
3138-007-027	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Low
3138-007-028	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Low
3138-007-029	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-007-033	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-036-910	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-018	MU	MU-TOD	16	0.1		QIAO GUO	-	-	Vacant	1	Low
3138-036-019	MU	MU-TOD	16	0.1		QIAO GUO	-	-	Vacant	1	Low
3138-017-915	MU	MU-TOD	16	0.1	Yes	Owner A	-	-	Vacant	1	Low
3138-017-917	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-905	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-912	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-036-908	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-025	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-036-907	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-017-910	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-024	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-017-916	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-017-918	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-017-909	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-016	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	2	Low
3138-036-909	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-023	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-036-906	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-036-017	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Low
3138-021-911	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-910	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-020-905	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-035	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-020-028	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	2	Low
3138-021-912	MU	MU-TOD	16	0.1	Yes	Owner A	-	-	Vacant	1	Low
3138-021-906	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-905	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-908	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-909	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-034	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low

Table H-5.25: Vacant MU-TOD Land Inventory (Additional Capacity, Not Intended to Meet the RHNA)

Parcel Number (APN)	General Plan Designation	Zoning	Assumed Density	Acres	Potential Lot Consolidation	Common Ownership	Used in 5th Cycle	Used in 4th Cycle	Current Use	Realistic Capacity	Affordability Level
3138-020-011	MU	MU-TOD	16	0.1		Owner D	-	-	Vacant	1	Low
3138-020-012	MU	MU-TOD	16	0.1		Owner C	-	-	Vacant	1	Low
3138-021-902	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-907	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-903	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-021-036	MU	MU-TOD	16	0.1		Owner B	-	-	Vacant	1	Low
3138-021-904	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-020-906	MU	MU-TOD	16	0.1		Owner A	-	-	Vacant	1	Low
3138-008-902	MU	MU-TOD	16	0.2		Owner A	-	-	Vacant	3	Low
3138-008-901	MU	MU-TOD	16	0.4	Yes	Owner A	-	-	Vacant	6	Low
3133-016-024	MU	MU-TOD	16	0.2		Owner A	-	-	Vacant	4	Low
3133-017-001	MU	MU-TOD	16	0.5	Yes	Owner B	-	-	Vacant	7	Low
3138-029-034	MU	MU-TOD	16	0.3		Owner A	-	-	Vacant	4	Low
3138-028-026	MU	MU-TOD	16	0.3		Owner B	-	-	Vacant	5	Low

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CHAPTER 6:
2014-2021 HOUSING ELEMENT PROGRAM ACCOMPLISHMENTS

This chapter analyzes program performance from the 2014-2021 Housing Element programs. State law (California Government Code Section 65588[a]) requires each jurisdiction to review its Housing Element as frequently as appropriate and evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goals
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives
- Progress in implementation of the Housing Element

This evaluation provides valuable information on the extent to which programs have achieved stated objectives and whether these programs continue to be relevant to addressing current and future housing needs in Lancaster. The evaluation provides the basis for recommended modifications to policies and programs and the establishment of new housing objectives. Following the evaluation in Table H-6-1, the quantified objective performance is summarized.

Meeting the Needs of Special Needs Populations

Through program implementation during the 2014-2021 planning period, the City of Lancaster has made progress in addressing the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female headed households, farmworkers and persons experiencing homelessness).

- In 2021, Terracina, an affordable housing project with 264 units, is under construction. Unit sizes range from one-bedroom to four-bedroom models, allowing for a variety of household types and family sizes, including large households.
- Essex Tower is also under construction as of 2021, which will provide 69 units for homeless seniors with special needs.
- The Emerald, with an estimated completion date of 2023, will provide housing for individuals, families, and seniors who are extremely low-income with 69 new affordable units.

- In 2020, the Kensington Campus opened in Lancaster, a 14-acre full-service campus that provides interim and permanent supportive housing for formerly homeless individuals, supporting the City's overarching homelessness initiative. Kensington offers both interim housing and permanent supportive housing, along with complete wraparound services on site.

In addition, to address incidences of homelessness in Lancaster and to prevent extremely low-income Lancaster families from becoming homeless, the City places a high priority on programs that work to prevent homelessness or rapidly connect homeless individuals with housing and supportive services. To address this need, the City has supported a continuum of services in the City of Lancaster utilizing its CDBG funds through the Interim Housing Services Program and though the Los Angeles County Continuum of Care (CoC)agency (Los Angeles Homeless Services Authority (LAHSA)) to prevent and eliminate homelessness.

The City of Lancaster attempts to coordinate housing, public services, and economic development efforts with other public agencies, nonprofit agencies, private developers, and community organizations for the construction of low-income housing, enhanced social services for the "at risk" population, and increased employment opportunities. Between 2020 and 2021, the City continued to enhance coordination efforts in the following ways:

- Implementing an Economic Development Strategic Plan
- Meeting with outside nonprofit agencies and local community organizations for input
- Working with private developers
- Working with training and employment organizations
- Monitoring recipients of City programs and organizations receiving funding
- Reviewing applications, including interviews with applicants, participating in City programs
- Holding neighborhood meetings
- Receiving citizen input on citywide issues
- Recommending funding allocations to City Council

Program Accomplishments

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program 6.1.1(a). In order to maintain current information concerning housing production, compile a quarterly Development Summary Report, identifying the location, size and type of residential development proposals submitted to the City, as well as their status. It is intended that this summary report will track projects from submittal through recordation of subdivision maps through building permits and issuance of occupancy permits through project completion.	The City tracks projects from application submittal through project competition on the development summary report, which is updated quarterly and publicized on the City's website. *Continued Appropriateness:* This program continues to be a routine function of City Staff in the Community Development Division of the Development Services Department. As such, this program will be removed from the 2021 Housing Element, but the practice will be continued.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program 6.1.1(b). Establish a monitoring program which identifies the type and cost of housing being produced within Lancaster, as well as the availability of vacant land which can be used in the short-term (next five years) to accommodate a variety of housing types. This monitoring program is ongoing, but will result in a report to be prepared immediately after each calendar year. In addition, as part of the City's General Plan Annual Review, prepare a status report which evaluates program and production goals outlined in this plan and revise as necessary to meet the needs for housing that is affordable to very low, low, and moderate-income households.	With the use of Geographic Information Systems (GIS), the City can provide information on availability of vacant land upon demand. The Development Summary Report, referenced in Program 6.1.1(a) tracks new development applications in the city, representing a variety of housing types. As part of the City's Housing Element Annual Performance Report, this information will be conveyed to the State HCD. *Continued Appropriateness:* This program represents routine functions completed by City Staff in the Community Development Division of the Development Services Department. As such, this program will be removed from the 2021 Housing Element.
Program 6.1.1(c). If multi-year construction trends, as evidenced by the quarterly Development Summary Report and other available information, indicate that housing unit development will fall short of the City's needs as established in Objective 6.1, consider revisions to, or adoption of, housing incentive programs such as waiver and/or deferral of processing and development impact fees, and relaxation of standard development requirements to encourage construction of those categories where it appears that actual construction will not meet identified needs. The analysis and consideration for modification will be performed on an annual basis during the preparation of City department's fiscal budget.	In 2021, the City implemented a new impact fee calculation in which a developer could be exempt from paying any impact fees if the project is located in the central part of the City. Incentives are included to build each parcel to its full development potential. Senior housing located anywhere within the City limits is also exempt from impact fees. The intent of this incentive is to encourage development that has less impact on the infrastructure system and contributes to climate change goals, while providing fee reductions in a comprehensive and transparent way. *Continued Appropriateness:* Monitoring and incentivizing the creation of affordable housing is an important goal for the City. This program revised to focus on planning and development fees and included in the 2021 Housing Element (Program H-4.1).
Program 6.1.1(d). Assist local nonprofit agencies to actively seek the acquisition of state and federal funding sources by providing letters of support, technical guidance, and other regulatory and procedural assistance as needed to facilitate the development of affordable housing for low to extremely low-income households. The submittal of funding applications would occur during their specified time frames. Other assistance provided to nonprofits would include development incentives, such as a streamlined application review process	The City and Housing Authority continue to actively work with both for-profit and non-profit developers in ensuring a cooperative effort toward affordable housing. The City provides letters of support for affordable housing funding applications and provides technical assistance to facilitate housing development. The Housing Authority purchases and sells property in addition to partnering with affordable housing developers. The City has contacted (via email and phone) seven different non-profit and for-profit housing developers within Los Angeles County to receive input

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
and other mechanisms specific to the development to ensure the production of successful housing projects.	on sites. The City has had seven potential housing projects. One is under contract as of September 2021 and is estimated to be completed in winter 2022. *Continued Appropriateness:* The City will continue to encourage development of affordable housing through a variety of activities such as providing letters of support for funding applications, providing in-kind technical assistance for housing developers, and expedited processing as appropriate. This program will be consolidated with Program 6.1.2(a) below.
Program 6.1.2(a). Continue to enhance development opportunities for the construction of affordable housing through shared appreciation covenants, conditions and restrictions, the provision of technical assistance, and use of real property acquisition powers of the Lancaster Housing Authority which action results in the consolidation of small, infill parcels and the development of affordable housing.	The Lancaster Housing Authority actively seeks opportunities to develop affordable housing in cooperation with for-profit and non-profit developers. Two projects are currently in the pipeline: • Northeast corner of Division and Avenue I (167 single family units) • Southwest corner of Sierra Hwy and Avenue I (114 multi-family units) *Continued Appropriateness:* The Lancaster Housing Authority provides a much needed administrative resource and will continue its mission to provide more affordable housing in Lancaster. This program will be modified to list a variety of resources, including the Housing Authority and affordable housing partners, and consolidated into a new program in the updated Housing Element (Program H-2.1).
Program 6.1.2(b). Encourage the utilization of Zoning Ordinance provisions pertaining to the development of mixed use projects such as: related office uses in conjunction with housing for the aged, infirm, or convalescent, or limited residential occupancies above neighborhood-type commercial uses. Where developers propose commercial projects or reuses of buildings, particularly in the downtown area, staff will inform them of the provision in the Zoning Ordinance that would allow them to incorporate residential units as part of the project. In addition, the staff will encourage these	The City continues to provide appropriate land use designations and zoning to facilitate a variety of types of residential development throughout the planning period. The Downtown Specific Plan, TOD Districts, and MU zones are flexible and allow for mixed-use without requiring compliance with a parcel-specific maximum density. City staff regularly offers consultation and pre-application advice to applicants, discussing allowable uses of property. In 2021, the City is reviewing an application for 162 units within the MU-C zone and 12,750 square feet of neighborhood serving commercial retail (20th Street West).

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
uses by providing flexibility in building and site design.	*Continued Appropriateness:* The City will continue to provide appropriate land use designations and zoning to facilitate a variety of types of residential development. This program will be modified to focus on adequate sites (Program H-1.1) and zoning revisions to facilitate housing production in mixed use zones (Program H-4.2)
Program 6.1.3(a). 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. In order to do so, continue to exercise existing procedures and consider adopting new measures to expedite case processing. These techniques include: • Computerize case records to allow for automated case tracking; • Schedule case processing timetables to provide reasonable expectations in processing applications based upon available resources; • Hold public and agency review of EIR's concurrently so that processing times can be reduced; and • Continue to require complete information as part of application filing to avoid later delays.	The City continues to comply with the Permit Streamlining Act and seeks new methods and technologies to improve the development review process. The City uses a case database management system to consolidate multiple case logs, thereby increasing efficiency and streamlining the application review process. The City is in the process of building a new database to support project tracking, and anticipates this to be fully operational within the next six years. Other methods that help reduce processing times are holding public and agency review of Environmental Impact Reports concurrently and the preliminary application process. The City performed an intensive cost analysis to ensure that application and impact fees cover the actual costs incurred by the City. *Continued Appropriateness:* This program will remain in the Housing Element as part of a streamlining program that will also address new streamlining requirements under SB 35.
Program 6.1.3(b). 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.	The City's land development processing procedures were re-evaluated as part of the Housing Element update. *Continued Appropriateness:* Ongoing reevaluation of procedures and fees is important to ensure a smooth entitlement process. This program will be consolidated with Program 6.1.3(a) in the updated Housing Element.
Program 6.1.3(c). 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	The City of Lancaster utilizes the State Density Bonus law (Government Code Section 65915) as an incentive to developers who set aside a portion of their housing units for lower income households. During the previous planning period, City staff estimates fewer than 10 inquiries pertaining to density bonuses. City staff regularly provide information on density bonus allowances and potential concessions for projects that do not comply with objective zoning standards. In

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
law. The City's zoning ordinance will be revised to reflect the latest changes in density bonus law.	addition, as part of consultations for sale of City property, City staff discussed density bonus options with seven different housing developers. *Continued Appropriateness:* Density Bonuses are an important tool for the City. This program will be modified in the updated Housing Element to update the City's Zoning Ordinance to match State law provisions, which have been amended multiple times in recent years.
Program 6.1.4(a). Leverage direct funding resources of the City and Lancaster and Lancaster Housing Authority with State and Federal funding sources to address the housing objectives contained in Table H-6.1 "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.	The City actively seeks to combine available resources to leverage funding and financing. For example, the Kensington Campus, a 14-acre community designed to house and rehabilitate the local homeless population, is a private-public partnership with the developer, the operator, the Lancaster Housing Authority and the Los Angeles Community Development Commission. The Lancaster Housing Authority contributed grants/loans of $5,599,241 and the Los Angeles Community Development Commission contributed $14,000,000. *Continued Appropriateness:* In FY 2020, the City also became a HOME entitlement jurisdiction, receiving approximately $650,000 in HOME funds annually. The City has prioritized limited CDBG and HOME funds to support the production of new long-term affordable housing units. The City and Housing Authority will continue to leverage and consolidate funds for the creation of affordable housing. This program will be consolidated into a program to address collaboration and funding (Program H-2.1).
Program 6.1.4(b). Encourage private sector development of affordable housing by subsidizing development impact fees in exchange for long term affordable restrictions.	In 2021, the City implemented a new impact fee calculation in which a developer could be exempt from paying any impact fees if the project is located in the central part of the City. The program also includes incentives (fee reductions) for projects that build each parcel to its full development potential within the City Core. Senior housing located anywhere within the City limits is also exempt from impact fees. The intent of this incentive is to encourage development that has less impact on the infrastructure system and contributes to

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	climate change goals, while providing fee reductions in a comprehensive and transparent way. *Continued Appropriateness:* The City will continue to encourage development of affordable housing through a variety of activities such as outreach to for-profit housing developers, providing technical assistance to housing developers, and expedited processing as appropriate. This program will be consolidated into a new Program H-2.1 to list partnerships and funding sources and a new program H-4.1 tailored to planning and development fees.
Program 6.1.4(c). 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 and Neighborhood Revitalization Division.	To leverage CDBG funds, the City used Neighborhood Stabilization Program (NSP) funds to acquire, rehabilitate, and sell 11 vacant/foreclosed homes to low-income buyers. *Continued Appropriateness:* NSP funds have largely been exhausted. The 2020 Consolidated Plan indicates that limited affordable housing funding will be focused on the creation of new affordable housing. As such, this program will be removed, as funding is no longer being available.
Program 6.1.4(d). Continue to allow the Los Angeles County Housing Authority to administer the Section 8/Voucher Program and public housing programs within the City.	Los Angeles County administers the Housing Voucher Program for residents of the City. The City works in close collaboration with the Los Angeles County Housing Authority and nonprofits to ensure access to affordable housing and programs within the city. As of July 2021, 3,855 households in Lancaster were receiving Housing Choice Vouchers (HCV). Another 1,106 households were on the waiting list for HCV as of July 2021. *Continued Appropriateness:* The City will continue to encourage landlords to accept Housing Choice Vouchers consistent with State Fair Housing laws. This program will be modified to address this additional component and included in the new Housing Element.
Program 6.1.5(a). 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,	The City continues to provide appropriate land use designations and zoning to facilitate a variety of types of residential development with access to public facilities, transportation, schools, parks, and other daily services. During the planning period, the Downtown Lancaster

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
transportation, schools, parks, and other daily services.	Specific Plan, Lancaster Transit Oriented Development Zone, and standards for Residential Planned Development were updated (2020) to comply with State laws, provide clarification, consistency, and update standards and regulations. *Continued Appropriateness:* The City will continue to provide appropriate land use designations and zoning to facilitate a variety of types of residential development with access to public facilities, transportation, schools, parks, and other daily services, re-evaluating periodically to address changing market trends and address deficiencies. This program is revised to focus on re-evaluating standards in Mixed Use zones to encourage residential development (Program H-4.2).
Program 6.1.5(b). 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 • Encourage other alternative housing options, including SRO (single room occupancy) housing units to meet the needs of varying living situations	The City and Housing Authority actively support affordable housing developers, with funding support, partnerships, letters of support, and technical assistance. The City revised Residential Zones to expressly allow SROs in the MDR and HDR zones. During the previous planning period, the 14-acre therapeutic Kensington Campus community was developed to provide housing for formerly homeless individuals, supporting the City's overarching homelessness initiative. Kensington offers both interim housing and permanent supportive housing, along with complete wraparound services on site. *Continued Appropriateness:* The need for extremely low-income housing remains a high priority, and a variety of resources are necessary to support this goal. This program will be consolidated into a program identifying necessary Zoning Ordinance updates (Program H-4.7) in the new Housing Element and a program giving priority to special needs housing (Program H-2.3).
Program 6.1.6(a). Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate- income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 100 single-family residences	The Lancaster Housing Authority completed entitlements for 167 single family homes (TTM 78213) and obtained building permits for this project and is actively seeking additional funding sources and a developer to build this project. The TTM remains valid, and the City anticipates issuing an RFP for the project within the next five years.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
located north of Avenue I and east of Division Street (Sky View). Twenty percent of the units (20 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.	*Continued Appropriateness:* Partnerships between the City, Lancaster Housing Authority, and private developers are the key mechanism to support additional affordable housing in Lancaster. This program will be consolidated under a partnerships program in the new Housing Element (Program H-2.1).
Program 6.1.6(b). Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate- income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 100 single-family residences located north of Avenue H-8 and east of Division Street (Whit Carter). Thirteen percent of the units (13 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.	This project is currently on hold as the City is still looking for an appropriate developer for the project. The project was originally envisioned as a residential planned development for 324 lots. Additionally, not all of the property is currently zoned for residential uses and would need a General Plan Amendment or Zone Change. The General Plan Amendment or Zone change would occur in tandem with the development application; the City is actively seeking a developer to support this project, including establishment of the appropriate General Plan/zoning designations. *Continued Appropriateness:* Partnerships between the City, Lancaster Housing Authority, and private developers are the key mechanism to support additional affordable housing in Lancaster. This program will be consolidated under a partnerships program in the new Housing Element (Program H-2.1).
Program 6.1.6(c). Complete construction and sale of single-family residences to provide affordable housing to meet the needs of moderate- income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 40 single-family residences located in the Northeast Gateway Corridor (Old Fairgrounds housing project). Twenty percent of the units (8 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.	This corridor encompasses multiple projects that were listed under North Downtown Transit Village and Whit Carter. The Old Fairgrounds Project (TTM 78213) is currently going out for RFP to identify a developer for the project. The TTM is still valid; the City anticipates issuing an RFP for this project within the next five years. *Continued Appropriateness:* Partnerships between the City, Lancaster Housing Authority, and private developers are the key mechanism to support additional affordable housing in Lancaster. This program will be consolidated under a partnerships program in the new Housing Element (Program H-2.1).
Program 6.1.6(d). Complete construction and sale of single-family and multi-family residences to provide affordable housing to meet the needs of	This particular project did not come to fruition, as the area has received an extensive reevaluation as part of the Lancaster Health District Master Plan. The Lowtree

