

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

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February 10, 2023

Jason Caudle, City Manager
City of Lancaster
44933 Fern Avenue
Lancaster, CA, 93534

Dear Jason Caudle:

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

Thank you for submitting the City of Lancaster's (City) housing element adopted on June 14, 2022, received for review on January 13, 2023. The revisions to the adopted housing element were authorized by Resolution No. 22-30. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the revised adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The revised adopted element addresses the statutory requirements described in HCD's August 23, 2022 review.

The City must continue timely and effective implementation of all programs including but not limited to the following:

- Program H-1.1: Adequate Sites
- Program H-1.4: Affordable Housing On Larger Sites
- Program H-2.1: Affordable Housing Partners, Funding, and Resources
- Program H-2.3: Extremely Low-Income and Special Needs Housing
- Program H-2.4: Housing for Persons with Disabilities
- Program H-2.8: City-Owned Land for Affordable Housing
- Program H-4.2: Encourage Housing In Mixed Use Zones
- Program H-4.3: Development Process Streamlining
- Program H-4.7: Zoning for Extremely Low-Income and Special Needs Housing
- Program H-5.2: Affirmatively Furthering Fair Housing

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority

to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

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

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

HCD appreciates the hard work and dedication the City's-team provided throughout the course of the housing element review. HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If you have any questions or need additional technical assistance, please contact Chelsea Lee, of our staff, at Chelsea.Lee@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager