



Draft  
Annual Action Plan  
FY 2024-2025

PUBLIC REVIEW & Comment  
May 7, 2024

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## Version History

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No.	Summary of Changes			
	Published Draft for Public Comment:	4/5/24	Sent to HUD for Approval:	5/15/24
1	Conducted Public Hearing:	5/7/24	Approved by HUD:	TBD
	Original 2024-2025 Annual Action Plan (AAP).			

# Executive Summary

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## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The 2024-2025 Annual Action Plan (AAP) is a one-year plan to address the community development and low- and moderate-income housing needs in the City. It is the fifth and final AAP of five annual plans implementing the 2020-2024 Consolidated Plan - Strategic Plan goals for the annual investment of Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD). The AAP identifies available resources, annual goals, projects, and activities for the period beginning July 1, 2024, and ending June 30, 2025.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, allocates funds for projects designed to achieve the goals and outcomes included in the 2020-2024 Consolidated Plan - Strategic Plan. The CDBG and HOME programs provide for a wide range of eligible community development and housing projects that benefit low- and moderate-income City residents.

### Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program with three (3) primary objectives against which HUD evaluates the Consolidated Plan and the City's performance under the Plan. Those primary objectives are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons. The CDBG regulations require that each activity meet one (1) of the following national objectives:

- Benefit low- and moderate-income persons;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

Each year, the City certifies with the submission of its AAP that it has given maximum feasible priority to activities which meet the first and second national objectives above. Additionally, the City certifies that no less than 70 percent of the CDBG funds received, over a three-year certification period, will be designed to benefit low- and moderate-income persons.

### HOME Investment Partnerships (HOME)

The Cranston-Gonzalez National Affordable Housing Act of 1990 created the HOME program to expand the supply of affordable housing for low- and moderate-income households. Often used in partnership with local nonprofit housing development organizations, the HOME program can support a wide range of affordable

housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to low- and moderate-income people.

2024-2025 Program Year

For the 2024-2025 program year, the City anticipates it will receive \$1,463,022 in CDBG funds and \$724,611 in HOME funds. The 2024-2025 AAP will allocate its current year CDBG and HOME allocations to the following activities to be implemented from July 1, 2024 through June 30, 2025.

2024-2025 CDBG Activities

Public Service

Lancaster Homeless Group dba Street Company: Coffee Manufacturing Homeless Employment Program	\$50,000
Lost Angels Children’s Project: Work Program	\$88,000

Sub-Total: \$138,000

Capital

City of Lancaster: Housing Rehabilitation Program	\$926,418
City of Lancaster: Section 108 Loan Repayment Children’s Center	\$106,000

Sub-Total: \$1,032,418

Administration

City of Lancaster: CDBG Administration	\$252,604
Fair Housing Foundation: Fair Housing Services (Admin CAP)	\$40,000

Sub-Total: \$292,604

TOTAL 2024-2025 CDBG PROGRAM \$1,463,022

2024-2025 HOME Activities

Housing

CHDO Set Aside	\$108,692
Homebuyer Assistance Program	\$543,458

Sub-Total: \$652,150

Administration

Program Administration	\$72,461
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Sub-Total: \$72,461

TOTAL 2024-2025 HOME PROGRAM \$724,611

Due to the uncertainty in the City's 2024-2025 annual allocations, a request of the City Council is being made to provide staff and the public with a methodology for which activity budgets will be adjusted when the final allocations are released by HUD. It is recommended that City Council adopt the following language for adjusting activity budgets for the CDBG and HOME programs:

## CDBG

- Should the CDBG allocation be higher than \$1,463,022:
  - Admin – Fair Housing will remain funded at \$40,000 and the CDBG Administration budget will be increased to maximize the 20% cap for administrative activities.
  - Public Service – The City will not award any additional activities but will increase the award of those agencies allocated funds in the 2024-2025 AAP, proportionately, up to the 15% public service cap.
  - Capital – Balance of funds will be allocated to the City's Home Rehabilitation Program.
  - Funding levels for all outstanding activities will remain the same as proposed in the 2024-2025 AAP.
- Should the CDBG allocation be lower than \$1,463,022:
  - Admin – Fair Housing will remain funded at \$40,000 and the CDBG Administration budget will be decreased to be compliant with the 20% cap for administrative activities.
  - Public Service – Decrease the award of those agencies allocated funds in the 2024-2025 AAP, proportionately, to be compliant with the 15% cap for public service activities.
  - Capital – Balance of funds will be deducted from the City's Home Rehabilitation Program.
  - Funding levels for all outstanding activities will remain the same as proposed in the 2024-2025 AAP.

## HOME

- Should the HOME allocation be higher than \$724,611:
  - Admin – Increase HOME Administration budget to maximize the 10% cap for Administrative activities.
  - CHDO – Increase CHDO set-aside to the minimum 15% required for CHDO activities.
  - Housing – Balance of funds shall be awarded to the Homebuyer Assistance Program.
- Should the HOME allocation be lower than \$724,611:
  - Admin – Decrease HOME Administration budget to be compliant with the 10% cap for Administrative activities.
  - CHDO – Decrease CHDO set-aside to the minimum 15% requirement for CHDO activities.
  - Housing – Balance of funds shall be deducted from the Homebuyer Assistance Program.

## 2. Summarize the objectives and outcomes identified in the Plan

The City will address the following objectives during the 2024-2025 program year. These objectives are as follows:

- Increase the Supply of Affordable Housing
- Improve and Expand Facilities and Infrastructure
- Provide Supportive Human Services
- Planning and Administration
- Fair Housing Services
- Affordable Housing Preservation
- Promote Homeownership Opportunities

	Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
1	Increase the Supply of Affordable Housing	Affordable Housing	Affordable Housing	5 - Household Housing Unit
2	Improve and Expand Facilities and Infrastructure	Non-Housing Community Development	Facilities and Infrastructure	500,000 - Persons 10 - Other
3	Provide Supportive Human Services	Homeless/Non-Homeless/Special Needs	Supportive Human Services	2,850 - Persons
4	Planning and Administration	Non-Housing Community Development	Planning and Administration	10 - Other
5	Fair Housing	Non-Housing Community Development/Homeless/Non-Homeless Special Needs	Supportive Human Services	1,500 - Persons
6	Affordable Housing Preservation	Affordable Housing	Affordable Housing	80 - Household Housing Units
7	Promote Homeownership Opportunities	Affordable Housing	Affordable Housing	25 - Households
8	Prevent and Eliminate Homelessness	Homeless	Prevent and Eliminate Homelessness	100 - Persons

Table 1 – Strategic Plan Summary



### **3. Evaluation of past performance**

The City is currently implementing the projects and activities included in the 2023-2024 AAP. City staff continually evaluate the CDBG and HOME Programs and adjust and/or process improvements where and when necessary.

As of the preparation of this document, the City has not yet finalized its 2023-2024 program year, and therefore are unable to report on those accomplishments. Accomplishment data for the 2023-2024 program year will be reported in the City's 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER) which is anticipated to be completed in September 2024.