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 77 single-family residences and 200 townhomes located in the Lowtree Neighborhood Project. Twenty percent of the units (56 units) will be deed restricted to moderate-income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.	Neighborhood Project is included within the new Lancaster Health District Master Plan, which was adopted in 2021 and identifies strategies to create a mixed-use neighborhood surrounding the Antelope Valley Hospital. The City anticipates projects will be under construction within the Health District Master Plan area by 2022. *Continued Appropriateness:* Partnerships between the City, Lancaster Housing Authority, and private developers are the key mechanism to support additional affordable housing in Lancaster. This program will be consolidated under a partnerships program in the new Housing Element (Program H-2.1).
Program 6.1.6(e). Complete construction and sale of residences to provide affordable housing to meet the needs of moderate-income households and enhance stability of neighborhoods through the pride of home ownership. The Lancaster Housing Authority will assist the developer to construct 100 condominiums located on Avenue I in the North Downtown Transit Village project area. One-hundred (100) units will be deed restricted to moderate- income households, restricting resale of the homes to households whose income does not exceed 120% of the Los Angeles County median. Complete construction and sale of homes by 2021.	The Bridge Housing project (CUP 21-03) is a multi-family residential development on the southwest corner of Sierra Highway and Avenue that is currently going through Final Map approval procedures and addressing comments to obtain building permits. The project is limited to lower income households (80% AMI and below) with the average expected to be 60% AMI. *Continued Appropriateness:* Partnerships between the City, Lancaster Housing Authority, and private developers are the key mechanism to support additional affordable housing in Lancaster. This program will be consolidated under a partnerships program in the new Housing Element (Program H-2.1).
Program 6.1.7(a). On an annual basis, meet and work with all water districts, pertinent agencies and community groups to ensure adequate water capacity to meet Lancaster's housing need, utilizing a variety of strategies, including increased water conservation, the use of recycled water, and banking of increased supplies when available.	The City has been in discussions with water providers on addressing water supply. The Director of Planning meets with water providers regularly. All proposed development projects are reviewed by the relevant water district for their concurrent review. *Continued Appropriateness:* This program will be modified to indicate the Housing Element law requirement to provide a copy of the adopted Housing Element to all water and sewer providers within 30 days of adoption.
Program 6.1.7(b). On an annual basis, meet and work with the Los Angeles County Sanitation District and other pertinent agencies to ensure	The City has worked with Los Angeles County Sanitation District to ensure adequate sewer capacity and meet

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
adequate sewer capacity to meet Lancaster's housing need, including the coordination of timely expansion upgrades to the Lancaster Water Reclamation Plant.	twice per month. Two members of the City Council serve on the Board of Directors for District 14. *Continued Appropriateness:* This program will be modified to indicate the Housing Element law requirement to provide a copy of the adopted Housing Element to all water and sewer providers within 30 days of adoption.
Program 6.1.8(a). Encourage housing development in the mixed-use zones by: providing assistance with site identification and entitlement processing; offering fee waivers and deferrals for affordable housing projects; modifying development standards such as setbacks and parking; and providing financial support where available for multi-family and mixed use affordable projects.	The City has continued to encourage development by providing information and incentives to applicants. The City offers pre-application advice and information on a regular basis. The Lancaster Promenade, a project in the MU-C zone, received a development standard concession due to its 20% affordability levels. *Continued Appropriateness:* This program will be consolidated into a program that focuses on providing incentives and zoning modifications to facilitate housing production (Program H-4.2).
Program 6.1.8(b). On an annual basis, the City will organize special marketing events geared towards the development community and post the sites inventory on the City's webpage.	The Housing Element and sites inventory is available on the City's webpage. The Housing Department and Economic Development Department routinely work with developers and marketing efforts. The City also provides briefings for AV Edge, a regional development consortium. *Continued Appropriateness:* As part of everyday activities, the City works with the development community to discuss available development opportunities, incentives, and affordable housing goals. This program will be removed and replaced with a larger program focused on partnerships and funding sources (Program H-2.1).
Program 6.1.8(c). To assist the development of housing for lower income households on larger sites, the City will facilitate land divisions, lot line adjustments, mixed use planned developments, and specific plans, to create parcel sizes that facilitate multifamily developments affordable to lower income households, in light of state, federal and local financing programs (i.e., 2 to 10 acre units) through ministerial review of lot line	The City regularly facilitates land divisions and lot line adjustments to accommodate for affordable housing. Lot line adjustments are reviewed ministerially. Given existing conditions with large vacant land parcels, Lancaster is well versed in the processing of large-scale projects. In Lancaster, multiple housing projects have occurred on large (greater than 10 acre) parcels. For example, a project at 1752 East Avenue J-4 was recently approved (264 affordable units), with 11.35 acres. At

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
adjustments, and streamlining and expediting the approval process for land division for projects that include affordable housing units.	20th and Avenue I, a mixed use project is currently proposed on a single 26.3 acre parcel (residential portion to represent 25.05 acres, with 392 units). The applicant is proposing 20-25% of these units to be affordable to low-income households. For this project, the applicant is planning to subdivide into four lots, which requires a discretionary review; however, the City would have allowed for phased development on one lot without needing to subdivide. *Continued Appropriateness:* Processing time is a critical component in development penciling and is especially important for affordable housing developments. This program will be continued in the new Housing Element.
Program 7.1.1(a). Apply the provisions of the City's subdivision ordinance relating to limitations on the conversion of rental apartments to condominiums or cooperatives when the multi-family vacancy rate falls below four percent.	Due to the average sale price of condominiums, there is not significant demand to convert existing apartments into condominiums in Lancaster. *Continued Appropriateness*: The City's Subdivision Ordinance, adopted in 1994, includes a provision for annual surveys of multi-family vacancy rates and contains provisions to ensure that conversions do not have an adverse effect on the ability of low to lower income tenants to locate adequate comparable housing. Because this program is already codified, it is removed from the updated Housing Element.
Program 7.1.1(b). Periodically monitor existing programs designed to preserve assisted housing developments for low income households as required by Government Code Section 65583(d) to determine if additional actions are required to protect these developments. **Program 7.1.1(c).** To preserve subsidized multifamily apartment units at risk of losing affordability restrictions, continue to apply the preservation strategies presented the section, "Preservation of Affordable Housing Units At-Risk" of the Housing Element.	This review is effectively carried out during the time of each update of the Consolidated Plan and each update of the Housing Element as part of the At-Risk Analysis. During the last planning cycle (2013-2021), 696 assisted units within seven developments became eligible to convert to market-rate housing and are considered at risk: Sierra Villa East (90 affordable units), Mayflower Gardens (76 affordable units), College Park Apartments (60 affordable units), Antelope Valley Apartments (120 affordable units), Lancaster Home Apartments (120 affordable units), Fernwood Apartments (75 affordable units), and Village Pointe (155 affordable units). These projects are all funded with Section 8 and/or Sec 221(d)(4) and the City has not received any notifications that these projects will convert to market rate.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	Continued Appropriateness: The retention of existing affordable housing is an important part of the City's affordable housing strategy. This program will be combined with other preservation strategies and consolidated into one program in the updated Housing Element (Program H-3.1).
Program 7.1.2(a). In order to preserve an affordable senior housing option and to protect the public health, safety and welfare and pursuant to the provisions of Section 65858 of the California Government Code, enact an urgency moratorium on the conversion of any mobile home park currently in existence in the City of Lancaster from a park where at least eighty percent (80%) of the full-time residents are individuals aged fifty-five (55) years and older (a "seniors only" mobile home park) to a mobile home park accepting all ages of residents.	In 2008, the City adopted an ordinance enacting a moratorium on mobile home park conversions. In 2010, the City adopted a Senior Mobile Home Park zone, to preserve senior housing in the mobile home parks located in the Senior Mobile Home Park zone. *Continued Appropriateness:* The efforts to preserve mobile homes as an affordable senior housing option are ongoing. The specific requirements of this program have been implemented; as such this program is removed from the updated Housing Element.
Program 7.2.1(a). Continue the Home Ownership Mortgage Loan Program. This program will provide affordable housing to meet the needs of very low and low-income households, increase the mobile home owner base, and revitalize mobile home parks. Priority is to provide new or substantially rehabilitated housing and to provide financial assistance for purchase of affordable housing. The program will preserve 20 very low-income and 12 low income mobile residential homes by 2021.	The City has supported low-income homeownership opportunities for decades. Dozens of single-family homes have CC&Rs preserving their affordability. When the Housing Authority sells homes, they must retain affordability covenants for 30-35 years. The City does not currently have a program to expand the supply of deed-restricted homes nor to provide assistance to first-time homebuyers; however, the City is looking for funding to start these programs. *Continued Appropriateness:* In Lancaster, affordable homeownership is a key priority and is within reach for many lower income households. This program is continued in the affordable housing funding and partnership program (Program H-2.1) in the updated Housing Element.
Program 7.2.1(b). Continue the Homeowner (and Senior Homeowner) Home Improvement Program designed to assist very low to above moderate income homeowners as well as senior citizen homeowners, by providing loans to rehabilitate distressed properties. The programs will provide assistance to 140 very low, 80 low, 40 moderate	Given the age of the City's housing stock, the number of substandard housing units is limited, though isolated substandard conditions do exist. The City does have a portion of its housing stock reaching or exceeding 30 years of age, and therefore require rehabilitation and repairs. During the last planning cycle, the City used Neighborhood Stabilization Program (NSP) funds to acquire, rehabilitate, and sell 11 vacant/foreclosed

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
and 20 above moderate-income households. Assistance will be provided by 2021. **Program 7.2.1(c).** Continue the Rental Housing Rehabilitation Loan Program designed to provide a low interest loan for the rehabilitation of existing rental units. This program will provide financial assistance to 20 very low and 20 low-income households. Assistance will be provided by 2021. **Program 7.2.1(d).** Continue the Mobile Home Grant Program designed to assist very low and low-income mobile homeowners by providing grants to rehabilitate distressed mobile homes. This program will provide financial assistance to 100 very low and 80 low- income households. Assistance will be provided by 2021.	homes to low-income buyers. However, these funds have been exhausted. The City does not currently have a program to support housing rehabilitation; however, the City is looking for funding to start these programs. *Continued Appropriateness:* In the 2021 Consolidated Plan, the City has prioritized limited CDBG and HOME funds to support the production of new long-term affordable housing units, rather than rehabilitation. These programs will be removed in the updated Housing Element since funding for rehabilitation is no longer available. The existing code enforcement program will continue to be used to address rehabilitation efforts, and an action is added to Housing Plan Program H2-1 to seek new funding sources to support a new rehabilitation program.
Program 7.2.1(e). Implement the Foreclosure Preservation Homeownership Program designed to preserve sustainable homeownership in the city through reclaiming foreclosed homes as neighborhood assets. This program will preserve 10 very low, 10 low, and 9 moderate-income residential homes by 2021.	The former Redevelopment Agency (now subsumed by the Lancaster Housing Authority) purchased and substantially rehabilitated vacant foreclosed single-family residential properties. The properties were rehabilitated with energy efficient features, such as dual paned windows, Energy Star appliances, and drought tolerant landscaping, all in an effort to reduce the maintenance costs for the new homeowners. This program helps to eliminate physical deterioration, blight, squatting, and illegal dumping while assisting the community by providing families the opportunity to purchase affordable homes. Each rehabilitated home sells with a 45-year affordability period. The foreclosure preservation program was funded by Low and Moderate Income Housing Funds. *Continued Appropriateness:* With the end of Redevelopment, Low and Moderate Income Housing Funds are no longer being collected. This program will be removed due to lack of funding.
Program 7.3.1(a). Continue to perform pre-occupancy inspection programs in which a City building inspector inspects housing to ensure compliance with local, state, and federal	The City routinely conducts building inspections for compliance with applicable building codes.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
regulations related to public health, safety, and welfare, including applicable housing codes.	*Continued Appropriateness:* This program is routinely implemented; as such it is removed from the updated Housing Element.
Program 7.3.1(b). Conduct concentrated code enforcement programs within the City when the need and community support warrant such activity. It is intended that this program would be applied to areas which are still basically sound, but which are just beginning to show signs of decline. This program would be coordinated with existing rehabilitation programs to provide loans and subsidies for required repairs.	The Department of Housing & Neighborhood Revitalization is dedicated to making Lancaster's neighborhoods a desirable place to live, work and play. The City works proactively with residents to conduct code enforcement. *Continued Appropriateness:* Code enforcement remains an important activity to keep property in good shape to ensure the overall community well-being. This program is continued in the updated Housing Element.
Program 7.3.1(c). Perform departmental review and approval of state-unlicensed group home facilities for disabled persons within the community to ensure compliance with regulations related to public health, safety, and welfare.	The City reviews and approves applications for a variety of housing types to confirm compliance with regulations. *Continued Appropriateness:* This program is routinely implemented; as such it is removed from the updated Housing Element.
Program 7.3.1(d). Respond to complaints or reports of substandard and unsanitary residential rental properties deemed unfit and/or unsafe for human occupancy, and limit the negative impacts to the physical, social, and economic stability of existing residential facilities, neighborhoods and the community as a whole.	The City's Department of Housing & Neighborhood Revitalization oversees code enforcement and responds to complaints, requiring improvements to bring housing up to code. *Continued Appropriateness:* Code enforcement remains an important activity to keep property in good shape to ensure the overall community well-being. This program is consolidated under the Code Enforcement and Rental Housing Inspection program in the updated Housing Element (Program H-3.3).
Program 7.3.2(a). Facilitate the street maintenance, street widening, and provision of curb, gutter, sidewalk, and other improvements as appropriate to urban and rural environments in neighborhoods requiring revitalization.	Revitalization of existing neighborhoods, including infrastructure improvements, is a major objective of the City. These improvements are completed as part of new housing developments, and within existing neighborhoods are funded through the City's Capital Improvements Program and CDBG resources. *Continued Appropriateness:* This program is routinely implemented; as such it is removed from the updated Housing Element.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program 7.3.2(b). Provide for the acquisition of property in targeted neighborhood-revitalization areas where blighted conditions exist. Long-range revitalization efforts include acquisition, demolition, infrastructure repair, re-parcelization, and construction of single-family dwellings and neighborhood facilities.	The City used Neighborhood Stabilization Program (NSP) funds to acquire, rehabilitate, and sell 11 vacant/foreclosed homes to low-income buyers. *Continued Appropriateness:* NSP funds have been exhausted and there are no existing programs that are actively buying programs to rehab. As such, this program will be removed due to funding no longer being available.
Program 8.1.1(a). Administer the provisions of the zoning ordinance that allow the development of senior citizen residential projects, as a conditional use, within areas designated for single family, multiple family or commercial uses. The senior developments would be located as a transitional use between districts of varying intensity.	The City revised the zoning ordinance to allow senior housing in the OP zone in conjunction with health care uses with a CUP. Senior housing is allowed everywhere multi-family housing and mixed-use housing is allowed, with reduced parking requirements. *Continued Appropriateness:* This program has been implemented and is removed from the updated Housing Element.
Program 8.1.1(b). According to the provisions of the zoning ordinance, allow for the reduction in required parking for senior citizen projects as necessary to encourage affordable housing for senior citizens.	The City's Zoning Regulation requires 1 covered parking for each unit and 1 guest space for every 4 units in senior apartments or condominiums. Covered spaces can either be a garage or carport and are often used to locate the required solar panels, as well as shaded parking in the desert climate. Guest parking can be uncovered. *Continued Appropriateness:* This program has been implemented and is removed from the updated Housing Element.
Program 8.1.1(d). Administer the provisions of the zoning ordinance that allow for the establishment of second units on single family residential lots as a means of providing additional elderly housing opportunities. Inform the public of the provision for second units for the elderly through publication and public presentation.	Accessory dwelling units (ADUs) provide additional affordable by design housing options for many members of the community, including seniors. Interest in constructing ADUs is high in Lancaster and continues to grow. In 2018, 9 applications were received; in 2019, 23 were received; and in 2020, 39 ADU applications were received. This represents a 150 percent increase between 2018 and 2019, and a 70 percent increase between 2019 and 2020. The issuance of building permits follows application submittals; as such, lower numbers occurred in 2018 when new laws became effective to allow for the time in designing projects and submitting for applications. In 2018, 0 ADU building permits were issued; in 2019, 0 ADU building permits

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	were issued; in 2020, 12 building permits were issued; and in 2021, 99 ADU building permits were issued between January and September 2021. Applying a projection of existing 2021 performance to the remainder of the year, an additional 50 ADU permits are anticipated to be issued in 2021 for a total of at least 149 ADUs. The City estimates that interest will continue to increase over the next few years before leveling off. The City provides information on accessory dwelling units, approval processes, and resources to interested applicants. *Continued Appropriateness:* Recent State law has loosened requirements for ADUs. The City updated the ADU Ordinance in January 2020. This program will be updated to indicate that the City will continue to monitor State laws to ensure compliance with state law and update the City's ordinance as needed.
Program 8.1.1(e). Utilize the following criteria to evaluate proposed senior residential projects: • Projects should be within walking distance of transit services, major transportation routes, and shopping and medical facilities. • Land uses in senior projects should be limited to residential uses, extended care facilities and ancillary commercial uses. • Projects shall include provisions limiting the purchase or lease of the property to persons over 55 unless a different age is required by state law.	The intent of this program is addressed as part of the regular development review process conducted by the City's Development Review Committee (DRC). *Continued Appropriateness:* This program is routinely implemented; as such it is removed from the updated Housing Element.
Program 8.1.2(a). Continue support for Lancaster Community Homeless Shelter. Provide funding on an ongoing basis to a non-profit entity for the management of this facility.	The City prepared a Homelessness Plan in August 2018 to gain a better understanding of homelessness in Lancaster, 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 of Lancaster, reduce the impact
Program 8.1.2(b). Continue to seek opportunities for providing emergency shelter for the homeless. Encourage participation of non-profit organizations.	

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
Program 8.1.2(c). Coordinate with other jurisdictions in the Antelope Valley in order to address the regional perspective of homelessness.	of homelessness within the City of Lancaster, 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 entire community), provide equal placement of attention on public safety and community vitality, seek a collaborative approach, and engage the community. In 2019 the Kensington Campus was completed. This development is an innovative 14-acre community designed to house, employ, and rehabilitate the local homeless population. As part of this development, the City of Lancaster contributed $5.6 million towards the construction of the permanent housing component of this project, which includes 100 units of permanent supportive housing, bridge housing for 153 individuals, 20,000 square feet of wrap around supportive services space, and a 12,000 square foot enterprise job creation building. In Lancaster, the Los Angeles County Homeless Services Authority (LAHSA), Valley Oasis, Mental Health America, Salvation Army, the Mental Health America Military Resource Center, and faith-based organizations also provide homeless outreach services. *Continued Appropriateness:* 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 Continuum of Care. This program is updated to address these accomplishments and included in the new Housing Element.
Program 8.1.2(d). Continue support in the operations of Homeless Solutions Access Center as a first point of contact for the homeless and persons at risk of becoming homeless.	
Program 8.1.2(e). Periodically conduct a survey to identify vacant buildings within the City which could be reused for housing for very low-, low- and moderate-income households or as shelter/service facilities for the homeless. If conversion opportunities are feasible, prepare implementation strategies.	
Program 8.1.3(a). Continue the Homeowner Disabled Accessibility Program and the Senior Homeowner Disabled Accessibility Program	With the loss of Redevelopment Low and Moderate Income Funds, these programs are no longer funded.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
designed to assist very low to moderate-income disabled homeowners as well as disabled senior citizen homeowners, by providing loans to retrofit principal residences to be physically accessible. The programs will provide assistance to 84 very low, 36 low and 24 moderate-income households. Assistance will be provided by 2021.	However, multiple projects provide housing for disabled residents, including: Veteran's Home of California, opened in 2010, is a 60-bed, long-term residential care facility. Penny Lane CUP 14-12, constructed in 2019, provides permanent supportive housing for homeless veterans, families, and individuals. Penny Lane CUP 18-26, similar to 14-12, focuses on family and children aging out of foster care. Units are also provided for seeing impaired individuals. This project is permitted but not yet built and is in the process of securing funding. *Continued Appropriateness:* The City will continue to support the development of supportive housing. A modified program will be included in the new Housing Element.
Program 8.1.4(a). Establish regular lines of communication and a monitoring program to gauge the extent of off-base military housing requirements.	The City's Planning Department periodically consults with the Housing Office at Edward's Air Force Base regarding this issue. Recent discussions with the Edward's Air Force Base Housing Manager indicate that there is a waiting list for housing for entry level staff. *Continued Appropriateness:* This program is routinely implemented; as such it is removed as a program from the updated Housing Element and instead included as a policy.
Program 8.2.1(a). Continue to work with the Housing Rights Center to actively support and promote a Fair Housing Program that encompasses investigations of discrimination complaints, research of housing related discrimination issues and public education and information.	The City continues to work with the Housing Rights Center to affirmatively further fair housing in Lancaster. To solicit public feedback on fair housing choice in the City and in consideration of possible impediments, information was gathered from many different sources to draft the 2015 Analysis of Impediments to Fair Housing Choice, including: Communication with people seeking fair housing Comments and information from public meetings and public forums—including a focus group made up of affordable housing advocates and social service providers. Neighborhood surveys—including comments from citizens in many parts of the city about types of housing they have and any impediments they have encountered.

Table H-6.1: Program Accomplishments

2014-2021 Housing Element Program	Progress and Continued Appropriateness
	Continued Appropriateness: The City continues to provide funding to the Housing Rights Center to promote fair housing in Lancaster. This program is continued in the updated Housing Element, in a consolidated Fair Housing program.
Program 8.2.1(b). Increase public awareness of Lancaster's Fair Housing Program and other City and Agency assisted housing programs through period print, radio, television, web-based media and other venues through the provisions of the City's Communications Master Plan.	The City contracts with the Housing Rights Center (HRC), a nonprofit organization dedicated to affirmatively furthering fair housing choice through the provision of education and direct client services. Using available data to analyze current discrimination trends, HRC disseminates brochures that promote awareness of specific fair housing issues in an effort to ensure that all persons have the opportunity to secure safe and decent housing that they desire and can afford, without regard to their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income or other characteristics protected by lases. Direct client services range from providing advice concerning general housing issues to performing investigations and advising residents of their rights and remedies under the law in cases where evidence sustains the allegations of discrimination. *Continued Appropriateness:* The City continues to provide funding to the Housing Rights Center to promote fair housing in Lancaster. This program is continued in the updated Housing Element, in a consolidated Fair Housing program.
Program 8.2.1(c). Identify, promote and foster community-based organizations focused on delivering supportive services that meet the specific needs of people who are in need of Continuum of Care programs ranging from domestic violence to homelessness.	The City of Lancaster actively provides assistance and referrals for people who are in need of Continuum of Care programs. *Continued Appropriateness:* The City will continue to build and maintain relationships with community-based organizations to deliver supportive services and meet specific needs of those in the Continuum of Care programs. This program is consolidated with the other homelessness initiative programs and continued in the updated Housing Element.

Quantified Objectives

Table H-6.2 summarizes the quantified objectives contained for the 2014-2021 Housing Element and compares the City's progress toward fulfilling these objectives. As part of the 2014-2021 Housing Element, the City established a set of quantified objectives for housing construction, rehabilitation, and preservation.

- The construction objective represents the City's RHNA for the 2014-2021 planning period. The City began tracking in 2018, so progress reflects 2018-2020. Actual construction progress exceeds the progress indicated in Table H-6.2.
- The rehabilitation objective represents objectives for code enforcement rehabilitation. Due to the loss of Redevelopment Low and Moderate Income funds, these targets were not achieved.
- The conservation objectives represent conservation and expansion of existing affordable housing through the Neighborhood Foreclosure Prevention Program, Neighborhood Stabilization Program, and Home Ownership Mortgage Loan Program. Due to the loss of Redevelopment Low and Moderate Income funds, these targets were not achieved.

Table H-6.2: Progress Toward Previous Quantified Objectives

Objectives	Income Levels					Total
	Extremely Low	Very Low	Low	Moderate	Above Moderate	
Construction Objectives						
Goal	627		384	413	1,086	2,510
Progress	186		40	--	546	772
Rehabilitation Objectives						
Goal	172	172	216	64	20	644
Progress: Rehab	--				--	--
Progress: Code Enforcement	6,000					6,000
Conservation Objectives						
Goal	20	20	32	18	--	90
Progress	11				--	11

Source: Consolidated Annual Performance Evaluation Report 2014-2019, Housing Element Annual Reports, 2014 to 2020

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City of Lancaster

2021-2029 Housing Element

APPENDIX A: HOUSING SURVEY SUMMARY

CITY OF LANCASTER

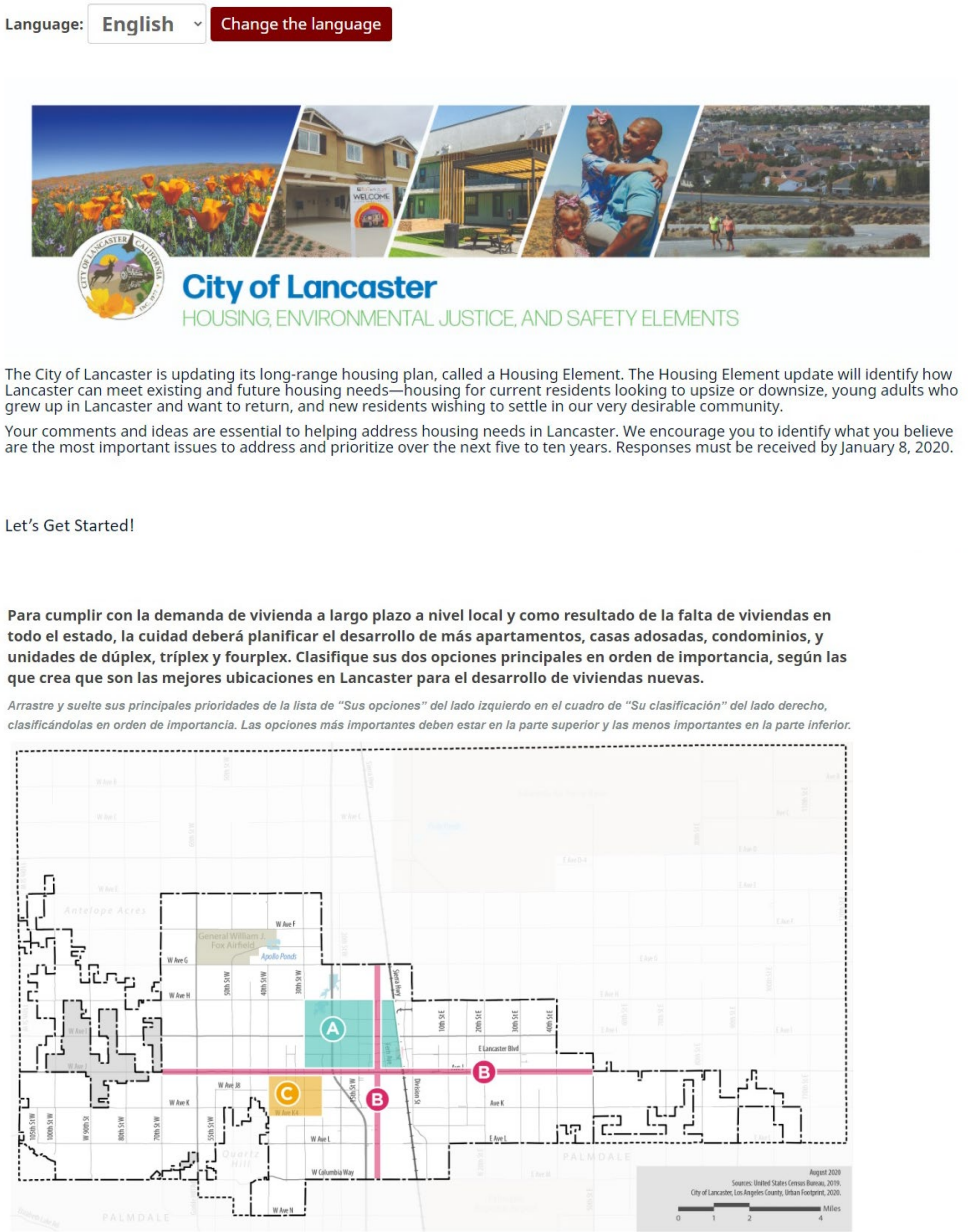
JANUARY 2021

INTRODUCTION

In December 2020 and January 2021, the City of Lancaster launched a survey to gather information about housing concerns in the community as part of a focused General Plan update to the Housing, Safety, and Environmental Justice elements. This survey focused on the topic of housing.

The survey was available to the public during these two months in both English and Spanish. City staff promoted the survey through social media and community organizations.

A total of 307 people who live and/or work in Lancaster participated filled out complete surveys. Results from the survey are presented and summarized here. Open-ended responses are listed in Appendix A.



Language: English Change the language

City of Lancaster

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

The City of Lancaster is updating its long-range housing plan, called a Housing Element. The Housing Element update will identify how Lancaster can meet existing and future housing needs—housing for current residents looking to upsize or downsize, young adults who grew up in Lancaster and want to return, and new residents wishing to settle in our very desirable community.

Your comments and ideas are essential to helping address housing needs in Lancaster. We encourage you to identify what you believe are the most important issues to address and prioritize over the next five to ten years. Responses must be received by January 8, 2020.

Let's Get Started!

Para cumplir con la demanda de vivienda a largo plazo a nivel local y como resultado de la falta de viviendas en todo el estado, la cuidad deberá planificar el desarrollo de más apartamentos, casas adosadas, condominios, y unidades de dúplex, tríplex y fourplex. Clasifique sus dos opciones principales en orden de importancia, según las que crea que son las mejores ubicaciones en Lancaster para el desarrollo de viviendas nuevas.

Arrastre y suelte sus principales prioridades de la lista de "Sus opciones" del lado izquierdo en el cuadro de "Su clasificación" del lado derecho, clasificándolas en orden de importancia. Las opciones más importantes deben estar en la parte superior y las menos importantes en la parte inferior.

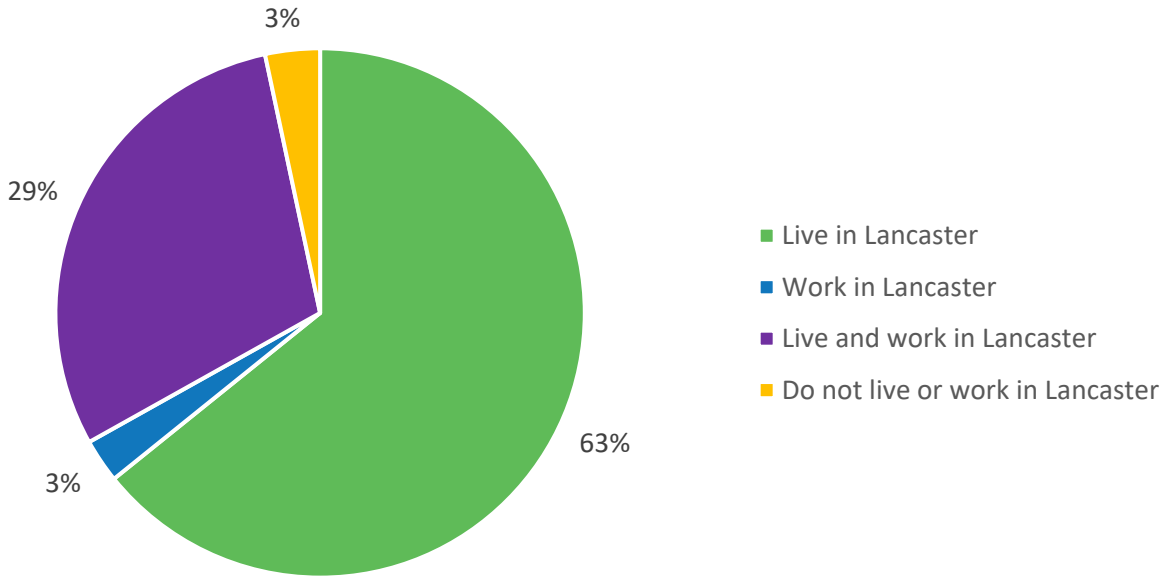
Housing Questions

City of Lancaster

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Question A1 – Multiple Choice [Pick 1]

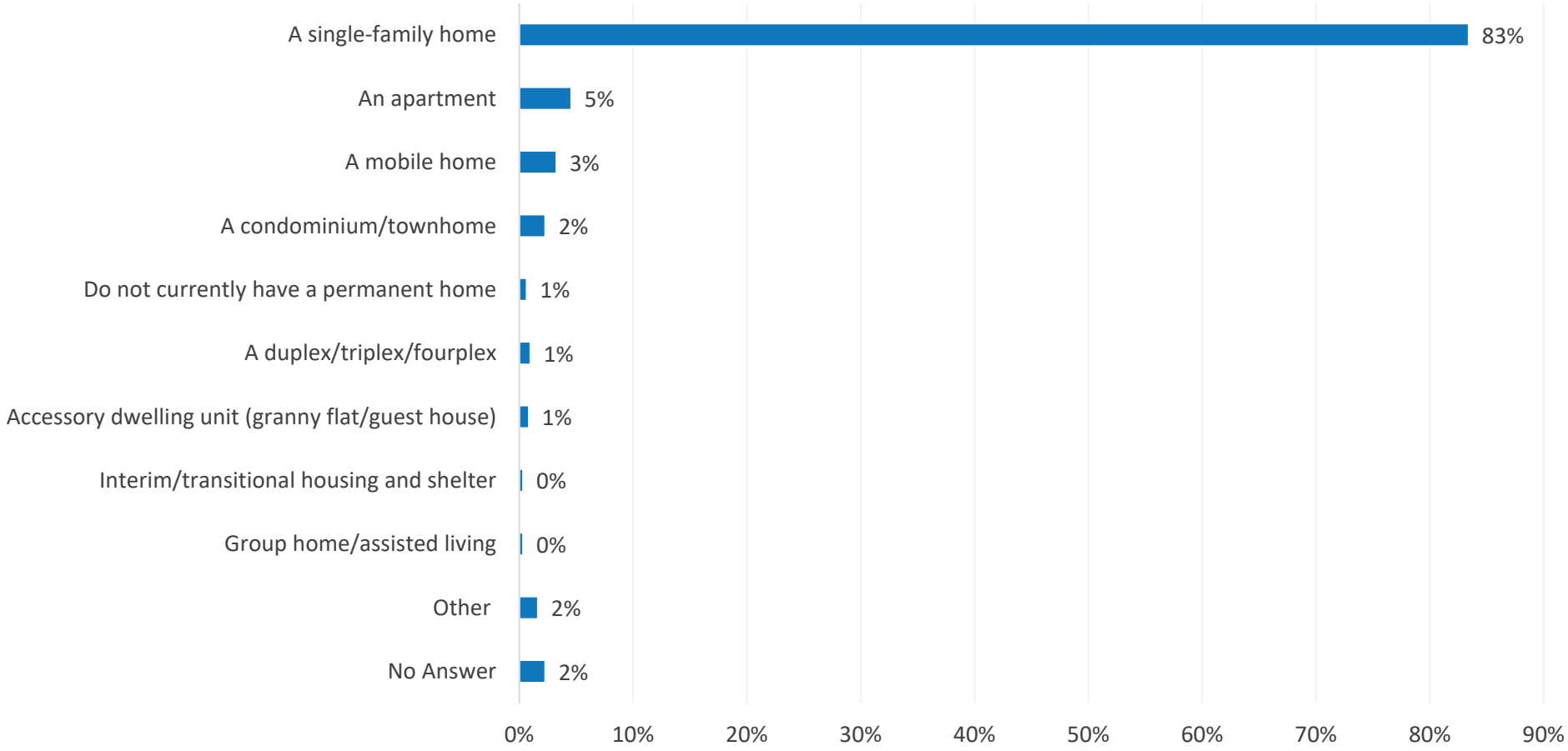
Currently, do you:



Answer Options	Number	Percent
Live in Lancaster	192	63%
Work in Lancaster	8	3%
Live and work in Lancaster	89	29%
Do not live or work in Lancaster	10	3%
Total Responses	**299**	**100%**

Question A2 – Multiple Choice [Pick 1]

Which best describes your current living situation? See the appendix for "other" responses.



Total Responses = 300

Question A3 – Ranking [Top 3]

What types of housing does Lancaster need most?

Answer Options	# of times selected in top three	weighted score
Single-family homes	205	1.82
Condominiums/townhomes	115	0.75
Homes with 4+ bedrooms	101	0.64
Senior housing	83	0.50
Efficiency homes such as studio apartments	78	0.44
Larger scale apartments (5 units or more)	57	0.40
Housing for families and individuals who need supportive services like jobs training and social services	55	0.37
Interim/transitional housing for people looking to transition from homelessness	52	0.31
Smaller scale apartments (4 units or fewer)	48	0.27
Accessory dwelling units (granny flat/guest house)	44	0.23
Mobile home parks	15	0.08

Total Responses = 299

Question A4 – Array

Indicate the importance of current housing challenges in Lancaster.

Answer Options	Very Important	Somewhat Important	Not Important	Don't Know	Total Responses
Ensure that children who grow up in Lancaster can afford to live in Lancaster on their own as adults.	68%	23%	8%	1%	**303**
Focus new housing near commercial locations, creating "live/work" neighborhoods.	35%	37%	27%	0%	**295**
Streamline the process for new housing construction.	40%	39%	13%	8%	**301**
Establish housing for seniors, large families, veterans, and/or persons with disabilities.	50%	34%	9%	8%	**315**
Provide shelters and transitional housing for homeless families and individuals, together along with services that help move people into permanent housing.	36%	29%	19%	16%	**338**
Encourage the rehabilitation of existing housing in older neighborhoods.	53%	34%	8%	5%	**309**
Support programs to help homeowners at risk of mortgage default to keep their homes, including mortgage loan programs.	46%	32%	12%	11%	**330**
Targeted efforts to address long-term inequities in the housing market, including discrimination in renting.	43%	23%	26%	8%	**305**

Question A5 – Ranking [Top 2]

To meet long-term housing demand locally and resulting from lack of housing state-wide, the City will need to plan for more apartments, townhomes, condominiums, duplexes, triplexes, and fourplexes. Please rank your top two choices in order of importance based on what you think are the best locations in Lancaster for new housing.

Answer Options	# of times selected in top three	weighted score
In the Central Core (Ave H to Ave J and 30th St W to Sierra Highway).	130	1.11
Anywhere in Lancaster as long as any impacts to single-family neighborhoods are minimal.	117	0.98
Along Major Corridors (like Ave J or 10th St W).	106	0.87
Near the Antelope Valley College campus.	103	0.86
On the outskirts of town.	74	0.65
In existing multi-family neighborhoods.	41	0.34

Total Responses = 299

Question A6 – Ranking [Top 2]

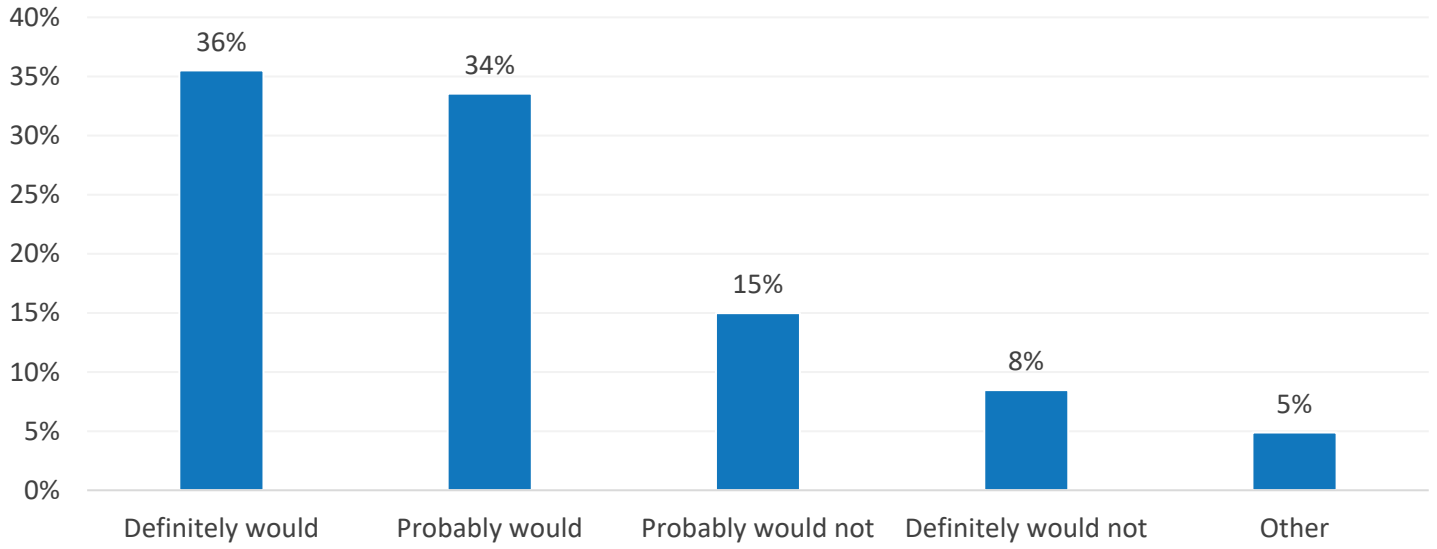
A number of tradeoffs are associated with different approaches to providing more housing in Lancaster. Please rank your top two choices in order of importance, with 1 being the most important.