During the 2022-2023 program year, the City and its partners were able to:

- Provide fair housing services to 211 unduplicated residents.
- Provide after school recreation services to 78 unduplicated youths.
- Provide vocational skills training in classic car restoration to 43 unduplicated residents.
- Finalize the design of the Webber Pool Improvement Project which is anticipated to be completed during the 2023-2024 program year.
- Commence the design of the Mariposa Park Improvement Project which is anticipated to be completed during the 2023-2024 program year.
- Finalize the design of the City's Housing Rehabilitation Program which was made available to residents during the 4th quarter of the 2022-2023 program year.

### **4. Summary of Citizen Participation Process and consultation process**

A public comment/review period notice outlining the proposed use of funds for the 2024-2025 AAP was published April 1, 2024, allowing a 30-day review/comment period starting on April 5, 2024, and ending on May 7, 2024. This notice was made in compliance with HUD guidelines and the City's approved Citizen Participation Plan (CPP) of the 2020-2024 Consolidated Plan.

A public hearing was held May 7, 2024, to receive public comment on the proposed 2024-2025 AAP and receive City Council action.

### **5. Summary of public comments**

As required by HUD regulations, all comments received, and responses to said comments by the City are included in Appendix A of this AAP.

### **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments and views were accepted. A complete list of comments received have been included in Appendix A of this AAP.

## 7. Summary

The City adopted the 2024-2025 AAP for the planning period of July 1, 2024, through June 30, 2025, to utilize \$1,463,022 in CDBG and \$724,611 in HOME funds on May 7, 2024.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

The following are the agencies/entities responsible for preparing the 2024-2025 AAP and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Lancaster	Community Development Department
HOME Administrator	City of Lancaster	Community Development Department

**Table 2 – Responsible Agencies**

**Narrative**

The City’s Community Development Department is the lead agency responsible for the administration of the CDBG and HOME programs. The City has contracted with LDM Associates, Inc. to assist in the preparation of the 2024-2025 AAP.

In the development of the Consolidated Plan, which guided the development of this fifth year AAP spanning the Five-year Consolidated Plan cycle, the City developed and implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

In the implementation of the 2024-2025 AAP, the Department shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy.

**Consolidated Plan Public Contact Information**

City of Lancaster  
Housing and Economic Development Department  
Attn.: Chris Aune, Housing Manager – Real Estate & Economic Development  
44933 Fern Avenue  
Lancaster, CA 93534  
[caune@cityoflanasterca.gov](mailto:caune@cityoflanasterca.gov)  
(661) 723-5870

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Under the City Council / Manager form of government, the City Council appoints and provides policy direction to the City Manager, who is responsible for administering the city's daily operations. As the elected legislative body of the City, the City Council has overall responsibility for the scope, direction and financing of City services. In setting policy, the City Council works closely with citizen advisory commissions and committees, considers staff information, recommendations and receives comments from the general public during open forums.

In the preparation of the 2024-2025 AAP, the City has consulted with public and private departments, agencies, social services and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services. The City solicited feedback through the following methods:

- Community Partners Meetings
- Notice of Funding Availability
- Workshops
- Public Notices
- Posting of documents on the City's website
- Public Hearings
- Receipt of written comments

Additionally, cities and governments within the region were contacted and consulted as well. The input received help to establish and inform the objectives and goals described in the Strategic Plan.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City is the principal provider of community and economic development programs, housing projects, and financial support. The Los Angeles County Development Authority (LACDA) administers the Section 8 Voucher program. Activities to be undertaken by the LACDA are identified in the Public Housing Agency (PHA) 5 Year and One-Year Action Plans. The residents are invited each year to contribute to the drafting of the PHA's Plan.

Other key health, mental health and service agencies that the City works closely with during the AAP process are listed below:

- Antelope Valley Service Provider Coalition
- Homelessness Plan Community Participation (Survey)
- County of Los Angeles

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

Los Angeles County's homeless system of care is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local resources to provide services for homeless people. The region's municipalities, including the City, also provide resources for services that assist the homeless and those at risk of becoming homeless. To address the needs of the homeless population most efficiently, HUD has tasked local governments with developing a Continuum of Care (CoC). The CoC is a planning model designed to assist homeless persons at every level of need and to move a client from homelessness to permanent housing. The CoC addresses both the lack of housing affordable to the lowest income levels and the underlying causes of homelessness such as substance abuse, domestic violence, and mental illness. The County's nonprofit community plays a key role in the current CoC system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women.

The Los Angeles Homeless Services Authority (LAHSA) is the lead agency for the CoC in Los Angeles County. LAHSA guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. LAHSA partners with other local government agencies and community-based non-profit agencies to provide homeless services throughout Los Angeles County. All service providers within the CoC can refer people with varying needs to the appropriate service provider(s) in their area. Homeless needs are presented by the levels of service that form the CoC:

- Prevention – Activities include income support, rental assistance, and advocacy. Eviction prevention and crisis intervention help at-risk households maintain their housing and sidestep homelessness.
- Outreach and Assessment – Activities include walking the streets and other places not fit for human habitation and marketing available services to homeless persons reluctant to apply for services on their own. Once the client enters the system, the assessment process identifies the client's needs.
- Emergency Shelter – Offers a safe, secure, temporary place (up to 90 days) for homeless persons to reside while they prepare to move into more stable housing.
- Transitional Housing – Long-term (up to 24 months) housing with supportive services that address the underlying causes of homelessness. Transitional housing programs enable people to successfully transition to and maintain permanent housing.
- Permanent and Permanent Supportive Housing – Permanent housing for most is affordable, market-rate housing. Permanent supportive housing enables persons with disabilities to live as independently as possible. Moving previously homeless persons into permanent housing is the primary objective of the CoC.
- Supportive Services – Activities that help persons address the underlying causes of homelessness and move toward self-sufficiency and independent living. Services include substance abuse treatment, employment education and job readiness, budgeting workshops, parenting classes, and childcare. Services may be part of a housing program or independently provided.

For many City residents, the first entry into the CoC is through an emergency shelter, where individuals and families obtain emergency housing and supportive services directed to getting people off the streets and into a safe environment. Typically, people stay in an emergency shelter for a short period. Usually during this time, other housing is arranged, and the homeless person's immediate social service and medical needs are addressed.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The City's HUD entitlement allocation does not include ESG funds. However, the City will continue to support the efforts of LAHSA and the County of Los Angeles in their development of performance standards for the County's ESG program that provide a measure to evaluate each subrecipients' effectiveness, such as how well the service provider succeeds at 1) targeting those who need the assistance most; 2) reducing the number of people living on the streets or emergency shelters; 3) shortening the time people spend homeless; and 4) reducing each program participant's housing barriers or housing stability risks. In addition, the City will continue its participation in the regional Antelope Valley Homeless Coalition (AVHC) to address issues such as basic needs services, crisis/bridge/interim housing, healthcare/primary care/behavioral health, permanent supportive housing, role of faith-based organizations, collaboration and coordination, management/accountability/implementation and systems level. 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 CoC.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	<b>Agency/Group/Organization</b>	<b>Housing Rights Center</b>
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
2	<b>Agency/Group/Organization</b>	<b>American Association of University Women</b>
	Agency/Group/Organization Type	Services - Women
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
3	<b>Agency/Group/Organization</b>	<b>City of Santa Clarita</b>
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Strategy Non-Homeless Special Needs Economic Development Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach, the web-based survey.

4	<b>Agency/Group/Organization</b>	<b>Latin American Civic Association</b>
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach, the web-based survey.
5	<b>Agency/Group/Organization</b>	<b>PLI Realty Inc.</b>
	Agency/Group/Organization Type	For-Profit Business
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Lead-Based Paint Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach, the web-based survey.
6	<b>Agency/Group/Organization</b>	<b>City of Palmdale</b>
	Agency/Group/Organization Type	Other Government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Strategy Non-Homeless Special Needs Economic Development Anti-Poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach, the web-based survey.
7	<b>Agency/Group/Organization</b>	<b>Partners for Potential</b>
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach, the web-based survey.



8	<b>Agency/Group/Organization</b>	<b>Bridge Housing</b>
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
9	<b>Agency/Group/Organization</b>	<b>Los Angeles Homeless Services Authority</b>
	Agency/Group/Organization Type	Services – Homeless Regional Organization
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
10	<b>Agency/Group/Organization</b>	<b>Boy Scouts of America</b>
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
11	<b>Agency/Group/Organization</b>	<b>California Association of Realtors</b>
	Agency/Group/Organization Type	Housing Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

12	<b>Agency/Group/Organization</b>	<b>L.A. County Sheriff's Department</b>
	Agency/Group/Organization Type	Agency – Emergency Management Other Government - County
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
13	<b>Agency/Group/Organization</b>	<b>Habitat for Humanity</b>
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach, the web-based survey.
14	<b>Agency/Group/Organization</b>	<b>County of Los Angeles Department of Public Health</b>
	Agency/Group/Organization Type	Services – Health Health Agency Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
15	<b>Agency/Group/Organization</b>	<b>The Breast Cancer Resource Center Inc.</b>
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

16	<b>Agency/Group/Organization</b>	<b>Step Up</b>
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
17	<b>Agency/Group/Organization</b>	<b>Foundation for Children’s Dental Health</b>
	Agency/Group/Organization Type	Services – Children Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
18	<b>Agency/Group/Organization</b>	<b>North Los Angeles County Regional Center</b>
	Agency/Group/Organization Type	Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
19	<b>Agency/Group/Organization</b>	<b>College of the Canyons Foundation</b>
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Institution of Higher Education
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

20	<b>Agency/Group/Organization</b>	<b>American Diabetes Association</b>
	Agency/Group/Organization Type	Services – Health Health Agency Regional Organization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development Medical Institution
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
21	<b>Agency/Group/Organization</b>	<b>Jewish Vocational Services (Grow Office)</b>
	Agency/Group/Organization Type	Services – Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
22	<b>Agency/Group/Organization</b>	<b>Antelope Valley Community Clinic</b>
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
23	<b>Agency/Group/Organization</b>	<b>Greater Antelope Valley Economic Alliance</b>
	Agency/Group/Organization Type	Services – Employment Regional Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

24	<b>Agency/Group/Organization</b>	<b>American Cancer Society</b>
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
25	<b>Agency/Group/Organization</b>	<b>Antelope Valley America's Job Center of California</b>
	Agency/Group/Organization Type	Services – Employment Regional Organization
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
26	<b>Agency/Group/Organization</b>	<b>Antelope Valley Dream Center</b>
	Agency/Group/Organization Type	Services – Food Distribution
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
27	<b>Agency/Group/Organization</b>	<b>Antelope Valley Family YMCA</b>
	Agency/Group/Organization Type	Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

28	<b>Agency/Group/Organization</b>	<b>Antelope Valley High School District</b>
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
29	<b>Agency/Group/Organization</b>	<b>Antelope Valley Hospital</b>
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
30	<b>Agency/Group/Organization</b>	<b>Antelope Valley Partners for Health</b>
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
31	<b>Agency/Group/Organization</b>	<b>Antelope Valley Senior Center</b>
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

32	<b>Agency/Group/Organization</b>	<b>Antelope Valley Domestic Violence Council</b>
	Agency/Group/Organization Type	Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
33	<b>Agency/Group/Organization</b>	<b>Antelope Valley Edge</b>
	Agency/Group/Organization Type	Services – Business Assistance
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
34	<b>Agency/Group/Organization</b>	<b>Antelope Valley College - Student Services</b>
	Agency/Group/Organization Type	Services – Education Institution of Higher Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
35	<b>Agency/Group/Organization</b>	<b>Bartz-Altadonna Community Health Center</b>
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

36	<b>Agency/Group/Organization</b>	<b>Boys &amp; Girls Club of the Antelope Valley</b>
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
37	<b>Agency/Group/Organization</b>	<b>Care Net Women's Resource Center</b>
	Agency/Group/Organization Type	Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
38	<b>Agency/Group/Organization</b>	<b>Children's Bureau</b>
	Agency/Group/Organization Type	Services – Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
39	<b>Agency/Group/Organization</b>	<b>City of Hope Antelope Valley</b>
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.



40	<b>Agency/Group/Organization</b>	<b>Desert Haven Enterprises, Inc.</b>
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
41	<b>Agency/Group/Organization</b>	<b>Easter Seals</b>
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
42	<b>Agency/Group/Organization</b>	<b>Eastside Union School District</b>
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
43	<b>Agency/Group/Organization</b>	<b>Grace Resource Center</b>
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

44	<b>Agency/Group/Organization</b>	<b>Hope of the Valley: Antelope Valley</b>
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
45	<b>Agency/Group/Organization</b>	<b>Innovation Education</b>
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
46	<b>Agency/Group/Organization</b>	<b>LA Family Housing</b>
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
47	<b>Agency/Group/Organization</b>	<b>LACOE Gain – Lancaster Office</b>
	Agency/Group/Organization Type	Services – Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

49	<b>Agency/Group/Organization</b>	<b>Lancaster School District</b>
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
50	<b>Agency/Group/Organization</b>	<b>Lost Angels Children's Project</b>
	Agency/Group/Organization Type	Services – Education Services – Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
51	<b>Agency/Group/Organization</b>	<b>Mental Health America of Los Angeles</b>
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
52	<b>Agency/Group/Organization</b>	<b>Paving the Way Foundation</b>
	Agency/Group/Organization Type	Services – Health Services – Education Services – Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

53	<b>Agency/Group/Organization</b>	<b>Penny Lane Centers</b>
	Agency/Group/Organization Type	Services – Children Services – Persons with Disabilities Services – Victims of Domestic Violence Services - Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
54	<b>Agency/Group/Organization</b>	<b>Project Joy USA</b>
	Agency/Group/Organization Type	Services – Children Services – Education Services - Employment
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
55	<b>Agency/Group/Organization</b>	<b>Salvation Army</b>
	Agency/Group/Organization Type	Services – Health Services – Homeless
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
56	<b>Agency/Group/Organization</b>	<b>Streetplus</b>
	Agency/Group/Organization Type	Services – Neighborhood Stabilization
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

57	<b>Agency/Group/Organization</b>	<b>The Catalyst Foundation</b>
	Agency/Group/Organization Type	Services – Persons with HIV/AIDS Services - Homeless
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
58	<b>Agency/Group/Organization</b>	<b>The Children's Center of Antelope Valley</b>
	Agency/Group/Organization Type	Services – Children Services - Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
59	<b>Agency/Group/Organization</b>	<b>The People Concern</b>
	Agency/Group/Organization Type	Services – Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families and Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