Answer Options	# of times selected in top three	weighted score
New housing should be located with easy access to shops, services, and community facilities.	135	1.13
New housing should be spread evenly across all parts of the city.	111	0.95
New housing should blend in with the character of surrounding neighborhoods.	109	0.95
New housing should be located where it will have the least impact on traffic in Lancaster.	108	0.93
New housing should be concentrated near existing and planned public transit.	108	0.89

Total Responses = 297

Question A7 – Multiple Choice [Pick 1]

If multi-family or mixed-use development in the Downtown Area could help bring more shopping, dining and housing opportunities, would you be in favor it?



Answer Options	Number	Percent
Definitely would	109	36%
Probably would	103	34%
Probably would not	46	15%
Definitely would not	26	8%
Other	15	5%
Total Responses	**299**	**100%**

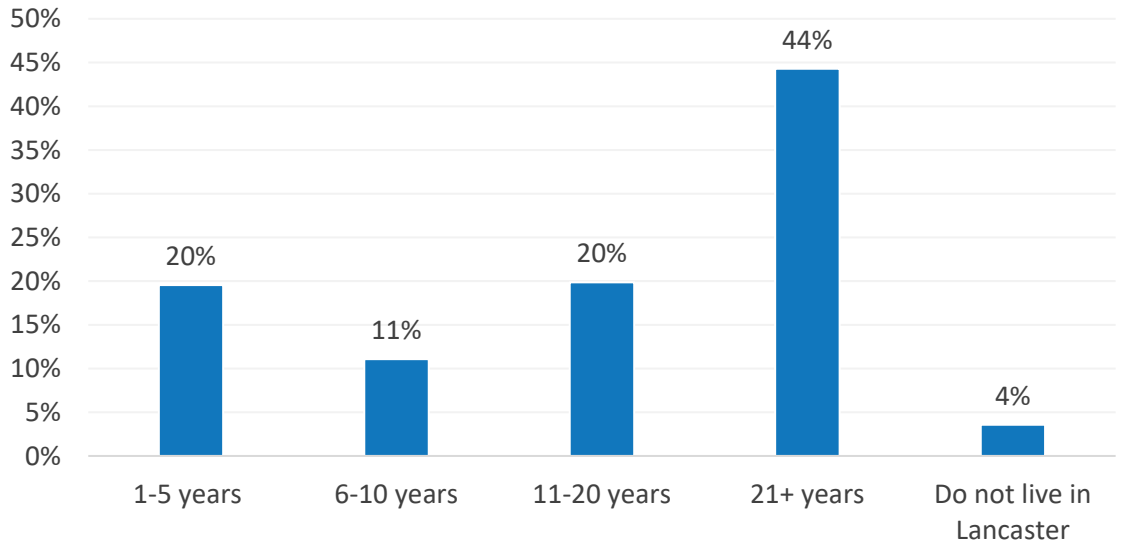
Demographic Questions

City of Lancaster

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS

Question B1 – Multiple Choice [Pick 1]

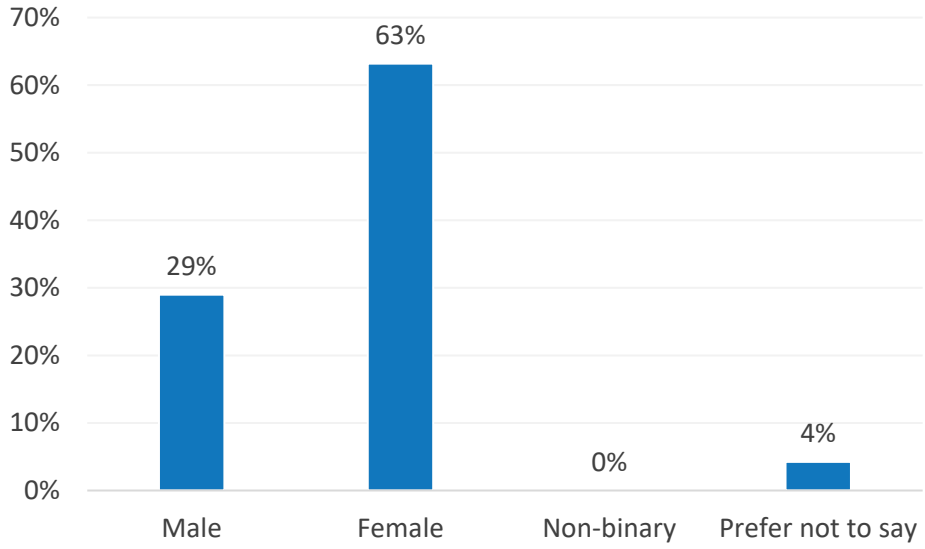
How long have you lived in Lancaster?



Years	Number	Percent
1-5 years	60	20%
6-10 years	34	11%
11-20 years	61	20%
21+ years	136	44%
Do not live in Lancaster	11	4%
Total Responses	**302**	**100%**

Question B2 – Multiple Choice [Pick 1]

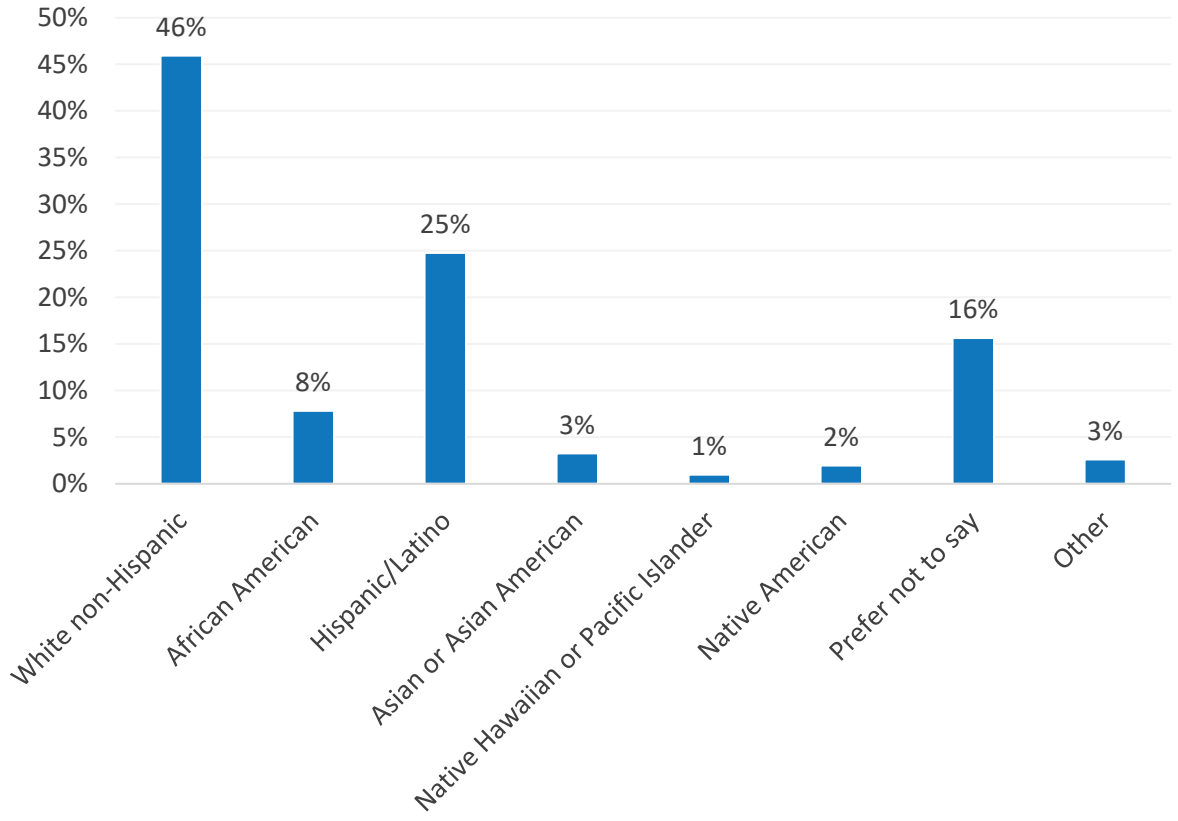
Please indicate your gender.



Gender	Number	Percent
Male	89	29%
Female	194	63%
Non-binary	0	0%
Prefer not to say	13	4%
Total Responses	**296**	**100%**

Question B3 – Multiple Choice [Select All That Apply]

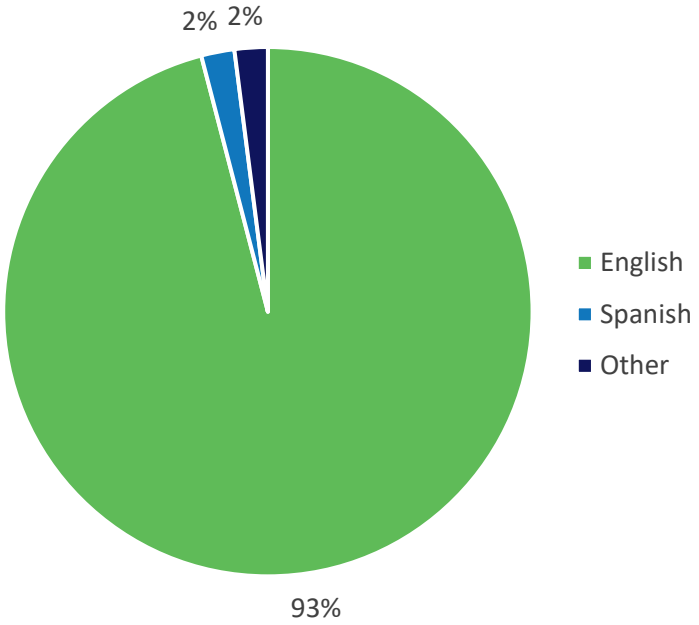
How do you identify yourself? See Appendix A for 'Other' responses.



Race/Ethnicity	Number	Percent
White non-Hispanic	141	46%
African American	24	8%
Hispanic/Latino	76	25%
Asian or Asian American	10	3%
Native Hawaiian or Pacific Islander	3	1%
Native American	6	2%
Prefer not to say	48	16%
Other	8	3%
Total Responses	**316**	**100%**

Question B4 – Multiple Choice [Pick 1]

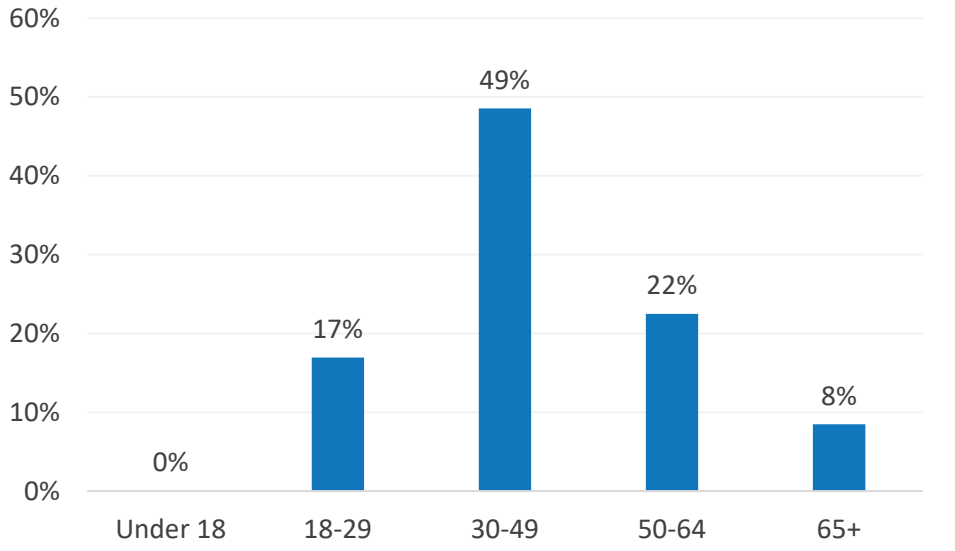
What language is primarily spoken in your household? See Appendix A for 'Other' responses.



Language	Number	Percent
English	284	93%
Spanish	6	2%
Other	6	2%
Total Responses	**296**	**100%**

Question B5 – Multiple Choice [Pick 1]

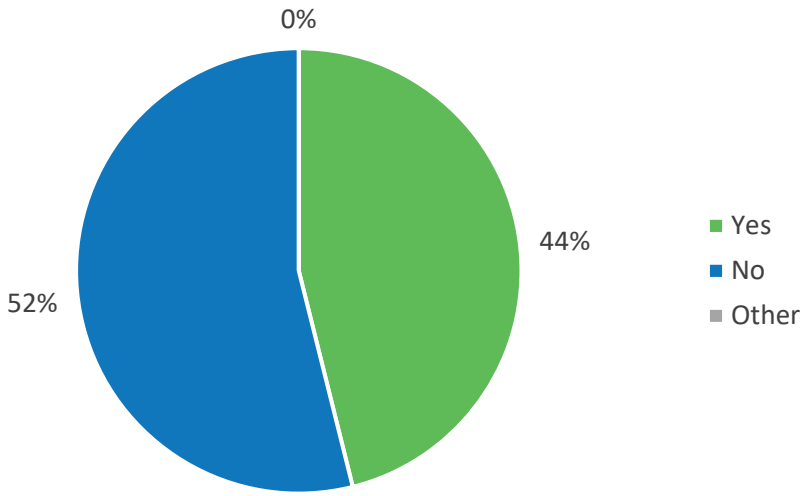
What is your age group?



Age	Number	Percent
Under 18	0	0%
18-29	52	17%
30-49	149	49%
50-64	69	22%
65+	26	8%
Total Responses	**296**	**100%**

Question B8 – Multiple Choice [Pick 1]

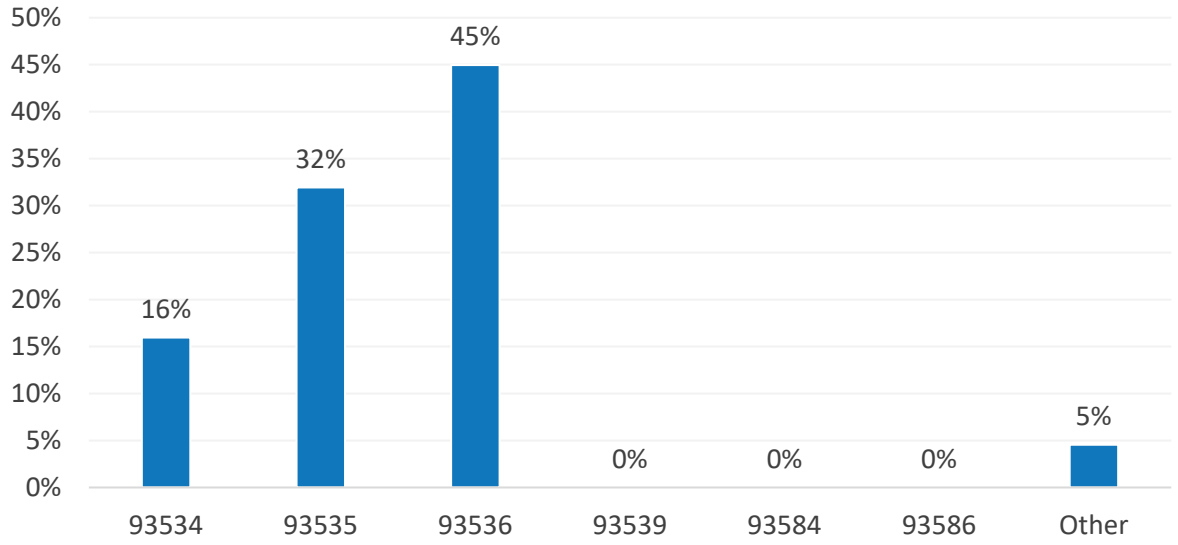
Do you have children under the age of 18?



Children Under 18	Number	Percent
Yes	136	44%
No	159	52%
Other	0	0%
Total Responses	**295**	**100%**

Question B6 – Multiple Choice [Pick 1]

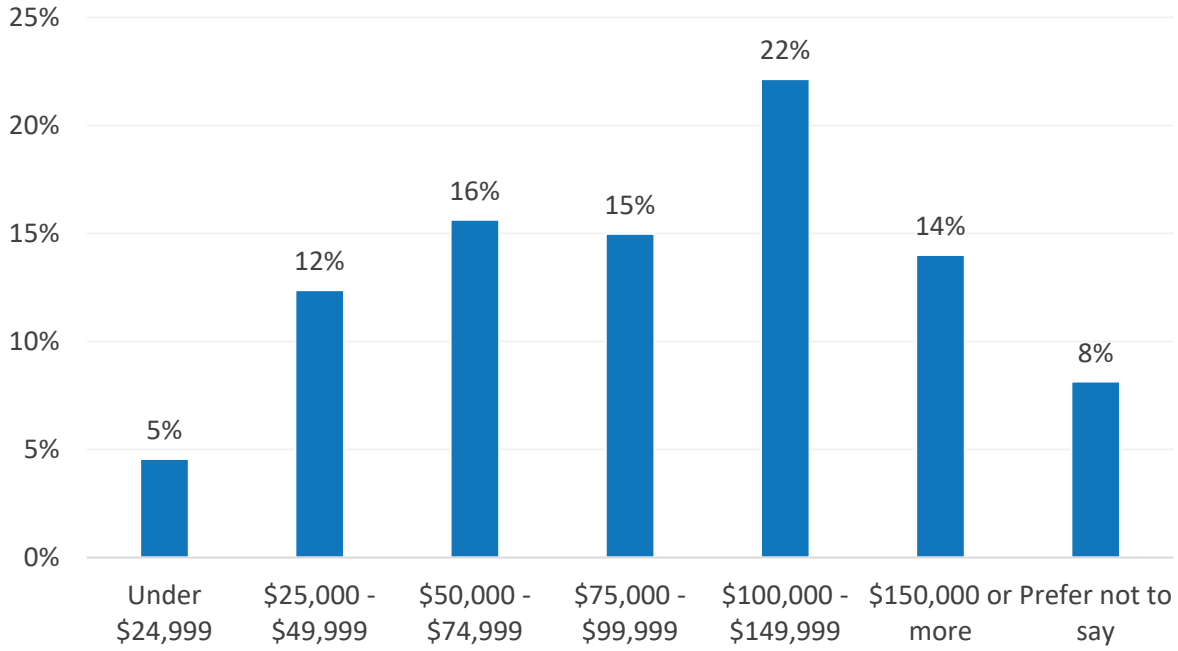
Which zip code do you reside in? See Appendix A for 'Other' responses.



ZIP Code	Number	Percent
93534	49	16%
93535	98	32%
93536	138	45%
93539	0	0%
93584	0	0%
93586	0	0%
Other	14	5%
Total Responses	**299**	**100%**

Question B7 – Multiple Choice [Pick 1]

Which best describes your household income?