60	<b>Agency/Group/Organization</b>	<b>Valley Oasis</b>
	Agency/Group/Organization Type	Services – Victims of Domestic Violence Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families and Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
61	<b>Agency/Group/Organization</b>	<b>Volunteers of America</b>
	Agency/Group/Organization Type	Housing Services – Housing Services – Children Services – Persons with Disabilities Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families and Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
62	<b>Agency/Group/Organization</b>	<b>Wesley Health Centers</b>
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

63	<b>Agency/Group/Organization</b>	<b>Westside Union School District</b>
	Agency/Group/Organization Type	Services - Education
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
64	<b>Agency/Group/Organization</b>	<b>YWCA</b>
	Agency/Group/Organization Type	Services – Children Services – Health
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
65	<b>Agency/Group/Organization</b>	<b>Girls Scout of Great Los Angeles</b>
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
66	<b>Agency/Group/Organization</b>	<b>Cub Scouts Pack #614</b>
	Agency/Group/Organization Type	Services - Children
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

67	<b>Agency/Group/Organization</b>	<b>St. Vincent De Paul</b>
	Agency/Group/Organization Type	Services - Homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families and Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
68	<b>Agency/Group/Organization</b>	<b>Carousel Ranch, Inc.</b>
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
69	<b>Agency/Group/Organization</b>	<b>Fair Housing Foundation</b>
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy



	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.
70	<b>Agency/Group/Organization</b>	Lancaster Homeless Group dba Street Company
	Agency/Group/Organization Type	Services – Homeless Services - Employment
	What section of the Plan was addressed by Consultation?	Homeless Needs – Chronically Homeless Homeless Needs – Families and Children Homelessness Needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey.

Table 3 - Agencies, groups, organizations who participated

#### Identify any Agency Types not consulted and provide rationale for not consulting

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in the City's CDBG and HOME programs and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys. Any agency or organization that was not consulted and would like to be included in the City's list of stakeholders, the agency or organization may contact the Community Development Department at (661) 723-6158.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	LAHSA	The County of Los Angeles is a CoC applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City's Strategic Plan will provide support to nonprofits that meet the social services needs of the City's residents with an emphasis on the homeless.
Housing Element	City of Lancaster	Based on the Regional Housing Needs Allocation (RHNA) set for by the State of California, The Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.
Lancaster Community Homelessness Plan (LCHP)	City of Lancaster	The City prepared a Homelessness Plan in August 2018 to gain a better understanding of homelessness in the City, 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 LCHP aims to decrease the number of persons experiencing homelessness in the City, reduce the impact of homelessness within the City, 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 the entire community), provide equal placement of attention on public safety and community vitality, seek a collaborative approach, and engage the community.
ADA Self-Evaluation and Transition Plan	City of Lancaster	The City's Americans with Disabilities Act (ADA) Self-Evaluation and Transition Plan (June 2015) was prepared to partially fulfill the requirements set forth in Title II of the Americans with Disabilities Act. The ADA states that a public entity must reasonably modify its policies, practices, or procedures to avoid discrimination against people with disabilities. The report assists the City to identify policy, program, and physical barriers to accessibility and to develop barrier removal solutions that will facilitate the opportunity of access to all individuals.

Table 4 - Other local / regional / federal planning efforts

## Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

To enhance coordination among the CoC, public and assisted housing providers and private and governmental health, mental health and service agencies, the City invited each of these entities to provide input on the needs of the community in the development of its Consolidated Plan.

The City works with subrecipients of CDBG funds to ensure a coordinated effort among service agencies in the region to address the needs of the City's residents, including but not limited to, chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, and persons who were recently homeless but now living in permanent housing. To promote economic opportunities for low-income residents, the City coordinates with subrecipient social service agencies, businesses and housing developers to ensure that where there are job opportunities for low-income people in connection with HUD-assisted projects, information is disseminated through appropriate channels consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

### Narrative

#### Broadband

The City is an urbanized community with easy access to broadband services throughout the City. Per BroadbandNow, the City is served by 21 internet service providers with 427 verified Internet plans since 2014. DSL and cable are the primary broadband types around the City's metro area. Most affordable housing developments in California requires multiple layers of funding sources, such as Low-Income Housing Tax Credits (LIHTC) and HUD funds. These programs either mandate or encourage broadband services. All affordable housing developments in the City have access to broadband services. However, to address consultation requirements regarding broadband, the City coordinated with some of its main service providers including but not limited to Spectrum, Frontier, AT&T, and Earthlink to aid in narrowing the digital divide. While broadband is available through multiple providers in the City resulting in increased competition, costs may remain excessive for some of the City residents. For this reason, access to high-speed broadband at affordable rates remains a need in the City, especially since COVID-19 which required immediate access to information to ensure individuals were compliant with social distancing requirements to safeguard against immediate infection and school closures which required students to learn from home. The City has most recently worked with HP Communications, Inc and Race Communications in completing micro-trenching throughout the City to expand their network and high-speed fiber internet at affordable rates for low-income individuals and families.

#### Resilience

*Flooding* - Floods occur when there is too much water on the ground to be held within local water bodies (streams, lakes, retention/detention areas), causing water to accumulate in naturally dry areas. The City's Safety Element of the General Plan identifies locations within the city that are susceptible to flooding. However, due to the relatively flat nature of the City, the majority of the City is not subject to this hazard. The

National Flood Insurance Program (NFIP) was created in 1968 to help communities adopt more effective floodplain management programs and regulations. The City consulted with FEMA, who is responsible for implementing the NFIP and approves the floodplain management plans for participating cities and counties. The City participates in the NFIP and uses Chapter 17, Title 40, Section 190 of the City's Municipal Code to administer flood management regulations. During the consultation process with FEMA and County Flood Control District, the following goals were identified to help to reduce flood impacts:

- Minimize the potential for loss of life, physical injury, property damage, and social disruption resulting from a FEMA 100-year flood.
- Require structures designed for human occupancy with the 100-year floodplain to comply with the City's floodplain ordinance.
- Retain undeveloped or vacant land within the 100-year floodplains as very low-density rural uses or open space uses where plans for the construction of flood control facilities are absent.
- Require development, redevelopment, or major remodels to reduce on-site drainage flows below existing levels and increase groundwater recharge where appropriate.
- Design storm drainage infrastructure to accommodate existing and anticipated storm flows associated with changing climatic conditions.

*Water Resources* - Several years ago, leaders and agencies in the Antelope Valley Region recognized the need for regional cooperation and planning. To represent the broad interests within the Antelope Valley Region, a number of organizations joined to form a Regional Water Management Group (RWMG) to work together and create this IRWM Plan. Members of the RWMG include the Antelope Valley-East Kern Water Agency (AVEK), Antelope Valley State Water Contractors Association (AVSWCA), City of Lancaster, City of Palmdale, Littlerock Creek Irrigation District, Los Angeles County Sanitation District (LACSD) Nos. 14 and 20, Los Angeles County Waterworks District No. 40 (LACWD 40), Palmdale Water District (PWD), Quartz Hill Water District (QHWD), and Rosamond Community Services District (RCSD). These 11 public agencies signed a Memorandum of Understanding (MOU) to define what their roles and responsibilities are in developing and moving forward with implementation of the AV IRWM Plan. The decision-making structure of the MOU provides the RWMG with the responsibility to make formal decisions regarding the scope and content of the AV IRWM Plan. These agencies agreed to contribute funds to help develop the AV IRWM Plan, provide and share information, review and comment on drafts, adopt the final AV IRWM Plan, and assist in future grant applications for the priority projects identified in the Plan. (2019 AV IRWM Plan). The 2019 AV IRWM Plan identified the following goals:

- How to reliably provide the quantity and quality of water that will be demanded by a growing population.
- Options to satisfy agricultural users' demand for reliable supplies of reasonable cost irrigation water.
- Opportunities to protect, enhance, and manage current water resources and the environmental resources for human and natural benefit within the Antelope Valley Region.

The AV IRWM Plan also identified the following issues and needs:

- Concern for meeting water quality regulations.
- Closed basin with no outfall for discharge.
- Must provide wastewater treatment for growing population.

*Emergency* - Emergency preparedness involves considerations beyond identifying the hazards themselves. The maintenance of a comprehensive disaster preparedness plan and the ability to implement that plan is critical to residents' and businesses' safety during an emergency. The Emergency Operations Plan (EOP) is primarily responsible for informing the City's emergency management strategies. These strategies are typically organized under four categories: mitigation, preparedness, response, and recovery. During consultation with Los Angeles County Sheriff's Department, Los Angeles County Fire Department, Antelope Valley Community Emergency Response TEAM (CERT), it was determined that:

- Emergency management and disaster preparedness, especially in the event of an earthquake, must be prioritized, as supplies and aid from outside the city may take several days to arrive.
- New developments will be required to have adequate circulation networks and meet local and State requirements for ingress/egress and evacuation needs.
- The City's EOP shall meet Standardized Emergency Management System (SEMS) and National Incident Management System (NIMS) requirements and coordinate with neighboring jurisdictions and the Operational Area to prepare, respond, and recover from emergency situations.
- Roadway capacity improvements will prioritize routes identified for evacuation and emergency response.
- The continued importance of training and exercises coupled with incorporating best practices and new technologies will better prepare the City to respond to emergency situations.
- The importance of continuing to provide educational programs and information to the public regarding emergency preparedness helps keep these important issues top-of-mind.
- Addressing challenges and constraints within the County regarding differences in jurisdictional requirements, lane reductions, different roadway standards, road maintenance responsibilities, and coordination of activities can create challenges for evacuation.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

The City encourages citizens to participate in the development of the five-year Consolidated Plan, as well as the AAP and the proposed use of CDBG and HOME funds. City staff developed a detailed participation process for the 2020-2024 Consolidate Plan. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan (CPP) and on substantial amendments to the plan, as necessary.

Citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Citizens who participated in the process received extensive information about the Consolidated Plan, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs. Each of these efforts, including review of HUD Data and relevant policy documents, assisted the City in its goal setting efforts.

To satisfy the federal requirements at 24 CFR 91.105(e)(1)(ii), the City held two (2) public hearings to obtain residents' views on housing and community development needs, development of proposed activities, proposed strategies and actions for affirmatively furthering fair housing, and a review of program performance. The City convened the first public hearing on September 12, 2023 to receive comments regarding program performance. A draft of the 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public review and comment from September 4, 2023 to September 19, 2023. No public comments were received.

To fully involve the public in the AAP process, a public comment/review period notice outlining the proposed use of funds for the AAP for the 2024-2025 program year was published April 1, 2024, allowing a 30-day review/comment period starting on April 5, 2024 and ending on May 7, 2024. This notice was made in compliance with HUD guidelines and the City's approved CPP. All comments received during the public comment/review period are included in Appendix A. In addition, a public hearing was held May 7, 2024, to receive public comment on the proposed 2024-2025 AAP and receive City Council action. No comments were received during the public hearing held on May 7, 2024.

## Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-Targeted/ Broad Community	Notice of Public Hearing in the Antelope Valley Press on September 3, 2023, inviting interested residents to express their views concerning housing and community development needs, priority non-housing community development needs, proposed strategies and actions for affirmatively furthering fair housing, the development of proposed activities, a review of program performance and respond to proposals for questions.	Not applicable.	Not applicable.	Not applicable.
2	Public Hearing	Minorities  Non-English Speaking - Specify other language: Spanish  Persons with Disabilities  Non-Targeted/Broad Community  Residents of Public and Assisted Housing	Public hearing before the City Council on September 12, 2023, to receive comments from residents expressing their views concerning housing and community development needs, priority non-housing community development needs, proposed strategies and actions for affirmatively furthering fair housing, the development of proposed activities, a review of program performance and respond to proposals for questions.	No comments were received.	No comments were received.	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Non-Targeted/ Broad Community	Notice of the 30-day public review and comment period for the draft 2024-2025 AAP. The public notice invited interested residents to review the draft documents. Residents were also invited to a public hearing to provide oral comments before the City Council on May 7, 2024.	Not applicable.	Not applicable.	Not applicable.
4	Internet Outreach	Non-Targeted/ Broad Community	The 2024-2025 AAP was posted on the City's website for public review on April 5, 2024. The public notice solicited residents & stakeholders to review the draft AAP to provide written comments by May 7, 2024.	No public comments received.	No public comments received.	<a href="https://www.cityoflanasterca.org/our-city/departments-services/housing-neighborhood-revitalization/cdbg-community-development-block-grant">https://www.cityoflanasterca.org/our-city/departments-services/housing-neighborhood-revitalization/cdbg-community-development-block-grant</a>



Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with Disabilities</p> <p>Non-Targeted/Broad Community</p> <p>Residents of Public and Assisted Housing</p>	Public hearing before the City Council on May 7, 2024, to receive comments on the draft 2024-2025 AAP prior to adoption and submission to HUD.	No comments were received.	No comments were received.	Not applicable

Table 5 – Citizen Participation Outreach

## Expected Resources

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### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The Strategic Plan goals included in the City's Consolidated Plan were based on resources that were reasonably anticipated to be available to the City from federal, state, local and private sources from July 1, 2020, through June 30, 2025. The actual resources available to support activities during the implementation of the Consolidated Plan may vary significantly due to factors outside of the City's control. For example, HUD formula grant allocations are subject to change each year based on a number of factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the CPD grant formulas, the addition or removal of entitlements receiving a particular CPD grant and the availability of reallocated funds. Additionally, state, local and private resources will vary significantly depending on economic conditions.