Household Income	Number	Percent
Under $24,999	14	5%
$25,000 - $49,999	38	12%
$50,000 - $74,999	48	16%
$75,000 - $99,999	46	15%
$100,000 - $149,999	68	22%
$150,000 or more	43	14%
Prefer not to say	25	8%
Total Responses	**282**	**100%**

Open-Ended Questions

City of Lancaster

HOUSING, ENVIRONMENTAL JUSTICE, AND SAFETY ELEMENTS



HOUSING SURVEY: OPEN-ENDED RESPONSES

HOUSING QUESTIONS

A2. Which best describes your current living situation?
Live in a room in my sister's single-family home
Studio apartment made by partitioning off part of a single-family home.
I live with my parents because I cannot afford to purchase my own home or rent in Lancaster.
Live with family
Renting a room

A7. If multi-family or mixed-use development in the Downtown Area could help bring more shopping, dining and housing opportunities, would you be in favor of it?
Low income homes near the commerce allows for loitering and unsafe shopping after night fall
No
Yes, as long as existing stores would not get drastically effected and pushed out due to increase in rent. There should be an equal diverse representation on stores.
We need shopping on westside!
Focus on bringing shopping and dining to areas other than just the BLVD
Dining and shopping yes. Housing no
We can't even go out right now.
Only if there's more policing as well
Only if it stays nice and doesn't turn ghetto like the city is now.
Traffic & parking already a mess.
Provided it's NOT low income that attracts the gangs and thugs!!!
Downtown is crowded. Where would it go?
Many shopping areas are empty. build adjacent to them to bring them back to life.
When you bring in apartments, you also bring the ratchet along with it. More problems and your neighborhood to turn into Compton.
Can't you see it hasn't? The BLVD is a shambles.

A8. What else would you like the City to consider when updating Lancaster's Housing Element?
How the American housing policy on a national, state and local level have negatively affect Black people and I would hope that Lancaster would public apologize for its role in supporting and propagating policies that were/are systemically racists, such as its attack on Section 8 housing. After its recognition of the role it has played, the City should establish a commission to identify and recommend remedies for the City Council (and/or voters) to consider.
A total of 3 year-round shelters. One for men, women and families.

The need for more Condos and Townhomes to purchase. Not everyone can afford to buy a house. But this would provide a purchase option for those who are trying to buy rather than rent.
Get rid of the homeless and trash
I would like to see more homes sold to people and not real-estate investors. People are being priced out of the market by greedy investors. Reduce homes for rent and increase home ownership. People will care for their neighborhood when they are fully invested.
Get rid of section 8 and clean up the homeless. Don't house them, get them out. Only offer assistance to those that want it. If they refuse help pack them out! Get rid of low-income housing and people.
Stop so much HUD housing
Need middle income housing. When we talk about affordable housing that usually means low income, it does not address the working groups that make too much to qualify for low income but, not enough to afford purchasing or renting standard housing.
Que reparen las calles de el East ya que se ve que al west le están enviando más recursos
Affordability
There is a huge need for more rental units and apartments in the AV, but there is also a need for more affordable homes that people can buy. Housing types like row home and condos can serve as "starter homes" for people who would like to own a home but are currently priced out of the market.
DO CRIMINAL BACKGROUND CHECKS & if you're a convicted felon you can't participate!!!
No more section 8
Eliminate stupid expensive requirements and ordinances. It's too damn expensive to build anything!
Bring better housing, stop taking in apartments and other housing arrangements that diminish the suburban housing feel we had in the 90s
Eliminate crime on the BLVD
Mid-range priced condos in downtown area
More police response to theft calls. Stop the mailbox break ins/ theft of mail. More police patrol in neighborhoods...lots of break ins, car theft, etc
Add parks and walking trails. All the vacant land is an eyesore. Or at least try to landscape some of the areas. Sidewalks are needed especially around Quartz Hill High School along 60th Street, Avenue L and K. Students should have nice areas to walk to and from school.
Rent control and owners that abuse section 8.
Affordable housing for working class.
Create open spaces to walk and bike that is away from major roadways. A park for each new neighborhood created.
affordable housing, decreasing food deserts, meaning having housing be around grocery stores. Having public transit available for all new housing to help individuals travel easier around town and to reduce carbon footprint and equal Accessibility to all new housing plans for all people. Rezoning areas for residential multi-family use, ex. Old abandon stores that have been sitting empty for years.
Better ways to deal with problematic section 8 tenants & their visitors.
Adding in more social services to support housing the homeless and building permeant supportive housing to help prevent homelessness.
To provide incentives or some sort of voucher for people who grew up here since birth
More frequent and easier access to public transportation.
More wheelchair accessible units and focus. Stop bringing low income apartments and section 8 to the city. We need to take care of trash left by the transients and drug addicts on the streets already before we add more people.
affordable assisted living

senior care
The impact on schools. We need more schools if you want to encourage people to move here. We are maxed out already in classrooms. We also need more shops, dinning and wider roadways.
When we were starting out a couple years ago the opportunity to get our first place was hard, but you can't control everything. Renting was our only choice all the condos were already owned, and homes were too big. We lived next to Mayflower Garden in little homes with a joining wall in the garage to the other house. It was the size of an apartment with a little backyard. I was the perfect little starter even though it was a rental. I just suggest those for consideration in building them. They were perfect. For someone starting out or retiring or getting back on their feet. It was a great little community.
You guys need to partner with habitat for humanity and allow more homes to be built and less limiting zoning laws. On your website it says that habitat for humanity has extended its service to the antelope valley, but when I contacted them, they said they were trying to buy some land from you guys. There is tons of empty land everywhere! And there are tons of people in need of affordable homes right now, so why can't you guys create a bunch of jobs by making a bunch of new houses? The more people own a home, the more they have to spend on other stuff besides rent which takes up 95% of my salary each month. And more people could be taxed to fund the school! Please do something about affordable housing!
Stop with the section 8 and clean up the city.
Pull high paying industries to the area. Amazon is not one. Something that will bring quality shops, restaurants and entertainment.
Having more parks, use xeriscapes for landscape instead of grass, having more options of commute to and from LA, better public transportation, having more cameras around the city for better policing and crime detergent.
Fix the roads! People pay enough in property and gas tax that they shouldn't have their car destroyed during their commute on these roads. Ridiculous!
Please fix the roads for the current tax paying residents. We already pay a ton in gas taxes and the roads are atrocious as we drive to our jobs where we pay more taxes that get wasted.
If you're planning housing development, provide shopping in the area to minimize traffic, and provide public parks. If you continue on the same path, I will continue to shop outside Lancaster. We don't have anything on the westside.
Improved schools. Many with well-paying jobs that stimulate the area choose to leave because of the schools available.
Rent control for future increases which is what's driving homelessness in AV. I see more families losing housing due to affordability than mental illness or addiction. It would be great to have developers nonaffiliated with the Mayor. Build on the West side of 30th West, everyone should have access to a safe and desirable neighborhood.
New businesses. A promenade would be great. More big franchises on the east side.
Nice affordable housing for the younger generation
Mainly building within town instead of outskirts.... there is a lot of empty land within that could be used for commercial building and housing, plus a full town will make our city look beautiful.
Income based housing is limited we have more homeless families. Income based housing will help families be able to thrive in our community. Kids have better chances to by not struggling with family finances.
Any development that would negatively impact the value of current homeowners' property.

No apartments, or multi units near single family homes. Keep them in the outskirts.
Transitional homes and shelter for homeless. Please. Adjustable scale housing for seniors located in safe neighborhoods who do not need assistance but live on limited income, so they don't become homeless.
Update the code to allow for more detached condo projects. This would allow for more dense projects with fewer public infrastructure. Utilize other more urban cities code as a model.
School
The outskirts are better for low income families. Sure, you want businesses to make more money and housing by the downtown area will help with that, but the price will reflect the convenience.
Lancaster should focus on more schools and parks. We are lacking in schools per number of children we have. We need more areas for mental health. Lancaster should be putting new housing in areas that will not continue to bring down value of working-class homes. Facilities being created to help those in need is wonderful and the working class helps tremendously in that regard but to bring down the value of an area, of the working class home to make others feel good about their situation is well also inconsiderate of the working class. We are already one of the cheapest areas to live in California (which people are leaving due to political stances like this and much more). Make Lancaster an area of industry where people work here instead of commuting down below. Make it a family community where we don't have to think and worry about a police officer getting shot in our area due to apartments next door. Instead of having a survey online where only a handful of Lancaster will see, do better by the people you serve and take the time to see how the community where you want to add these facilities feels about it. Ask the veterans home and staff how they feel about needing to up security due to the facilities you put next door to them. Families don't have the means to pay for 24hr security. The police are amazing people and are needed but are not obligated to step in any situation. The Boulevard was supposed to bring the community up, has it done that, not from what I have seen. Businesses cannot afford to stay there, others have had homeless and ruffian issues, I don't feel any safer taking my family on the boulevard unless an activity is being held where there is ample amounts of security. Look at the past choices that have been made and learn from them, don't think that if you tweak it a little every time maybe one time it will work, that is how you bring a community down, make the working class no longer want to stay, and so much more.
Victory Gardens! Small scale urban food production! More fruit trees...LESS LAWNS = save water, save money!!!
Please don't build any residential housing along major streets like Ave J or Ave K, leave those major streets to business and offices. That will make the city look urban and developed.
Upscale apartments that are safe. More gated communities
I would like the new properties to blend in well with the neighborhoods. I prefer less section 8 developments because I feel that the City of Los Angeles sends people here
Proximity to wraparound supportive services
Higher standards for appearance and safety. Moved out of a neighborhood because of constant drug deals, yelling, trash everywhere, and very unsafe environment. Need something to help with the trash all over town, it's everywhere. Mattresses on the side of the roads random debris piling up.. houses in disrepair or lack of upkeep...
Consider the homeowners who have invested living here because of how the houses are set up. I bought my house because of the location. It is far enough from businesses and apartments. I think keeping single family homes and apartments separate is ideal.
I live on 30th and Ave J. I feel we have large scale multi-family communities already built along with the Kensington Campus that seems to still be in construction mode. I am concerned that more

housing of this type in one concentrated area is not what is needed. Please consider building in multiple areas to maintain a choice of location for families needing housing.
Stop building
Stop HUD housing stop going to undesirable areas and recruiting undesirable people into our area where we have to have more crime increased law enforcement, take care of the citizens in Lancaster, leave the sewers of LA in LA and keep section 8 housing out of Lancaster.
Expansion of shopping, dining, and entertainment (dance halls, arcades like Dave and Busters, etc.) for young adults.
Government has no right to get involved in this matter, and since you'll so as you want regardless of what the answers are, where will the funding for this come from?
You need to consider criminal record and how the new tenants will affect the neighborhoods. There are still nice and safe neighborhoods in the east side of Lancaster but if you guys will be building over here and letting in people with a bad record then obviously the city will worsen. Interview people before letting them live here.
Ensure that new housing is built in areas that are redeveloped/updated BEFORE the new housing is constructed. For example, if new housing is going to go onto Sierra Hwy, fix the areas around the new development first so that the new property is not devalued. No one wants to move into a nice apartment surrounded by sketchy.
Consider the income of those who want housing, like millennials making 50k, and can sustain it but are unable to save an exorbitant amount of money for down payment through the lenders many housing companies partner with.
To place different kinds of housing in widespread neighborhoods
Widen Ave N from freeway to 50th!!! Traffic is horrible and it's dangerous for those making left turns into private homes and dirt roads.
Clean up the trash in empty lots and bring more shopping centers to Lancaster instead of Palmdale having all the shopping
Please consider that those of us who have moved to the outskirts of town, have done so because we prefer the slower, quieter pace it offers. To stick apartment complexes, town homes/condos here would forever alter the rural way of life that once made the AV special. Apts., condos, should remain in the more populous areas of Lancaster. In addition, instead of focusing solely on housing, the city should prioritize creating additional resources to meet the needs of those already living here i.e. more schools, parks, hospitals. With all the new single-family homes being completed, isn't there a way to ask those builders to contribute to funding for such things if they want to build here? What's the point of having more affordable housing when the resident's needs can't be met in those areas?
- I would be in favor of higher end condos/town homes in nice neighborhoods. - fill in the vacant lots! - finish some of these half-built communities. - look to Santa Clarita's new neighborhoods for inspiration on work/life balance. Parks, walking trails, close shops, safe sidewalks, and a true sense of community in the neighborhood. - stop building everything on 10th West! It's too much traffic. - get better businesses and restaurants so I don't have to give my business to Palmdale. - take note of the desirable neighborhoods (18th E &K-8, but there are others) and build more of those!
Fill the empty spots in the city first! I would also be in favor of higher-end townhomes and condos; not everyone with money needs 3,000+ sq ft. We need parks and trails. Finish the sidewalks! More businesses to Lancaster; I'm tired of driving to Palmdale. We really need higher-end housing to bring the jobs and other businesses.

No apartments, no condos or low income anything.
I would like the Lancaster officials to mind their business. Increasing the city's capacity without adjusting for the inflation of traffic coming up here is just going to make it harder for the people that already commute. So, what's the plan make more house, on who's dime? And all these people your attracting where will they work?
if your adding more housing people will need more restaurants. We usually end up driving to Palmdale for a nice meal at a restaurant that's not fast food. Especially if we want dinner and a movie. Please add restaurants around the movie theater on Ave I. A Mimi's Cafe or Cracker Barrel would be a good choice since Palmdale doesn't offer these.
More HOA neighborhoods, gated communities, newer houses with beautiful curb appeal and have community parks/schools, and for code enforcement to drive through neighborhoods to help clean up Lancaster.
Walkable and bikeable communities
Look to Santa Clarita as an example Build housing that is affordable and near freeway for young professionals who work in aerospace. Etc.
Remodeling or demolition of unused buildings such as on Avenue J and division, where there's run-down buildings making the city look run down and ugly.
Cheaper rent for low income families but safe environment
Sidewalks for kids walking to school. Speed bumps and/or traffic circles to reduce speed in high-foot-traffic areas. Weed control in the empty fields to prevent growth from blocking bike lanes/sidewalks, especially on East side, so pedestrians don't have to walk in street. Improvements to traffic-signal timing (East side red lights are sometimes 2, even 3, minutes long, despite no cross traffic.) Ensure there is adequate private parking for new housing projects to minimize street parking.
1. An Eco-friendly Lancaster or solar panel installation would be nice. 2. Masonry fences looks incredible when driving through Lancaster. It makes certain areas look nicer and it provides a bit more privacy. 3. Please make all new homes disability friendly (i.e. safety rails), wheelchair friendly (i.e. wheelchair ramps), and bike friendly (i.e. bike lanes and bike racks). 4. More policing in all Lancaster areas, we have caught many crimes on our cameras and when police patrol our area, the crimes stop but when they stop patrolling our area, the crimes begin again. We live in the major corridors of Lancaster. I don't want any new housing to deal with the same problem. We've had people NOT WANT TO COME TO OUR HOUSE because paraphrasing their words ""they live in a crime hotspot"". WHAT'S THE POINT OF NEW HOUSING IF CRIMES GO UNANSWERED AND SCARE PEOPLE AWAY!
More single-story houses with 4+ rooms /2-3+ bathrooms. With a 3+ car garage. Maybe in a track home so you pick and choose the features you want.
Ensure the housing is maintained.
Tiny housing allowed on existing properties as well as tiny housing communities.
I would like them to not allow Airbnb's on large scale. I live in a "neighborhood" not a hotel district and between 2 houses one next door and one directly across the street have 13 rooms rented out nightly. Eliminate this mess.
More lights in neighborhoods
Make sure no felling or prior felony convictions as in theft or assault
All the housing that's built new housing should have coffee shop and restaurant swimming pools Parks swamp meets drive ins. for all community so people could walk to from their homes community like. Dorado Skies
costs of utilities

The traffic in peak hours of the day.
Staying on top of negligent landlords.
Gated Affordable Senior Housing Community with access to medical facilities needs to be a priority. Homelessness MUST be addressed with housing for individuals, families, and addressing MH.
There needs to be real expansion of multi-family housing on the West Side. More and more families cannot afford to buy a house or are here for work for a couple of years and don't want to buy, but also don't want to live in downtown or east side. We need more affordable housing as well as all of the properties have waitlists several years long.
Create more infrastructure! The current infrastructure cannot sustain more housing/residents with investment and upgrade to hospitals, school, freeways etc...
Do not build more low-income apartments on the west side. Stop ruining my property value. They create nothing but crime and problems.
The Avenue I business structure between 17th street west and 10th street west need to be completely refaced or demolished. It gives a bad appearance to the housing that exists.
More new low cost homes
Not to isolate new neighbors from shopping areas. Or build shopping near new areas
Update the surface streets also...lower speed limits...more stoplights
Lancaster needs to do as much as possible to reduce the environmental impact of new development. Consider only building LEED-certified buildings, building near public transit lines, increasing housing density, and focusing on urban infill rather than breaking ground on new, undeveloped areas. Also, more parks, community gardens, and conservation areas need to be created so that families that rely solely on public transit are able to access open space, playgrounds, dog parks, etc.
Don’t make everything for low income. Every single place designated low income becomes crime ridden and dangerous and they ruin the nice new neighborhoods.
Stop building new commercial buildings. Use the empty buildings we already have. All of the empty shops make our city look run down.
INCOME/AFFORDABLE BASED HOUSING is needed in Lancaster since everyone basically commute to work
That the planned communities offer green space, walking paths, playgrounds, public transport access points and landscaping that is east to keep clean and neat.
Maintaining housing for single family units not mixed or near apartments as it affects the value of homes and traffic
I really want to see a decrease in homelessness. Tiny home communities have had success in other areas. The desert past H has whole families living in tents.
impact on schools and the impact on traffic. with the city's continual ""road diets"" and the increase in traffic, it’s getting harder and harder to drive the roads and make the lights. the increase in housing will only make these things worse. also the hospital needs being met with increasing population.
Fix existing homes. Clear dead foliage, non-maintained landscaping and TRASH!
Add parks and playgrounds, splash pads, frisbee golf, tracks to run on. There is not much for our kids to do and I’m sick of living where the shopping sucks, it’s unsafe and not cleaned up and welcoming. This place is a trash hole that appears like no one cares about it. As a military family, we have lived in many states/cities and Lancaster is by far the worst place we have lived. We are here only for the job and wish it would actually feel like a nice, clean, family-friendly place to stay and make home, instead of always planning when we can get out of here. We are homeowners, work in the community, and really want a place that feels like home. I have so many ideas and wish the community had an actual say in what happens here.
Keep new developments on the outskirts of existing housing areas

Keep multi housing on the outskirts of existing housing areas
Rent control / affordable housing for single parents / balance the Lancaster economic with housing not LA rental prices
Rents units are very hard to come by: I have bad credit but good landlord history and a bankruptcy. I take very good care of my homes but am never given a fair chance to rent due to my credit. I am a single mom and work a full time job of three years but am always denied: base the qualifications on other things except credit so that people like me can be in a safe home without kids: even better have a single mother community where simple criteria is required like landlord history and job history rather than credit. Horrible finding a house out here even though I make 72k at a job for three years I don't qualify
You've already got the land available on the outskirts. The problem is the artificially inflated price of all residences in the area.
Smaller single-family homes that are actually affordable, multi-family units like apartments, duplexes, etc., rarely take dogs, and finding housing without losing a member of your family (dog), has become increasingly difficult.
Clean up older neighborhood. Fix houses/yards Create sidewalks on main streets
More single-story homes. More housing near spots with amenities close by. More affordable options for those just starting out. The apartment complexes are mostly all low income, so if you don't make a lot of Money and also don't qualify for low income housing there are no affordable options for you.
Focus on creating higher class housing and shopping. This is the only way you can attract the younger folks that want a nice place to live and shop but has to go into SF valley or LA to get that.
Spread housing out. Too crowded in the center of town. Too much traffic. Often times with this type of housing comes crime and other illegal activities.
More availability of rent coming trolled apartment complexes.
Not negatively impacting the property values of existing single-family homes.
Housing equity
I think that Lancaster should work on developing the random empty lots around the city, there are so many unfinished squares and they make the city seem ghetto.
Since you are trying to figure out where to house everyone -Please don't add any more bike lanes. We need as many lanes possible open for traffic. When you start building please consider having enough lanes to accommodate all the traffic too. Thank you
Repairs to our roads should be completed before any new housing. If I were to purchase a home in Lancaster as a new homeowner this is one of the top 5 concerns I would consider. Avenue L from 40th Street West to 10th Street West is a mess (potholes) as is Avenue K and J through the same area, 40th to the Freeway to name a few.
No section 8!
Making sure single-family homes and neighborhoods already here are not disrupted. Do not crowd Lancaster Like downtown LA.
Please build more gated apartments. Safety is a concern in the AV.
Apartments need to be built for single apartments not one bedrooms but single apartments that's affordable take a lot of homeless off the street because it appears affordable at $600 a month
The lack of available housing is greatly affecting our community at this time. In all price ranges inventory is greatly limited. We need to find ways to correct this situation.
Move housing mean more people, more people need more jobs.
Update the school buildings for all grades

Housing at a wider range of cost. It's great that new expensive neighborhoods are being built but we also need nice and affordable housing for people who need it, and more mid-range options for the middle class.
Ensure that new housing opportunities are affordable for young families. Create more programs that support first time home buyers so young families can purchase a single-family home or purchase a condominium/townhouse. We have enough low-income housing in Lancaster and need more housing opportunities for young working families that earn between $55k - 75k. I was born and raised in Lancaster and have contemplated whether I can continue living in Lancaster. Rent is ridiculously high in bad neighborhoods and even more expensive in good neighborhoods. Create more job opportunities in local government so people like me who have an MPA can actually work in Lancaster without having to take my skills to other cities.
Do something about the deterioration of older neighborhoods, Beech St. Is a shameful example. Why is it allowed to happen?
Gentrify not so good neighborhoods in central Lancaster near Sierra and J. New housing to counter the housing supply shortage. Build more entertainment or common area establishments to develop a sense of community with Lancaster residents.
Have better paved roads and better clean up
Affordable, plans to mitigate crime, getting local residents into homes vs out of area people, paths to get families out of apartment into homes or mobile homes
Fix up broken down houses and commercial building. Use city vacant commercial buildings to assist homeless to minimize brush fires in undeveloped lots throughout the city.
Our geological table isn't the best for vertical builds, but small apartments, studios, and tiny-home clones above strip malls and other businesses, new or old, would greatly increase our ability to fit people in lower-end rent spaces that have access to basic needs. Ave K and 10th west could've done this recently with habit, waba, blaze, et al. being built. If estimate 8-12 units could've been added above these places, and if you expand that idea across the city, you'd have close to 1000 homes from existing infrastructure that needs to be updated anyway.
Town homes are a must! A lot of people would benefit from them. Build more townhome/ townhouse.
Collaborating with surrounding cities about land or condemned properties to rebuild, beautify, end homelessness and help low income families to be able to rent and or own homes.
Affordability
WE NEED BUSINESSES FOR JOBS!!!!
Affordable housing is the most important thing at the moment. People are not able to afford the cost of living which is causing mass homelessness.
School availability and ease of transportation. Areas already overrun by homeless/violence
refurbish old structures or destroy run down structures and replace them with housing
Consider who you want to attract & the affect they would have: low-income housing tends to bring more crime, middle-income housing tends to attract more investment. Edwards AFB, the Defense industry (& possibly the Space Force HQ) need quality housing.
More new starter homes.
Help the Homeless who what Houseinh
Increase in minimum lot size. Decrease in speed limits near residential areas. Get rid of the street peddlers and the homeless that are trashing the desert, it is unsanitary
Homes should be built with the latest energy efficient green technology included in the purchase.

Do not make any decisions that would negatively affect existing single-family home neighborhoods. If Rex wouldn't put it in his neighborhood then don't put it in my neighborhood.
The impact on schools and adding additional parks and schools when creating new housing development
Please do not put low income housing in a high-income housing area if it will impact the value of the real estate, safety, quality of life, and environmental aesthetics.
To Allow and Provide Landlords and Housing Providers with more Stricter Lease Regulations, Restrictions and Rules to implement on tenants Lease!!
Affordability of the new housing
I would like to see all new housing (All Types) spread evenly in the City. We should limit the impact on current single-family neighborhoods.
Link traffic lights, so commuters can "ride the green wave" it is irresponsible for the city to plan more housing when not first addressing these traffic issues that impact people's time and pollution to our city.
When updating the Housing Element, the effect it will have on traffic should be a priority. Taking into account both daily commutes for work and to shops and services.
Develop Sierra Hwy. It is near transportation and needs rehabilitating. Might possibly be a spot for a second Kensington Campus.
To make sure people have more work opportunities around the area
Clean streets. No homeless encampments. No potholes. Healthy grocery stores.
Pedestrian friendly and near bus stops.
Updating many of the old homes we have in the city. Houses from 1960s or earlier could be revitalized. I believe this would help the quality of neighborhoods.
Pedestrian friendly. Pedestrian walkways with shade/rest areas.
To not use 5G around any of those houses!
More protected, direct bike trails across the city similar to those found in the Midwest that link up with other bike trails. Less bike trails using city streets. This works encourages actual use of bikes, especially if they are going to industrial parks
Are there any new master plan communities proposed in Lancaster? If not, where might be the best location to for such product. The 2 prior master plan communities I am aware of is the Del Sur project which became solar fields and the Avanti master plan on the west side of Lancaster which is nearing the construction phase.
Infill of vacant lots in the city.
Consider traffic flow, safe biking/walking lanes, with common community areas for residents to mingle and socialize.
More housing on the east side of Lancaster to draw more stores.
Transitional housing & homeless resources should be located more closely to the city's core, where other resources are easily accessed, as opposed to on the outskirts of town, where it would be isolated and more difficult to access city resources.
Tiny homes
New business and entertainment.
Apartment/townhouses for higher executives, not just lower income. People don't want to move here for aviation industry because housing is aged and low income.
do away with Mello roos, do a better job at keeping the neighborhood perimeters clean, code enforcement needs to be more proactive.

Help the older neighborhoods with maintenance. There are many city trees that are destroying sidewalks and damaging homes. As a homeowner we cannot remove problem trees, but the city will not maintain them.
More consideration of building plans. It's been utterly foolish to have allowed developers to build homes that are not consistent with the desert climate. Requiring solar on new construction isn't enough. Some oversight of the Floorplan is necessary. With over 100° temperature variables, a home with vaulted ceilings is just plain stupid. I worked with developers for years and know they use the same plans in different areas to save money. Doesn't mean it's appropriate.
Better oversight of developers plans. Given the 100° temperature variable, no plans should be approved with vaulted ceilings. New solar requirements or not, this type of design is foolish in our climate. And very costly for residents in utility bills.
Supplemental taxes are breaking residents' backs.
Affordable housing!
My adult children with full-time jobs cannot afford to move out on their own. More affordable housing for young adults is essential. More senior housing options are essential. As seniors, we can no longer keep up with our single-family dwelling, but affordable senior living options are extremely limited or non-existent. I would be concerned about large-scale apartment buildings bringing an undesirable element to quiet single-family-home neighborhoods. Affordability in safe and secure environments is essential.
We have the land to support it, the west side needs more single-family homes with larger lots, half acre or acre.
Providing better flow of transportation by possibly making another HWY traveling from west to east. Also having more businesses spread out through the city.
Better places to shop instead of going to Palmdale for everything.
We need affordable housing. The sky-high rent prices out here are unrealistic.
Encourage owner occupancy of single-family homes, rather than rental SFH.
Consider the neighborhoods. Why would you build apartment complexes where many single-family homes reside? Lancaster will soon become Palmdale surrounded by apartments and ghetto prisoner families because it will become affordable. Consider more single-family homes where intelligent, career-oriented families can move here closer to jobs like Northrop for example.
Lancaster should dedicate a certain empty desert lot for the homeless population to settle in temporary housing. Let them build their shelters or provide them with temporary shelter.
More affordable housing Rent control
I would like Lancaster to improve as a city. It has become a place where middle class people want to move away from.
Maybe try and change or open up zoning in areas that have long been undeveloped, particularly in the random patches of desert in the city.
Please consider existing crime and the risk of increased crime when placing certain housing developments in our community. The city needs to renovate the East side without attracting more crime via low income housing. Several shopping centers that were booming when I grew up here are dead now. Invest and make it possible for new businesses to flourish, that will attract more movement of employed residents. Mixed use developments are great, but the BLVD and downtown don't need it. Look to Ave H or areas that are dying out to place that type of housing.
Please we need a sidewalks and a better schools.

Maybe consider how reducing the number of lanes of travel on roads is going to be problematic with a larger population.

DEMOGRAPHIC QUESTIONS

B3. How do you identify yourself? (Select all that apply)
Black
Human race
None of your business
American of Mexican descent
Central American Latina
Portuguese Hawaiian and Caucasian
White and Hispanic
Multi racial

B4. What language is primarily spoken in your household?
Mandarin
American English
Spanish AND English, equally.
Both, English and Spanish
English & Spanish equally
Both Eng/Span or SpanGlish

B6. Which zip code do you reside in?
93550
93551
93560
93551
93543
93560
91352
I have spent my life in all areas of Lancaster. I grew up in the worst areas. I do not see how this question and others help you see if this is best for Lancaster.
93551
59327
93551
93551
93543
93552

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APPENDIX B

HOUSING ELEMENT DRAFT: PUBLIC COMMENTS

Comment	Page Number and Location
Please don't turn beautiful spacious Lancaster into North Orange County with street after street of wall to wall houses and no open land, horrible constant traffic, and over crowded everything. Thanks	
They should be more single apartments build not one bedrooms but one room with the bathroom and the kitchen that could house a lot of homeless people and make it affordable	There are a lot of hotels being built in the antelope valley and it should be more single apartment buildings built
I don't want multi-family units built on the west side specifically 65th and 70th. It would block the views of the mountains to housing in the surrounding area. The AV is and has always been a predominantly made up of homes, houses. Not apartment complexes. That's the appeal of living here.	
No more bike lanes, there are not enough people who ride bikes in this city to keep taking away our car lanes. With more bike lanes equals more car congestion. This city is not meant to be a healthy environment for bike riders- it's too windy or hot to ride a bike and with the high speed limits the safety of bike riders is low. Please no more bike lanes.	
Lancaster is building too many low income, high density housing units on the westside. Between the kensington and copper square at 30th and I, and this new "Emerald" homeless housing at 30th and L, the westside is becoming oversaturated with these types of units. Crime is already up on the westside as it is, especially near the commercial. We need more luxury workforce housing for aerospace workers, this is a recognized need for the area. If any more low income buildings get built on the westside, it's going to be a mess. Especially that Emerald project, it will attract homeless and blight to a nice area. That spot would be perfect for market rate housing. Please cancel this project or move it elsewhere. There are now more low income apartments on the westside than the eastside. The city needs to spread them around and not inundate one area with them. Also that Avanti project is suspicious too, particularly those 2800 sqft lots they want to build. That is an area of horse properties, and buyers want big lots, not cluster homes. Please take this into consideration, as well. You need to think about the quality of life for the residents of our town, and not just the developers. Thank you.	95
Stronger code enforcement ex. Moving cars for steer cleaning and parking on lawns	Housing Codes

Use our prisoners to clean up the massive unsightly trash in the AV	
We don't need any more houses. Too much traffic, crime, homeless as it is. The 2 hospitals can't support the demand. Based on the population, we should have 4 hospitals here. Not enough job opportunities. It would out more traffic on the 14 freeway, which is a nightmare already	
More housing means more crime from undesirable people moving up here. We have murders, theft of all kinds. All of this and other issues need to be addressed forst. Sheriff's dept is OVERWHELMED with calls. I've been here almost 50 years and have watched the slow decline from a nice area to a slum. It's so sad, scary to see what our area has become.	What page? There are no pages to draw from from. It is the CRIME page.
This is going to drastically raise crime. No one wants this	All of it, specifically 82
The antelope valley does not need more low income housing. Nor do we homeowners need to be taxed more to pay for all of these programs.	All of it
New housing, especially section 8 housing should not be done. So many current homes are being sold people moving away or just loosing their homes due to foreclosure. Our community needs to concentrate on the shootings, thefts, fixing the terrible roads and attempting to reopen abandoned businesses which would create jobs for current residents. Lets concentrate on making our community better so people move here because of its beauty.	
The Cities notification to comment on the draft document was provided in the AV Press July 7th issue, and the cut off date to respond is July 8th. Next time please notify with more time to respond. My comments are: The plan should include means for additional Hospital and medical facilities staffing to support the projected growth in housing. Also, law enforcement and fire protection increases. The north L.A. County / Antelope Valley area is primarily the only L.A County expansion area. Due to Aerospace, and anticipated Hydrogen fuel production, and dispensing facilities planned to be built here in the City of Lancaster, we need to establish the supporting infrastructure. As President of the Hydrogen Fuel Cell Trains Association (HFCTA), website access: https://www.hfcta.org I commend the Lancaster city officials for their forward aggression.	
No more housing and especially not section 8 or apartments.	I have a job and don't have time to read 188 pages but I did read the first 5.
Hello, I urgently need to start building my housing development project as soon as possible. I've spoken to the planning department, lenders, construction companies ect. Please reach out to me as soon as possible, I currently work for tax credit properties and there are too many homeless people in outreach programs without housing in Lancaster/ Palmdale CA.	This comment applies to the passion of my mission. I can no longer wait for a bank to call me when, people are homeless.
We need rent control! My rent has gone up $1,000 a month in 8 years!!!	
As a resident who has committed for over 20 years to work. I feel that more career based jobs need to be brought to this area. It will also change the narrative for the people who choose to live here and raise families. I feel that in order for the community to grow in a positive way we need more jobs, not fast food restaurants and retail stores. In order to set the tone for a win in society the narrative needs to change. Please direct more focus to the jobs and resources for the children in the community.	Page 33

General Comment; The working class, seniors, students, those with low or no income, veterans, and many, many others all deserve safe, clean, and affordable housing. With new housing developments please do less of the "sprawl" and more walkable-bike friendly cities that have fewer cars on the road. The traffic pollution and congestion is killing the Earth! Everything in our lives does not need to be "drive away". Again, all residents deserve safe, clean, and affordable housing, both rent & homeownership. Reimagine the shelter system, at a minimum shelters should have private rooms and/or they should be set up like small bachelor apartments. Tiny homes are great, please don't just consider ADUS, tiny home communities are wonderful where land space allows it but again please be mindful of "sprawl", tiny home communities can be next to garden style apartments! Walkable cities!!	General Housing Element Comment. www.HTWWS.org
There are houses all over the city that are vacant or neglected. Wouldn't it be more feasible if the city rehabilitated these units and therefore counted them as new housing and met the city's quota of 9,000 new units this way?	Legislature mandates new housing.
The City of Lancaster should be giving development investment opportunities to current/local residents. The "community experience" should be the primary focus and the city should stop looking to the "Good Ol'Boys/Girls Club" to profit off the rest of our citizens. Remember, we are "ALL" invested in what happens locally which means we all should be given an opportunity to help rather than allow developers like "Insight" to acquire these projects without giving locals opportunities to gain meaningful employment. All community development projects should be done in a local "contract bid" rather than allowing one company to make millions if not billions off the backs of our citizens. Simply put, when we all have skin in the game we all have something to lose and/or gain. Lastly, stop making builder put solar on homes. That should be a buyer "option" not a builder's requirement	H-12
We do not need small homes or units build in our city. We will like to see more affordable single family homes for our hard working families! No small homes or units built for people that are on any type of government assistant. If our city decide to built small homes it's only to bring more homeless people and others that live from government assistant from surrounding city's. Home owners are considering selling our homes and move to another place due to all this people that do not work and abuse of all of this free help the city is providing. We the tax payers are demanding to not build small homes!!!!	My comment applies to the The Housing Element Plan draft for the City of Lancaster pages 1-188 but if you need a page number in order to consider my comment I will choose page H-15. Thank you for your consideration.
please do not build small homes. We need affordable single homes for working families. Our city is full of crime due to non working residents that are in need of free housing (small units) to continue to not work and commit more crime. No more section 8.	my comment applies to H-44
The city should provide its own first time homebuyer assistance program, and bring back the rental assistance program it used to have.	
Need new seniors aparmmens Lancaster	

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RESOLUTION NO. 22-30

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LANCASTER, CALIFORNIA, ADOPTING GENERAL PLAN AMENDMENT 21-01 TO ADOPT THE 2021-2029 HOUSING ELEMENT UPDATE INCLUDING ANY ADDITIONAL NON-SUBSTANTIVE CHANGES MADE BY THE DEVELOPMENT SERVICES SENIOR DIRECTOR TO RESPOND TO COMMENTS RECEIVED FROM THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT ON THE ADOPTED HOUSING ELEMENT, SAFETY ELEMENT UPDATE, ENVIRONMENTAL JUSTICE ELEMENT AND NEGATIVE DECLARATION

WHEREAS, the State of California requires that Cities and Counties adopt a comprehensive long-term General Plan for the City; and

WHEREAS, the Housing Element is one of the eight required elements of the General Plan, and must address the existing and projected housing needs of all economic segments of the City; and

WHEREAS, the State of California requires the Safety Element be reviewed and updated upon the next revision of the Housing Element; and

WHEREAS, the Safety Element is one of the eight required elements of the General Plan for the protection of the community from unreasonable risks associated with the effects of various geologic hazards, flooding, wildland and urban fires, and climate adaptation and resilience strategies; and;

WHEREAS, the State of California requires the implementation of the Environmental Justice Element upon the next revisions of two or more elements;

WHEREAS, the Environmental Justice Element is one of the eight required elements of the General Plan to help reduce the unique or compounded health risks in disadvantaged communities and identify objectives, and policies that prioritize improvements and programs that address the needs of disadvantaged communities; and

WHEREAS, the State of California requires the Housing Element to be updated, and certified by the California State Department of Housing and Community Development (HCD);

WHEREAS, on February 28, 2022, the City's Planning Commission held a public hearing concerning the Housing Element Update, Safety Element Update, and Environmental Justice Element, notice of which was published an provided as required by law, and adopted Resolution No. 21-15; and recommending the City Council approval of General Plan Amendment 21-02, Zone Text Amendment 21-01, the 2021-2029 Housing Element Update, Safety Element Update, implementation of the Environmental Justice Element and adopting a negative declaration;

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WHEREAS, public notice was published and given as required by law, and a public hearing was held on June 14, 2022; and

WHEREAS, the City Council, having final approval authority, has sufficiently considered all testimony and public comment presented to them prior to taking action on the project and its environmental determination.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LANCASTER, DOES HEREBY RESOLVE, DETERMINE AND ORDER, AS FOLLOWS:

1. That the foregoing Recitals are true, correct and a substantive part of this Resolution.

2. That City Council hereby certifies that it has reviewed and considered the information in the Negative Declaration prepared for the proposed project in compliance with the California Environmental Quality ("CEQA") (including its implementing regulations) prior to taking action. The City Council hereby finds that the Initial Study determined that the proposed project will not be a significant effect in this case. The City Council hereby finds, pursuant to Section 21082.1 of the Public Resources Code, that the Negative Declaration prepared for the proposed project reflects the independent judgment of the City of Lancaster.

2. The City Council approved General Plan Amendment 21-02 as set forth in Exhibit "A" and adopts General Plan Amendment 21-02, the 2021-2029 Housing Element Update, Safety Element Update, implementation of the Environmental Justice Element, and adopting a negative declaration;

3. The City Council authorizes submittal of the 2021-2029 Housing Element to the state Department of Housing and Community Development for state certification

4. The City Clerk shall certify to the adoption of this resolution and hereafter the same shall be in full force and effect.