At the time of the preparation of this draft document, HUD has not released the City's 2024-2025 annual allocations for the CDBG and HOME programs. This AAP for PY 2024-2025 (July 1, 2024, through June 30, 2025) is the fifth and final year of implementation for the five-year Consolidated Plan. A number of housing and community development resources are currently available in the City. They include:

- HOME Investment Partnership Program (HOME)
- Community Development Block Grant (CDBG)
- General funds
- HUD Section 8 Rental Assistance Program (through LACDA)

On May 7, 2024, the City approved the 2024-2025 AAP allocating \$1,463,022 and \$724,611 in CDBG and HOME funds, respectively.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,463,022	\$0	\$0	\$1,463,022	\$0	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
HOME	Public - Federal	Acquisition Homebuyer Assistance Homeowner Rehab Multifamily Rental New Construction Multifamily Rental Rehab New Construction for Ownership TBRA	\$724,611	0	\$0	\$724,611	\$0	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

Table 6 - Expected Resources – Priority Table

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

The City and HUD share an interest in leveraging HUD resources to the maximum extent feasible to deliver high-quality, creative and efficient housing programs, neighborhood improvement programs, supportive services and economic development programs. During the 2024-2025 program year, the City will leverage its CDBG and HOME entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds. The City and its development partners will continue to seek new opportunities to leverage federal funds, such as the Low Income Housing Tax Credit (LIHTC) program and other State of California resources including but not limited to:

### Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Youthbuild
- Federal Low-Income Housing Tax Credit Program
- Department of Transportation Grants
- Department of Energy Grants
- Federal Highway Administration
- Emergency Solutions Grant
- HOME Investment Partnerships
- CARES Act
- Project Homekey

### State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Prop 47 – Board of State & Community Corrections
- Justice Assistance Grant (JAG) Program
- Homeless Emergency Aid Program (HEAP)
- Project Roomkey

## Local Resources

- Los Angeles County CoC
- LACDA
- Southern California Home Financing Authority (SCHFA)
- General Fund

## Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

In addition, the City is a current recipient of HOME American Rescue Plan (HOME ARP) funds which will go towards funding activities that help facilitate the City's recovery from the devastating economic and health effects of the COVID-19 pandemic. The City has recently allocated these funds via a Substantial Amendment to the 2021-2022 AAP.

## HOME Matching Requirements

HUD requires HOME recipients (PJs) to match 25 percent of their HOME annual allocation. In accordance with 24 CFR 92.222, PJs satisfying the distress criteria established by the HOME Program regulations are provided a match reduction. The match reductions are granted due to fiscal distress, severe fiscal distress, and Presidential disaster declarations. For those PJs with both fiscal distress and Presidential disaster match reductions, the PJ may take the higher match reduction for the current fiscal year.

When a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a local jurisdiction satisfies both distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. The City has received a 100 percent match reduction from HUD, and therefore, is required to match 0 percent of HOME Funds using non-federal funds.

The City leverages HOME funds with other local and private non-federal resources even though it has received a 100 percent match reduction from the 25 percent matching requirement. Any funds that are used in a HOME activity in excess of the required match will be documented by the City and reported to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER) each year.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

In the early 2000s, the Lancaster Redevelopment Agency began purchasing numerous properties in the core of the City using low- and moderate-income housing funds. Post redevelopment dissolution, the Lancaster Housing Authority began the process of revitalization of some of these properties by demolishing dilapidated

buildings, clearing the land, and preparing sites for affordable housing. Within the past few years, the Authority has been soliciting request for proposals (RFP) from qualified firms or individuals to acquire and develop affordable housing on Housing Authority owned land. By the end of the 2024-2025 program year, the Housing Authority will solicit additional RFPs for the acquisition and development of affordable housing on approximately 40 acres covering several Housing Authority owned sites. The City is a recent awardee of HOME ARP funds from HUD. Through the City's HOME ARP, the City has allocated all non-administration and planning funds totaling \$2,082,945, for construction of affordable housing towards one (1) of the Housing Authority owned sites. Should the City decide to change course slightly, the City may look at reallocating HOME ARP funds for the potential acquisition of land(s) or property(ies) with the intent to construct, rehabilitate and/or convert into affordable rental housing or transitional/emergency shelter to qualified populations and low-income residences.

As of the date of this document, the City has entered into a Development and Disposition Agreement (DDA) with Bridge Housing Corporation for the City's Housing Neighborhood Revitalization (HNR-1) property located at the Southwest corner of Avenue I and Sierra Highway. The development anticipates constructing 114 units, of which 113 units will be income restricted. Grading for the development is scheduled to commence in the spring of 2023, with units being occupied by the end of 2025. The development is the start of many other developments the City will be pursuing to increase the availability of affordable housing throughout the City. Other properties include but are not limited to:

- HNR 3: Located at the northeast corner of Division Street and Avenue I. The project is a Residentially Planned Development for 164 single-family lots.
- HNR 4: Located at the west side of Sierra Highway between Avenue H and H-13. The project consists of a residential development for 323 single-family units, 2 detention areas, and a linear green belt.
- HNR 5: Located on the west side of 10<sup>th</sup> Street West between H-8 and H-11. The project consists of 10 single-family units, each with a detached accessory dwelling unit.
- HNR 6: Located at the northeast corner of Avenue J-2 and Beech Avenue. The project consisted of a 32-unit apartment complex.
- HNR 7: Located at the southeast corner of Newgrove Street and Beech Avenue. The project consists of a 11,076 sq. ft. 12-unit apartment complex.
- HNR 8: Located along Avenue H-13 between 3<sup>rd</sup> and 4<sup>th</sup> Street East. The project consists of eight (8) single-family homes and is envisioned for development along with the adjacent HNR 3 for economies of scale.
- HNR 9: Located along the east side of Beech Avenue between Avenue J-6 and J-7. The project consists of a 36-unit apartment complex.

## Discussion

During July 2024 through June 2025, the City will rely on other public and private funding, including but not limited to:

- Low-Income Housing Tax Credits
- Project-based Section 8 certificates
- Project financing at favorable interest rates from local lenders
- Private contributions to local CHDOs
- Private market real estate investments
- Market rate housing that subsidizes affordable units on the same development site

to enhance the availability, affordability, and sustainability of affordable housing within the community.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the Supply of Affordable Housing	2024	2025	Affordable Housing	City Wide	Affordable Housing	HOME: \$108,692	Other: 1
2	Improve and Expand Facilities and Infrastructure	2024	2025	Non-Housing Community Development	City Wide/ Eligible Census Tracts	Facilities and Infrastructure	CDBG: \$106,000	Other: 1
3	Provide Supportive Human Services	2024	2025	Homeless Non-Homeless Special Needs	City Wide	Supportive Human Services	CDBG: \$138,000	Public service activities other than Low/Moderate Income Housing Benefit: 50 Persons Assisted
4	Planning and Administration	2024	2025	Non-Housing Community Development	City Wide	Planning and Administration	CDBG: \$252,604 HOME: \$72,461	Other: 2
5	Fair Housing (Admin Cap)	2024	2025	Non-Housing community Development Homeless Non-Homeless Special Needs	Citywide	Supportive Human Services	CDBG: \$40,000	Public service Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
6	Affordable Housing Preservation	2024	2025	Affordable	Citywide	Affordable Housing	CDBG: \$926,418	Homeowner Housing Rehabilitated: 12 Household Housing Units
7	Promote Homeownership Opportunities	2024	2025	Affordable Housing	Citywide	Affordable Housing	HOME: \$543,458	Direct Financial Assistance to Homebuyers: 4 households assisted

Table 7 – Goals Summary



## Goal Descriptions

1	Goal Name	<b>Increase the Supply of Affordable Housing</b>
	Goal Description	The City will increase its supply of affordable housing for low- and moderate-income residents through new construction.
2	Goal Name	<b>Improve and Expand Facilities and Infrastructure</b>
	Goal Description	Through various capital improvement projects, the City will improve and expand parks and recreation facilities that benefit low- and moderate-income neighborhoods and residents. The City will also improve and expand ADA access for persons with disabilities.
3	Goal Name	<b>Provide Supportive Human Services</b>
	Goal Description	Improve supportive human services for low- and moderate-income persons in the following areas of concentration service: Homeless, Youth, Legal, Senior, Disabled, Health and Mental/Health, Transportation, Childcare, Victims of Domestic Violence, Substance Abuse, Neglected/Abused Children, HIV/AIDS, and Anti-Crime.
4	Goal Name	<b>Planning and Administration</b>
	Goal Description	Plan and administer expenditure of HOME and CDBG funds.
5	Goal Name	<b>Fair Housing Services</b>
	Goal Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
6	Goal Name	<b>Affordable Housing Preservation</b>
	Goal Description	Preserve the quality of existing owner-occupied dwellings housing units through rehabilitation including lead-based paint education, inspection, testing and abatement.
7	Goal Name	<b>Promote Homeownership Opportunities</b>
	Goal Description	Provide mortgage assistance to create affordable homeownership opportunities for low- and moderate-income households.

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

In accordance with the City's goal to Preserve Affordable Housing and Promote Homeownership Opportunities, the City anticipates serving 12 low- and moderate-income households with financial assistance towards rehabilitating their existing home and four (4) extremely low- or low-income households with financial assistance to purchase a home. HOME-assisted units shall meet the requirements of 24 CFR 92.254.

**AP-35 Projects – 91.220(d)**

**Introduction**

During the 2024-2025 program year, the City will receive \$1,463,022 in CDBG funds and \$724,611 in HOME funds. To address the high priority needs identified in the Strategic Plan to the Consolidated Plan, the City will invest funds in projects that will increase the supply of affordable housing, preserve affordable housing, promote homeownership of affordable housing, provide fair housing services, provide public services and improve public facilities and infrastructure for low-income residents. Together, these projects will address the housing, community and economic development needs of the City’s residents-particularly those residents residing in the low- and moderate-income areas.

**Projects**

#	Project Name
1	Increase the Supply of Affordable Housing
2	Improve and Expand Facilities and Infrastructure
3	Provide Supportive Human Services
4	Planning and Administration
5	Fair Housing (Admin CAP)
6	Affordable Housing Preservation
7	Promote Homeownership Opportunities

Table 8 - Project Information

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

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding Section 108 Loan Repayments and Administration) and HOME funds (excluding HOME Administration) for program year 2024-2025 to projects and activities that benefit low- and moderate-income people. Due to the nature of the projects and activities to be undertaken, investments in all projects concerning Public Facilities and Infrastructure Improvements, Public Service and Affordable Housing activities will be available citywide.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. In addition, cities across California are grappling with ramifications of Assembly Bill 1X26, which, in conjunction with a December 2011 California Supreme Court decision, eliminated RDAs and the associated diversion of property tax increment revenue to RDAs (known as tax increment or redevelopment funds). Redevelopment funds have represented one of the largest funding sources for affordable housing in California (redevelopment law required that 20 percent of the funds must be spent for affordable housing) and were utilized to revitalize blighted areas and foster economic development in redevelopment project areas.

To address these obstacles, the City is investing CDBG and HOME funds through the 2024-2025 AAP in projects that will be used to increase the supply of affordable housing, preserve affordable housing, promote homeownership, furthering fair housing, provide for public facilities and infrastructure improvements, and provide public services to low- and moderate-income residents.

## AP-38 Project Summary

### Project Summary Information

1	Project Name	Increase the Supply of Affordable Housing
	Target Area	Citywide
	Goals Supported	Affordable Housing
	Needs Addressed	Affordable Housing
	Funding	HOME: \$108,692
	Description	The City will increase its supply of affordable housing for low- and moderate-income residents through new construction.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Other - 1
	Location Description	Citywide
	Planned Activities	CHDO Set Aside (Other – 1) - \$108,692: The City will conduct a public hearing to amend the AAP once a suitable project is identified.

2	Project Name	Improve and Expand Facilities and Infrastructure
	Target Area	Citywide
	Goals Supported	Non-Housing Community Development
	Needs Addressed	Facilities and Infrastructure
	Funding	CDBG: \$106,000
	Description	Through various capital improvement projects, the City will improve and expand parks and recreation facilities that benefit low- and moderate-income neighborhoods and residents. The City will also improve and expand ADA access for persons with disabilities.
	Target Date	06/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Other - 1
	Location Description	Activities will be conducted in areas that qualify as low- or moderate – income areas or otherwise presumed to benefit low – or moderate – income persons.
3	Planned Activities	Section 108 Loan Repayment – Children’s Center (Other – 1) - \$106,000: Funds will be used to repay a loan that was used to acquire property for the new site within the City.
	Project Name	Provide Supportive Human Services
	Target Area	Citywide
	Goals Supported	Non-Housing Community Development/Homeless/Non-Homeless/Special Needs
	Needs Addressed	Supportive Human Services
	Funding	CDBG: \$138,000

	<b>Description</b>	Improve supportive human services for low- and moderate-income persons in the following areas of concentration service: Homeless, Youth, Legal, Senior, Disabled, Health and Mental/Health, Transportation, Childcare, Victims of Domestic Violence, Substance Abuse, Neglected/Abused Children, HIV/AIDS, and Anti-Crime.
	<b>Target Date</b>	06/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 Persons Assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	<p>Lancaster Homeless Group dba Street Company – Coffee Manufacturing Homeless Employment Program (20 Persons Assisted) - \$50,000: The Program will provide homeless adults residing in the City with 12-Week Job Readiness Program, permanent employment for homeless people working at Street Company and Casters Coffee Roasting social enterprise, and wraparound supportive services through partnering with other agencies.</p> <p>Lost Angels Children’s Project – Work Program (30 Persons Assisted) - \$88,000: The program will provide vocational training classes in classic car restoration social enterprise. Participants will learn welding, fabrication, bodywork, paint &amp; prep, engine assembly, electrical, and composites.</p>
4	<b>Project Name</b>	Planning and Administration
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Planning and Administration
	<b>Needs Addressed</b>	Non-Housing Community Development

	<b>Funding</b>	CDBG: \$252,604 HOME: \$72,461
	<b>Description</b>	Plan and administer expenditure of CDBG and HOME funds.
	<b>Target Date</b>	06/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Other - 2
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	CDBG Administration (Other -1) - \$252,604 HOME Administration (Other – 1) - \$72,461
5	<b>Project Name</b>	Fair Housing Services (Admin CAP)
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Homeless/Non-Homeless/Special Needs
	<b>Needs Addressed</b>	Supportive Human Services
	<b>Funding</b>	CDBG: \$40,000

	<b>Description</b>	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services. This activity will be paid out of the admin cap.
	<b>Target Date</b>	06/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 Persons Assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Fair Housing Foundation – Fair Housing Services (300 Persons Assisted) - \$40,000: The program will fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
6	<b>Project Name</b>	<b>Affordable Housing Preservation</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing