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PASSED, APPROVED, and ADOPTED this 14th day of June 2022, by the following vote:

AYES: Council Members: Dorris, Malhi, Mann, Vice Mayor Crist

NOES: None

ABSTAIN: None

ABSENT: Mayor Parris

ATTEST: APPROVED:

DocuSigned by:
Andrea Alexander
E87B3B3AD2E54A...
ANDREA ALEXANDER
City Clerk
City of Lancaster

DocuSigned by:
Mari E Parris
5530AC5D63D5439...
FOR 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.22-30, 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)

_____

Please Start Here, Instructions in Cell A2, Table in A3:B15	Form Fields
Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.	
General Information	
Jurisidiction Name	LANCASTER
Housing Element Cycle	6th
Contact Information	
First Name	Jocelyn
Last Name	Swain
Title	Senior Planner
Email	jswain@cityoflancaster.org
Phone	(661) 723-6249
Mailing Address	
Street Address	44933 Fern Avenue
City	LANCASTER
Zip Code	93534

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
LANCASTER	30TH STW/VIC AVE K	93536	3112-008-037		MR1	HDR	15.1	30	3.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	86			86			
LANCASTER	KINGTREE AVE/VIC AVE J2	93534	3123-016-905		MR1	HDR	15.1	30	1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	25			25			
LANCASTER	KINGTREE AVE/VIC AVE J2	93534	3123-016-904		MR1	HDR	15.1	30	1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	25			25			
LANCASTER	AVENUE K 12/VIC 30 ST W	93534	3112-003-038		MR1	HDR	15.1	30	4.8	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	115			115			
LANCASTER	COR AVE K8/15TH STW	93534	3125-010-071		MR1	HDR	15.1	30	7.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	179			179			
LANCASTER	10TH STW/VIC AVE H8	93535	3120-011-901	A	MR1	HDR	15.1	30	0.2	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	4			4	Owner A		
LANCASTER	10TH STW/VIC AVE H8	93535	3120-011-904	A	MR1	HDR	15.1	30	0.2	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	4			4	Owner A		
LANCASTER	VIC AVE H8/10TH ST W	93534	3120-011-905	A	MR1	HDR	15.1	30	0.2	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	4			4	Owner A		
LANCASTER	10TH STW/AVE H12	93535	3120-012-018	B	MR1	HDR	15.1	30	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	5			5	Owner A		
LANCASTER	10TH STW/VIC AVE H12	93535	3120-012-902	B	MR1	HDR	15.1	30	0.2	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	5			5	Owner B		
LANCASTER	10TH STW/VIC AVE H12	93535	3120-012-903	B	MR1	HDR	15.1	30	0.2	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	5			5	Owner B		
LANCASTER	40TH STW/VIC 37TH STW	93536	3107-012-106		MU	MU-C	0	no max	4.8	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	76			76			
LANCASTER	VIC AVE I/37TH STW	93536	3107-012-104		MU	MU-C	0	no max	5.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	82			82			
LANCASTER	VIC AVE I/37TH STW	93536	3107-012-105		MU	MU-C	0	no max	5.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	82			82			
LANCASTER	COR 40TH STW/AVE I	93536	3107-012-100		MU	MU-C	0	no max	4.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	64			64			
LANCASTER	AVE J8/VIC 15 STW	93534	3123-002-032		MU	MU-C	0	no max	7.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	113			113			
LANCASTER	15TH STW/VIC AVE J10	93534	3123-002-034		MU	MU-C	0	no max	4.9	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	77			77			
LANCASTER	VIC AVE J8/20TH STW	93535	3123-004-037		MU	MU-C	0	no max	6.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	102			102			
LANCASTER	40TH STW/37TH STW	93536	3107-012-107		MU	MU-C	0	no max	4.8	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	76			76			
LANCASTER	AVE I/VIC 37TH STW	93536	3107-012-102		MU	MU-C	0	no max	4.8	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	75			75			
LANCASTER	AVE J8/VIC 20TH STW	93535	3123-004-040		MU	MU-C	0	no max	1.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	19			19			
LANCASTER	VIC 20TH STW/AVE J8	93535	3123-004-024		MU	MU-C	0	no max	10.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	160			160			
LANCASTER	AVE I/VIC 40TH STW	93536	3107-012-101		MU	MU-C	0	no max	4.8	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	75			75			
LANCASTER	AVE I/VIC 37TH STW	93536	3107-012-103		MU	MU-C	0	no max	4.8	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	75			75			
LANCASTER	AVE J8/VIC 16TH STW	93534	3123-002-031		MU	MU-C	0	no max	7.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	112			112			
LANCASTER	AVE J8/VIC 20TH STW	93535	3123-004-038		MU	MU-C	0	no max	3.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	54			54			
LANCASTER	COR LANCASTER BLVD/20TH	93535	3147-002-046		MU	MU-N	0	no max	8.9	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	75			75			
LANCASTER	VIC AVE K/ELM AVE	93535	3128-002-004		MU	MU-N	0	no max	11.9	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	100			100			
LANCASTER	AVE K/30TH ST W	93536	3112-003-021		MU	MU-N	0	no max	10.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	89			89			
LANCASTER	DIVISION ST/VIC OVINGTON	93535	3142-006-028		MU	MU-N	0	no max	3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	25			25			
LANCASTER	DIVISION ST/VIC NORBERRY	93535	3142-007-010		MU	MU-N	0	no max	3.9	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	32			32			
LANCASTER	DIVISION ST/VIC NUGENT S	93535	3142-006-024		MU	MU-N	0	no max	3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	25			25			
LANCASTER	DIVISION ST/VIC OLDFIELD	93535	3142-006-025		MU	MU-N	0	no max	3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	25			25			
LANCASTER	LANGHORNST/VIC LANDAU AVE	93535	3150-007-061		MU	MU-N	0	no max	1.9	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	16			16			
LANCASTER	LANGHORNST/VIC LANDAU AVE	93535	3150-007-059		MU	MU-N	0	no max	4.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	38			38			
LANCASTER	AVE K/VIC FIG AVE	93535	3128-002-005		MU	MU-N	0	no max	2.8	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	23			23			
LANCASTER	AVE K 6/GADSDEN AVE	93535	3128-003-018		MU	MU-N	0	no max	2.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21			
LANCASTER	AVE K 6/GADSDEN AVE	93535	3128-003-019		MU	MU-N	0	no max	2.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21			
LANCASTER	AVE K 6/GADSDEN AVE	93535	3128-003-020		MU	MU-N	0	no max	5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	42			42			
LANCASTER	12TH ST W/VIC AVE J5	93535	3123-012-015		MU	MU-N	0	no max	1.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	14			14			
LANCASTER	VIC AVE J4/12TH ST W	93535	3123-016-005		MU	MU-N	0	no max	5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	42			42			
LANCASTER	VIC AVE J4/12TH ST W	93535	3123-016-004		MU	MU-N	0	no max	5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	42			42			
LANCASTER	AVE H8/VIC 45TH ST W	93535	3105-018-096		MU	MU-N	0	no max	1.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11			
LANCASTER	VIC 45TH ST W AVE H14	93535	3105-018-051		MU	MU-N	0	no max	2.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	21			21			
LANCASTER	AVE H8/VIC 4THST W	93535	3105-018-069		MU	MU-N	0	no max	1.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11			
LANCASTER	VIC AVE H8/45TH ST W	93535	3105-018-118		MU	MU-N	0	no max	1.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11			
LANCASTER	AVE I/VIC 45TH ST W	93535	3105-018-013		MU	MU-N	0	no max	9.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	82			82			
LANCASTER	VIC AVE H 10/45TH ST W	93535	3105-018-123		MU	MU-N	0	no max	1.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11			
LANCASTER	AVE I/VIC 45TH ST W	93535	3105-018-014		MU	MU-N	0	no max	9.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	82			82			
LANCASTER	AVE I/VIC 40TH STW	93535	3105-018-040		MU	MU-N	0	no max	6.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	54			54			
LANCASTER	AVE H12/45TH ST W	93535	3105-018-127		MU	MU-N	0	no max	1.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	11			11			
LANCASTER	VIC AVE H8/45TH ST W	93535	3105-018-081		MU	MU-N	0	no max	3.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	26			26			
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-925	C	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-921	C	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-919	C	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-914	C	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-913	C	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-918	C	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-903	C	MU	MU-TOD	0	no max	0.3	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	6			6	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-928	C	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-916	C	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-923	C	MU	MU-TOD	0	no max	0.2	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	4			4	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-929	C	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-915	C	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-917	C	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-924	C	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-920	C	MU	MU-TOD	0	no max	0	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-922	C	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-926	D	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-911	D	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-902	D	MU	MU-TOD	0	no max	0.6	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	10			10	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-906	D	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-909	D	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-912	D	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-905	D	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-901	D	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-908	D	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-927	D	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-907	D	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-910	D	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-904	D	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/RADAR AVE	93534	3138-023-900	D	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-920	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-906	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-902	E	MU	MU-TOD	0	no max	0.3	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	5			5	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-922	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-908	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-900	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2			2	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-926	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2			2	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-928	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2			2	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-917	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-927	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2			2	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-914	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-925	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-916	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-929	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2			2	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-909	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-930	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2			2	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-919	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-918	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-924	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-911	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-915	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-901	E	MU	MU-TOD	0	no max	0.2	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	3			3	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-907	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-913	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-923	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-905	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-904	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-912	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-910	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-022-931	E	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	2			2	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-929	F	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-928	F	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-901	F	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-923	F	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-918	F	MU	MU-TOD	0	no max	0.3	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	6			6	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-921	F	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-902	F	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-900	F	MU	MU-TOD	0	no max	0.4	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	6			6	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-922	F	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-924	F	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-917	F	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-920	F	MU	MU-TOD	0	no max	0.02	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	0				Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-906	G	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-915	G	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-910	G	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-912	G	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-908	G	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-913	G	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-930	G	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-907	G	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-903	G	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
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Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
LANCASTER	NEWGROVE ST/DIVISION ST	93534	3138-024-909	G	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	PILLSBURY ST/DIVISION ST	93534	3138-010-036	H	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	PILLSBURY ST/DIVISION ST	93534	3138-010-031	H	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	PILLSBURY ST/DIVISION ST	93534	3138-010-033	H	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	PILLSBURY ST/DIVISION ST	93534	3138-010-035	H	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	PILLSBURY ST/DIVISION ST	93534	3138-010-034	H	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	PILLSBURY ST/DIVISION ST	93534	3138-010-032	H	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	PILLSBURY ST/DIVISION ST	93534	3138-010-029	H	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	PILLSBURY ST/DIVISION ST	93534	3138-010-030	H	MU	MU-TOD	0	no max	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	1			1	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-018-045	I	MU	MU-TOD	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-018-044	I	MU	MU-TOD	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	Owner A		
LANCASTER	NEWGROVE ST/TREVOR AVE	93534	3138-018-046	I	MU	MU-TOD	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	3			3	Owner A		
LANCASTER	YUCCA AVE/MILLING ST	93534	3138-019-803		MU	MU-TOD	0	no max	3.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	49			49			
LANCASTER	YUCCA AVE/VIC NORBERRY S	93534	3138-030-036		MU	MU-TOD	0	no max	1.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	19			19			
LANCASTER	AVE K8/VIC 28TH ST W	93536	3112-004-015		MR2	MDR	6.6	15	4.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		53		53			
LANCASTER	AVE L/VIC 26TH STW	93536	3112-003-055		MR2	MDR	6.6	15	1.9	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		23		23			
LANCASTER	AVE L/VIC 26TH STW	93536	3112-003-054		MR2	MDR	6.6	15	2.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		31		31			
LANCASTER	COR AVE J/50 STW	93536	3203-015-144		MR2	MDR	6.6	15	19.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		231		231			
LANCASTER	JACKMAN ST/VIC 47TH STW	93535	3153-001-021		MR2	MDR	6.6	15	5.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		61		61			
LANCASTER	AVE H/VIC 43 STW	93536	3105-017-017		MR2	MDR	6.6	15	4.8	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		57		57			
LANCASTER	AVE H/VIC 42 STW	93536	3105-017-005		MR2	MDR	6.6	15	4.8	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		57		57			
LANCASTER	COR AVE I/27TH STE	93535	3150-017-001		MR2	MDR	6.6	15	2.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		26		26			
LANCASTER	COR 28TH STE/AVE I	93535	3150-017-002		MR2	MDR	6.6	15	2.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		26		26			
LANCASTER	COR 28TH STE/AVE I	93535	3150-014-009		MR2	MDR	6.6	15	5.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		62		62			
LANCASTER	COR AVE J8/20TH STE	93535	3150-010-039		MR2	MDR	6.6	15	9.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		110		110			
LANCASTER	2217 E AVENUE I	93535	3154-002-031		MR2	MDR	6.6	15	5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		60		60			
LANCASTER	AVE I/VIC 23TH STE	93535	3154-002-034		MR2	MDR	6.6	15	5.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		61		61			
LANCASTER	20TH ST E/VIC AVE I	93535	3154-002-092		MR2	MDR	6.6	15	4.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		56		56			
LANCASTER	COR AVE I/15TH STE	93535	3147-001-049		MR2	MDR	6.6	15	1.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		15		15			
LANCASTER	AVE I/VIC 15TH STE	93535	3147-001-038		MR2	MDR	6.6	15	2.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		28		28			
LANCASTER	15TH STE/VIC AVE I	93535	3147-001-050		MR2	MDR	6.6	15	0.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		8		8			
LANCASTER	AVE I/VIC 15TH STE	93535	3147-001-039		MR2	MDR	6.6	15	2.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		28		28			
LANCASTER	8TH STE/VIC AVE J14	93535	3140-030-038		MR2	MDR	6.6	15	1.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		14		14			
LANCASTER	8TH STE/VIC AVE J13	93535	3140-030-037		MR2	MDR	6.6	15	1.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		13		13			
LANCASTER	12TH STW/VIC AVE J10	93535	3123-024-055		MR2	MDR	6.6	15	2.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		27		27			
LANCASTER	ANVERS AVE/VIC AVE J11	93535	3123-024-052		MR2	MDR	6.6	15	0.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		6		6			
LANCASTER	12TH STW/ANVERS AVE	93535	3123-024-053		MR2	MDR	6.6	15	3.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		41		41			
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-013-900	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	2		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-013-901	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	2		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-900	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	2		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-901	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	2		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-902	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	2		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-903	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	2		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-904	Y	MU	MU-N	0	no max	1.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	2		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-905	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	2		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-906	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	2		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-907	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93536	3123-014-908	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93536	3123-014-909	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93536	3123-014-910	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-911	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-912	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-913	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-914	Y	MU	MU-N	0	no max	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-915	Y	MU	MU-N	0	no max	2.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-014-916	Y	MU	MU-N	0	no max	6.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-015-900	Y	MU	MU-N	0	no max	3.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93536	3123-015-901	Y	MU	MU-N	0	no max	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93536	3123-015-902	Y	MU	MU-N	0	no max	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93536	3123-015-903	Y	MU	MU-N	0	no max	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-015-904	Y	MU	MU-N	0	no max	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-015-905	Y	MU	MU-N	0	no max	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-015-906	Y	MU	MU-N	0	no max	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-015-907	Y	MU	MU-N	0	no max	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	East side of 15th Street West between Avenue J-2 and Avenue J-4	93534	3123-015-908	Y	MU	MU-N	0	no max	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			1	1		Tract No. 82039	
LANCASTER	SW corner of 67th St W and Ave L	93535	3204-004-025	M	UR	R-10,000	2.1	6.5	9.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			28	28		Tract No. 61989-01	
LANCASTER	SW corner of 67th St W and Ave L	93535	3204-004-026	M	UR	R-10,000	2.1	6.5	9.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			28	28		Tract No. 61989-01	
LANCASTER	NW corner of K and 36th St W	93534	3153-020-007	J	UR	R-7,000	2.1	6.5	3.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9		Tract No. 60430	
LANCASTER	NW corner of K and 36th St W	93534	3153-020-008	J	UR	R-7,000	2.1	6.5	3.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9		Tract No. 60430	
LANCASTER	NW corner of K and 36th St W	93534	3153-020-009	J	UR	R-7,000	2.1	6.5	3.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9		Tract No. 60430	
LANCASTER	NW corner of K and 36th St W	93534	3153-020-014	J	UR	R-7,000	2.1	6.5	3.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			9	9		Tract No. 60430	
LANCASTER	NW corner of K and 36th St W	93534	3153-020-015	J	UR	R-7,000	2.1	6.5	3.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			10	10		Tract No. 60430	
LANCASTER	NW corner of K and 36th St W	93534	3153-020-016	J	UR	R-7,000	2.1	6.5	3.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			10	10		Tract No. 60430	
LANCASTER	NW corner of K and 36th St W	93534	3153-020-017	J	UR	R-7,000	2.1	6.5	3.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			10	10		Tract No. 60430	
LANCASTER	Ave K and K-4	93536	3110-013-036		UR	R-7,000	2.1	6.5	8.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			39	39		Tract No. 60664	
LANCASTER	West side of 60th St W	93536	3203-018-023	K	UR	R-7,000	2.1	6.5	2.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			16	16		Tract No. 60885-01	
LANCASTER	West side of 60th St W	93536	3203-018-059	K	UR	R-7,000	2.1	6.5	4.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			16	16		Tract No. 60885-01	
LANCASTER	West side of 60th St W	93536	3203-018-060	K	UR	R-7,000	2.1	6.5	4.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			17	17		Tract No. 60885-01	
LANCASTER	west side of 60th St W	93534	3203-008-034		UR	R-7,000	2.1	6.5	10.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			41	41		Tract No. 61038	
LANCASTER	NW corner of 55th St W and Ave L	93536	3204-006-077	L	UR	R-7,000	2.1	6.5	15.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			32	32		Tract No. 61040	
LANCASTER	NW corner of 55th St W and Ave L	93535	3204-006-078	L	UR	R-7,000	2.1	6.5	15.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			33	33		Tract No. 61041	
LANCASTER	NW corner of 55th St W and Ave L	93535	3204-006-079	L	UR	R-7,000	2.1	6.5	9.9	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			33	33		Tract No. 61118	
LANCASTER	approx. 663 ft. north of Ave J-12	93536	3203-018-032		UR	R-7,000	2.1	6.5	5.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			19	19		Tract No. 61734	
LANCASTER	NEC of 40th Street West and Avenue J	93553	3153-011-019	AE	UR	R-7,000	2.1	6.5	8.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			24	24		Tract No. 61921	
LANCASTER	NEC of 40th Street West and Avenue J	93535	3153-011-036	AE	UR	R-7,000	2.1	6.5	10.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			23	23		Tract No. 61921	
LANCASTER	NEC of 40th Street West and Avenue J	93535	3153-011-043	AE	UR	R-7,000	2.1	6.5	10.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			23	23		Tract No. 61921	
LANCASTER	SE corner of 40th St W and Lancaster Blvd	93535	3153-011-001	N	UR	R-7,000	2.1	6.5	10.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			39	39		Tract No. 62120-01	
LANCASTER	SE corner of 40th St W and Lancaster Blvd	93536	3153-011-002	N	UR	R-7,000	2.1	6.5	10.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			39	39		Tract No. 62120-01	
LANCASTER	SE corner of 40th St W and Lancaster Blvd	93536	3153-011-003	N	UR	R-7,000	2.1	6.5	9.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			39	39		Tract No. 62120-01	
LANCASTER	SE corner of 40th St W and Lancaster Blvd	93534	3153-011-004	N	UR	R-7,000	2.1	6.5	9.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			39	39		Tract No. 62120-01	
LANCASTER	SE corner of 40th St W and Lancaster Blvd	93535	3153-011-023	N	UR	R-7,000	2.1	6.5	9.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			40	40		Tract No. 62120-01	
LANCASTER	SE corner of 40th St W and Lancaster Blvd	93535	3153-011-025	N	UR	R-7,000	2.1	6.5	9.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			40	40		Tract No. 62120-01	
LANCASTER	SE corner of 40th St W and Lancaster Blvd	93535	3153-011-027	N	UR	R-7,000	2.1	6.5	9.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			40	40		Tract No. 62120-01	
LANCASTER	SE corner of 40th St W and Lancaster Blvd	93535	3153-011-315	N	UR	R-7,000	2.1	6.5	9.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			40	40		Tract No. 62120-01	
LANCASTER	west of 40th St W and Ave J-12	93535	3153-025-040	O	UR	R-7,000	2.1	6.5	9.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			42	42		Tract No. 62578	
LANCASTER	west of 40th St W and Ave J-12	93535	3153-025-041	O	UR	R-7,000	2.1	6.5	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			42	42		Tract No. 62578	
LANCASTER	SE corner of 40th St W and Ave J-8	93535	3153-021-007	Q	UR	R-7,000	2.1	6.5	2.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	SE corner of 40th St W and Ave J-8	93535	3153-021-008	Q	UR	R-7,000	2.1	6.5	2.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	SE corner of 40th St W and Ave J-8	93535	3153-021-012	Q	UR	R-7,000	2.1	6.5	4.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	SE corner of 40th St W and Ave J-8	93553	3153-021-013	Q	UR	R-7,000	2.1	6.5	2.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	SE corner of 40th St W and Ave J-8	93535	3153-021-014	Q	UR	R-7,000	2.1	6.5	2.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	SE corner of 40th St W and Ave J-8	93553	3153-021-024	Q	UR	R-7,000	2.1	6.5	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	SE corner of 40th St W and Ave J-8	93535	3153-046-031	Q	UR	R-7,000	2.1	6.5	5.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	SE corner of 40th St W and Ave J-8	93535	3153-021-032	Q	UR	R-7,000	2.1	6.5	4.8	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	SE corner of 40th St W and Ave J-8	93535	3153-021-033	Q	UR	R-7,000	2.1	6.5	4.8	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	SE corner of 40th St W and Ave J-8	93535	3153-021-034	Q	UR	R-7,000	2.1	6.5	4.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	SE corner of 40th St W and Ave J-8	93535	3153-021-035	Q	UR	R-7,000	2.1	6.5	2.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	SE corner of 40th St W and Ave J-8	93535	3153-021-036	Q	UR	R-7,000	2.1	6.5	4.9	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	SE corner of 40th St W and Ave J-8	93535	3153-021-038	Q	UR	R-7,000	2.1	6.5	4.9	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	SE corner of 40th St W and Ave J-8	93535	3153-046-065	Q	UR	R-7,000	2.1	6.5	4.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 66842	
LANCASTER	northeast corner of Lancaster Boulevard and 44th St. West	93535	3153-007-003	U	UR	R-7,000	2.1	6.5	2.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	27			27		Tract No. 70180	
LANCASTER	northeast corner of Lancaster Boulevard and 44th St. West	93553	3153-007-004	U	UR	R-7,000	2.1	6.5	2.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	27			27		Tract No. 70180	
LANCASTER	northeast corner of Lancaster Boulevard and 44th St. West	93553	3153-007-005	U	UR	R-7,000	2.1	6.5	2.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	27			27		Tract No. 70180	
LANCASTER	northeast corner of Lancaster Boulevard and 44th St. West	93535	3153-007-006	U	UR	R-7,000	2.1	6.5	2.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	28			28		Tract No. 70180	
LANCASTER	northwest corner of Lancaster Boulevard and 40th St. West	93536	3153-007-011	V	UR	R-7,000	2.1	6.5	2.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17			17		Tract No. 70181	
LANCASTER	northwest corner of Lancaster Boulevard and 40th St. West	93536	3153-007-012	V	UR	R-7,000	2.1	6.5	4.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17			17		Tract No. 70181	
LANCASTER	northwest corner of Lancaster Boulevard and 40th St. West	93536	3153-007-014	V	UR	R-7,000	2.1	6.5	4.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	17			17		Tract No. 70181	
LANCASTER	northwest corner of Lancaster Boulevard and 40th St. West	93536	3153-007-017	V	UR	R-7,000	2.1	6.5	3.9	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18			18		Tract No. 70181	
LANCASTER	northwest corner of Lancaster Boulevard and 40th St. West	93536	3153-007-018	V	UR	R-7,000	2.1	6.5	10.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18			18		Tract No. 70181	
LANCASTER	northwest corner of Lancaster Boulevard and 40th St. West	93536	3153-007-019	V	UR	R-7,000	2.1	6.5	9.8	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18			18		Tract No. 70181	
LANCASTER	northwest corner of Lancaster Boulevard and 40th St. West	93536	3153-007-020	V	UR	R-7,000	2.1	6.5	10.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element	18			18		Tract No. 70181	
LANCASTER	northwest corner of Lancaster Boulevard and 40th St. West	93536	3153-007-031	V	UR	R-7,000	2.1	6.5	9.5	Vacant	YES - Current	NO - Privately-

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
LANCASTER	NW corner of 60th St W and Ave J	93535	3203-008-035	R	UR	R-7,000	2.1	6.5	158.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			54	54		Tract No. 71563	
LANCASTER	SE corner of Avenue J-8 and 67th St W	93535	3203-018-064	Z	UR	R-7,000	2.1	6.5	2.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			36	36		Tract No. 72534	
LANCASTER	SE corner of Avenue J-8 and 67th St W	93535	3203-018-071	Z	UR	R-7,000	2.1	6.5	9.9	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			36	36		Tract No. 72534	
LANCASTER	SE corner of Avenue J-8 and 67th St W	93535	3125-025-002	Z	UR	R-7,000	2.1	6.5	2.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			37	37		Tract No. 72534	
LANCASTER	NE corner of Avenue J-8 and 37th Street	93535	3153-022-044		UR	R-7,000	2.1	6.5	2.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			18	18		Tract No. 73344	
LANCASTER	Ave K and 25th St W	93535	3170-006-038	AC	UR	R-7,000	2.1	6.5	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			18	18		Tract No. 74101	
LANCASTER	Ave K and 25th St W	93535	3170-006-040	AC	UR	R-7,000	2.1	6.5	1.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			18	18		Tract No. 74101	
LANCASTER	Ave K and 25th St W	93535	3170-006-041	AC	UR	R-7,000	2.1	6.5	16.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			18	18		Tract No. 74101	
LANCASTER	Ave K and 25th St W	93535	3170-006-042	AC	UR	R-7,000	2.1	6.5	0.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			17	17		Tract No. 74101	
LANCASTER	Ave K and 25th St W	93535	3170-006-005	AC	UR	R-7,000	2.1	6.5	6.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			17	17		Tract No. 74101	
LANCASTER	Northeast corner of Avenue J and 42nd Street West	93534	3153-005-024	AB	NU	R-7,000	2.1	6.5	6.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			17	17		Tract No. 74966	
LANCASTER	Northeast corner of Avenue J and 42nd Street West	93534	3153-005-025	AB	UR	R-7,000	2.1	6.5	16.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			17	17		Tract No. 74966	
LANCASTER	Northeast corner of Avenue J and 42nd Street West	93534	3153-005-078	AB	UR	R-7,000	2.1	6.5	10.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			17	17		Tract No. 74966	
LANCASTER	Northeast corner of Avenue J and 42nd Street West	93535	3153-005-088	AB	UR	R-7,000	2.1	6.5	10.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			16	16		Tract No. 74966	
LANCASTER	SW corner of Ave H and 20th St W	93534	3114-012-060		UR	R-7,000	2.1	6.5	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2		Tract No. 74975	
LANCASTER	NEC of Division Street and Avenue I	93534	3176-005-915	AA	UR	R-7,000	2.1	6.5	0.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			21	21		Tract No. 78213	
LANCASTER	NEC of Division Street and Avenue I	93534	3176-005-916	AA	UR	R-7,000	2.1	6.5	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			21	21		Tract No. 78213	
LANCASTER	NEC of Division Street and Avenue I	93534	3176-005-918	AA	UR	R-7,000	2.1	6.5	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			21	21		Tract No. 78213	
LANCASTER	NEC of Division Street and Avenue I	93534	3176-005-919	AA	UR	R-7,000	2.1	6.5	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			21	21		Tract No. 78213	
LANCASTER	NEC of Division Street and Avenue I	93534	3176-005-921	AA	UR	R-7,000	2.1	6.5	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			21	21		Tract No. 78213	
LANCASTER	NEC of Division Street and Avenue I	93534	3176-005-922	AA	UR	R-7,000	2.1	6.5	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			21	21		Tract No. 78213	
LANCASTER	NEC of Division Street and Avenue I	93534	3176-005-923	AA	UR	R-7,000	2.1	6.5	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			21	21		Tract No. 78213	
LANCASTER	NEC of Division Street and Avenue I	93534	3176-005-930	AA	UR	R-7,000	2.1	6.5	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			20	20		Tract No. 78213	
LANCASTER	Northeast corner of 37th Street East and Avenue	93534	3150-029-903	S	UR	R-7,000	2.1	6.5	0.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			39	39		Tract No. 80290	
LANCASTER	Northeast corner of 37th Street East and Avenue	93534	3150-029-904	S	UR	R-7,000	2.1	6.5	0.4	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			39	39		Tract No. 80290	
LANCASTER	Lancaster Blvd and 30th St. East	93534	3150-005-015	AF	UR	R-7,000	2.1	6.5	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			13	13		Tract No. 82298	
LANCASTER	62nd Street West and Lancaster Blvd	93536	3203-008-045		UR	R-7,000	2.1	6.5	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			22	22		Tract No. 82830	
LANCASTER	62nd Street West and Lancaster Blvd	93536	3203-008-046		UR	R-7,000	2.1	6.5	1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			13	13		Tract No. 82831	
LANCASTER	62nd Street West, 75th Street West, Avenue K-8, Avenue L	93535	3204-001-184	T	NU	RR-2.5	0.4	2	1.5	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			688	688		Tract No. 74312	
LANCASTER	62nd Street West, 75th Street West, Avenue K-8, Avenue L	93534	3204-001-095	T	NU	RR-2.5	0.4	2	0.1	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			687	687		Tract No. 74312	
LANCASTER	62nd Street West, 75th Street West, Avenue K-8, Avenue L	93534	3204-008-045	T	NU	RR-2.5	0.4	2	10.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		163		163		Tract No. 74312	
LANCASTER	62nd Street West, 75th Street West, Avenue K-8, Avenue L	93534	3204-008-047	T	NU	RR-2.5	0.4	2	2.6	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element		162		162		Tract No. 74312	
LANCASTER	NEC of W Avenue L-4 and 27th St West	93536	3109-011-045		NU	SRR	0.4	2	10.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			18	18		Tract No. 61733	
LANCASTER	SE corner of 30th St W and Ave M-4	93535	3111-001-047	P	NU	SRR	0.4	2	10.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			30	30		Tract No. 62664	
LANCASTER	SE corner of 30th St W and Ave M-4	93536	3111-001-052	P	NU	SRR	0.4	2	4.7	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			30	30		Tract No. 62664	
LANCASTER	east side of Sierra Vista Way, 215 s/o Paddock Way	93535	3111-002-031		NU	SRR	0.4	2	2.3	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			2	2		Tract No. 66627	
LANCASTER	NW corner of 37th St W and Ave L-6	93535	3109-001-083		NU	SRR	0.4	2	2.2	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			4	4		Tract No. 69578	
LANCASTER	43rd Street West, south of Avenue M-12	93534	3111-002-052		NU	SRR	0.4	2	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			3	3		Tract No. 82327	
LANCASTER	Avenue K, Avenue K-8, 70th Street West, 60th Street West	93535	3204-002-126		UR	UR	0.4	2	1.0	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			753	753		Tract No. 73507	
LANCASTER	NEC of 40th Street West and Avenue N	93536	3111-002-001	AL	NU	SRR	0.4	2	2.546763085	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			59	59		Tract No. 60348	
LANCASTER	NEC of 40th Street West and Avenue N	93534	3111-002-002	AL	NU	SRR	0.4	2	9.881313131	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			59	59		Tract No. 60348	
LANCASTER	NEC of 40th Street West and Avenue N	93534	3111-002-016	AL	NU	SRR	0.4	2	4.859136823	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			59	59		Tract No. 60348	
LANCASTER	NEC of 40th Street West and Avenue N	93534	3111-002-017	AL	NU	SRR	0.4	2	14.89657943	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			59	59		Tract No. 60348	
LANCASTER	NEC of 40th Street West and Avenue N	93534	3111-002-025	AL	NU	SRR	0.4	2	7.612304867	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			59	59		Tract No. 60348	
LANCASTER	NEC of 40th Street West and Avenue N	93535	3111-002-026	AL	NU	SRR	0.4	2	3.974977043	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			59	59		Tract No. 60348	
LANCASTER	NEC of 40th Street West and Avenue N	93535	3111-002-044	AL	NU	SRR	0.4	2	10.08094582	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			59	59		Tract No. 60348	
LANCASTER	NWC of Lancaster Boulevard and 40th Street East	93535	3150-021-019	AK	UR	R-7,000	2.1	6.5	4.883333333	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			24	24		Tract No. 60367	
LANCASTER	NWC of Lancaster Boulevard and 40th Street East		3150-021-020	AK	UR	R-7,000	2.1	6.5	0.902089073	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			24	24		Tract No. 60367	
LANCASTER	NWC of Lancaster Boulevard and 40th Street East	93535	3150-021-022	AK	UR	R-7,000	2.1	6.5	10.07474747	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			23	23		Tract No. 60367	
LANCASTER	NWC of Lancaster Boulevard and 40th Street East	93535	3150-021-025	AK	UR	R-7,000	2.1	6.5	10.08094582	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			23	23		Tract No. 60367	
LANCASTER	NWC of Lancaster Boulevard and 40th Street East	93535	3150-021-026	AK	UR	R-7,000	2.1	6.5	10.07474747	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			23	23		Tract No. 60367	
LANCASTER	SWC 35th Street East and Avenue J	93535	3150-013-032	AJ	UR	R-7,000	2.1	6.5	19.38331038	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			79	79		Tract No. 61248	
LANCASTER	SWC 35th Street East and Avenue J	93535	3150-013-039	AJ	UR	R-7,000	2.1	6.5	19.67727273	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			80	80		Tract No. 61248	
LANCASTER	SWC 30th St E and Ave K	93535	3170-007-053		UR	R-10,000	2.1	6.5	14.02235996	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			45	45		Tract No. 61574	
LANCASTER	57th Street West and Avenue K	93536	3204-009-044	AI	UR	R-7,000	2.1	6.5	4.710583104	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			31	31		Tract No. 61678	
LANCASTER	57th Street West and Avenue K	93536	3204-009-045	AI	UR	R-7,000	2.1	6.5	4.710284665	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			31	31		Tract No. 61678	
LANCASTER	57th Street West and Avenue K	93536	3204-009-002	AI	UR	R-7,000	2.1	6.5	10.15544077	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			31	31		Tract No. 61678	
LANCASTER	57th Street West and Avenue K	93536	3204-009-007	AI	UR	R-7,000	2.1	6.5	4.710353535	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			30	30		Tract No. 61678	
LANCASTER	SEC of 25th St E and Nugent St	93535	3150-027-026		UR	R-7,000	2.1	6.5	4.381634527	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			37	37		Tract No. 62484	
LANCASTER	SWC of 30th St E and Nugent St	93535	3150-027-025	AN	UR	R-7,000	2.1	6.5	4.618296602	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			17	17		Tract No. 62485	
LANCASTER	SWC of 30th St E and Nugent St	93535	3150-027-008	AN	UR	R-7,000	2.1	6.5	4.729178145	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Housing Element			16	16		Tract No. 62485	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-900	AH	MR2	MDR	6.6	15	1.298875115	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93434	3135-001-901	AH	MR2	MDR	6.6	15	8.602157943	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-902	AH	MR2	MDR	6.6	15	0.008562902	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-903	AH	MR2	MDR	6.6	15	0.13771809	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-904	AH	MR2	MDR	6.6	15	0.13771809	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-905	AH	MR2	MDR	6.6	15	0.136593205	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-906	AH	MR2	MDR	6.6	15	0.13771809	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-907	AH	MR2	MDR	6.6	15	1.787855831	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-908	AH	MR2	MDR	6.6	15	0.116758494	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-909	AH	MR2	MDR	6.6	15	0.214990817	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-910	AH	MR2	MDR	6.6	15	0.137695133	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-911	AH	MR2	MDR	6.6	15	1.510927456	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-912	AH	MR2	MDR	6.6	15	0.384986226	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-913	AH	MR2	MDR	6.6	15	0.13771809	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-914	AH	MR2	MDR	6.6	15	0.246854913	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-915	AH	MR2	MDR	6.6	15	0.505165289	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-917	AH	MR2	MDR	6.6	15	0.2162764	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-918	AH	MR2	MDR	6.6	15	1.563360882	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-001-919	AH	MR2	MDR	6.6	15	1.06315427	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-005-901	AH	MR2	MDR	6.6	15	0.167171717	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-005-903	AH	MR2	MDR	6.6	15	0.141919192	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-005-904	AH	MR2	MDR	6.6	15	0.13771809	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-005-905	AH	MR2	MDR	6.6	15	0.163705234	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-005-906	AH	MR2	MDR	6.6	15	0.13771809	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-005-907	AH	MR2	MDR	6.6	15	0.13771809	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-005-908	AH	MR2	MDR	6.6	15	18.19942608	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-005-909	AH	MR2	MDR	6.6	15	0.13771809	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-005-910	AH	MR2	MDR	6.6	15	2.756037649	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-005-911	AH	MR2	MDR	6.6	15	0.13771809	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-005-912	AH	MR2	MDR	6.6	15	0.398875115	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-005-913	AH	MR2	MDR	6.6	15	5.925734619	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-005-914	AH	MR2	MDR	6.6	15	0.597658402	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-900	AH	MR2	MDR	6.6	15	0.906404959	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-901	AH	MR2	MDR	6.6	15	1.599885216	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-903	AH	MR2	MDR	6.6	15	1.563337925	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-905	AH	MR2	MDR	6.6	15	0.816092746	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-906	AH	MR2	MDR	6.6	15	0.218365473	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-907	AH	MR2	MDR	6.6	15	7.814256198	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-908	AH	MR2	MDR	6.6	15	2.678099174	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-909	AH	MR2	MDR	6.6	15	0.13771809	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-910	AH	MR2	MDR	6.6	15	0.433195592	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-911	AH	MR2	MDR	6.6	15	0.482323232	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-912	AH	MR2	MDR	6.6	15	0.107966024	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-913	AH	MR2	MDR	6.6	15	3.87892562	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			6	6		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-914	AH	MR2	MDR	6.6	15	0.138911846	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			5	5		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-915	AH	MR2	MDR	6.6	15	0.13771809	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			5	5		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-916	AH	MR2	MDR	6.6	15	0.830463728	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			5	5		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-917	AH	MR2	MDR	6.6	15	1.033218549	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			5	5		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-918	AH	MR2	MDR	6.6	15	0.209527089	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			5	5		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-919	AH	MR2	MDR	6.6	15	0.13771809	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			5	5		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-920	AH	MR2	MDR	6.6	15	0.13771809	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			5	5		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-921	AH	MR2	MDR	6.6	15	0.147933884	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			5	5		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-922	AH	MR2	MDR	6.6	15	3.530211203	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			5	5		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-006-923	AH	MR2	MDR	6.6	15	0.816092746	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			5	5		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-025-986	AH	MR2	MDR	6.6	15	2.756037649	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			5	5		Tract No. 78258	
LANCASTER	West of Sierra Highway between Avenue H and Avenue H-13	93534	3135-025-987	AH	MR2	MDR	6.6	15	3.87892562	Vacant	YES - Current	YES - City-Owned	Available	Not Used in Prior Housing Element			5	5

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3
LANCASTER																					

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
LANCASTER																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
LANCASTER																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
LANCASTER																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
LANCASTER																					

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
LANCASTER																					

Table C: Land Use, Table Starts in A2

Zoning Designation (From Table A, Column G)	General Land Uses Allowed
HDR (High Density Multi-Family)	Single family house, multi-family dwelling: 2 or 3 units, multi-family dwelling 15 or fewer units, multi-family dwelling 16+ units, ADU, mobile home, SRO, community care facility, <6 beds, assisted living facility 15 or fewer units and 16 or more, emergency shelter
MU-C (Mixed Use Corridor)	Multi-famiy 15 or fewer units, multi-family dwelling 16+ units assisted living facility: 15 or fewer units, assisted living facility 15 or fewer and 16 or more
MU-E (Mixed Use Employment)	Multi-famiy 15 or fewer units, multi-family dwelling 16+ units assisted living facility: 15 or fewer units, assisted living facility 15 or fewer and 16 or more
MU-N (Mixed Use Neighborhood)	Single family house, multi-famiy 15 or fewer units, multi-family dwelling 16+ units assisted living facility: 15 or fewer units, assisted living facility 15 or fewer and 16 or more
MU-TOD (Mixed Use Transit Oriented Development)	Multi-famiy 15 or fewer units, multi-family dwelling 16+ units assisted living facility: 15 or fewer units, assisted living facility 15 or fewer and 16 or more
MDR (Medium Density Multi-Family	Single family house, multi-family dwelling: 2 or 3 units, multi-family dwelling 15 or fewer units, multi-family dwelling 16+ units, ADU, mobile home, SRO, community care facility, <6 beds, assisted living facility 15 or fewer units and 16 or more, emergency shelter

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed

Zoning Designation (From Table A, Column G)	General Land Uses Allowed