	<b>Funding</b>	CDBG: \$926,418
	<b>Description</b>	Preserve the quality of existing owner-occupied dwellings housing units through rehabilitation including lead-based paint education, inspection, testing and abatement.
	<b>Target Date</b>	06/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 Household Housing Units
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Home Rehabilitation Program (12 Household Housing Units) - \$926,418: The program will provide homeowners with the opportunity to make necessary improvements to their homes for emergency repairs (i.e., roof/heater replacements), code violations, mobile home repairs, and minor and major repairs.
7	<b>Project Name</b>	<b>Promote Homeownership Opportunities</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing
	<b>Needs Addressed</b>	Affordable Housing

	<b>Funding</b>	HOME: \$543,458
	<b>Description</b>	Provide mortgage assistance to create affordable homeownership opportunities for low- and moderate-income households.
	<b>Target Date</b>	06/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 Households Assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Homebuyer Assistance Program (4 Households Assisted) - \$543,458: The program will provide income eligible homebuyers with financial assistance towards purchasing their home.

### **AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The city has not established targeted neighborhoods for investment of HOME and CDBG funds. The geographic distribution of the City's proposed projects for FY 2024-2025 are as follows:

- Supportive services are available citywide to low- and moderate-income residents, homeless persons, and persons with special needs.
- Fair housing services are available citywide.
- Affordable Housing Preservation and Homeownership Assistance is provided citywide.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	100%

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The priority needs identified in the City’s FY 2020 – FY 2024 Consolidated Plan form the basis for allocating investments geographically within the jurisdiction during FY 2024. The established priorities are:

High Priority

- Provide Decent and Affordable Housing
- Improve and Expand Facilities and Infrastructure
- Provide Supportive Human Services
- Planning and Administration
- Provide Fair Housing Services
- Prevent and Eliminate Homelessness

Discussion

The City is allocating 100 percent of its non-administrative CDBG funds for program year 2024-2025 to projects and activities that benefit low- and moderate-income people throughout the City.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Based on evaluation of 2011-2015 ACS and CHAS data, there is a high need for housing units affordable for low-income households and those severely cost burdened renters. Additionally, preservation of the physical and functional integrity of existing housing units occupied by low-and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low-and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all City residents have the opportunity to live in decent housing. For this reason, the City has placed a high priority on improving and increasing the supply of affordable housing during the 2020-2024 Five-Year Consolidated Plan period through housing preservation and homeownership opportunities. During the 2024-2025 program year, the City will invest a combined total of \$1,469,876 in CDBG and HOME funds to provide eligible households with financial assistance in completing home improvements and purchasing their first home. The City anticipates assisting approximately 12 households through its Home Rehabilitation Program and 4 households through its Homebuyer Assistance Program. In addition, the City has entered into a Development and Disposition Agreement (DDA) with Bridge Housing Corporation for the City's Housing Neighborhood Revitalization (HNR-1) property located at the Southwest corner of Avenue I and Sierra Highway. The development anticipates constructing 114 units of which 113 units will be income restricted. Grading for the development is scheduled to commence in the spring of 2023, with units being occupied by the end of 2025. Please note, CDBG funds were used in prior years for site preparation and planning costs associated with the project. The City does not currently have any CDBG or HOME dollars set aside for construction costs for this development.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	16
Special-Needs	0
Total	16

Table 12 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	12
Acquisition of Existing Units	4
Total	16

Table 13 - One Year Goals for Affordable Housing by Support Type

## Discussion

The City has identified a high priority need to increase the supply of affordable housing through housing preservation and homeownership assistance. During the 2024-2025 Program Year, the City will invest CDBG and HOME funds under its Home Rehabilitation Program and Homebuyer Assistance Program to provide financial assistance to 16 eligible extremely-low income households, low-income households, and moderate-income households.

On June 1, 2022, the City launched its First-Time Home Buyer Program which aims to help homebuyers with purchasing a home through a limited number of deferred payments; 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; as well as a loan to be used for a portion of reasonable closing costs for which the applicant does not have sufficient resources. The City implemented its Home Rehabilitation Program during the 2023-2024 Program Year. The program provides homeowners with financial assistance for emergency repairs, mobile home repairs, and minor and major repairs.

The City has determined that 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 them 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.

## AP-60 Public Housing – 91.220(h)

### Introduction

The Lancaster Housing Authority (LHA) was formed under State of California Housing Authority Law to actively improve existing neighborhoods and develop affordable housing opportunities using local, state and federal resources. The LHA does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the LACDA for the purposes of Section 8 and Public Housing.

The main difference between Section 8 and Public Housing is ownership and management of the properties. For Section 8, private landlords own the properties and accept Section 8 vouchers on behalf of their renters from the government. For Public Housing, the government owns and operates the properties. According to LACDA's Annual Plan for Fiscal Year 2023-2024, the Section 8 and Public Housing programs currently have a waiting list of 33,002 applicants and 24,094 applicants, respectively. The amount of time spent on the waiting list for each program varies but can be as long as 14 years for Section 8 and five (5) years for Public Housing.

As of the 2024-2025 program year, the LACDA administers 1,979 Project-Based Vouchers (PBV) across 54 properties. The LACDA has 1,988 additional PBVs in the pipeline across 43 projects, which are expected to become operational over the next 3 years. Approximately 477 of these PBVs were committed in 2022 through NOFA 27, and outside of the NOFA by way of a previous competition that allows the LACDA to issue PBVs in accordance with 24 CFR 983.51.

### Actions planned during the next year to address the needs to public housing

LACDA will continue providing housing and public services to existing residents of the City. LACDA takes in feedback of residents collected through resident surveys distributed throughout the City to improve services.

During the 2024-2025 program year, LACDA is proposing the following major changes to the Public Housing and Section 8 Tenant-Based Program:

#### Public Housing

- Unit Transfers
- Conduct Annual Reexaminations Online Only
- Guaranteed Income Program Exclusion
- Notification to the U.S. Postal Service (USPS) Regarding Evicted Individuals
- Banning Former Residents
- Temporary Relocation Policy
- Non-Discrimination Policy Section

## Section 8

- Reinstating the LACDA's 100 Percent Commitment to Homelessness
- Local Preferences and Priorities
- Family Unification Program, Foster Youth, Statutory Housing Limitation Extension of up to 12 Months
- Removal of the Moderate Rehabilitation Program and Enhanced Voucher Assistance Chapters
- Removal of the Family Self-Sufficiency Program Chapter

In addition, converting tenant-based vouchers to PBVs is necessary to increase the stock of affordable housing for special needs populations who face increasing barriers trying to find housing in the area's private rental market. For this reason, LACDA intends to undertake the following:

### Project Based Vouchers

- The LACDA is planning to convert up to 450 additional tenant-based vouchers to PBVs, through NOFA 28, which allows the LACDA to commit PBVs in accordance with 24 CFR 983.51.
- The LACDA has awarded 442 additional PBVs through NOFA 27 to projects located in unincorporated Los Angeles, Altadena, Huntington Park, Cudahy, Lancaster, and Montebello. 100% of these projects are dedicated to housing the homeless, with subpopulations consisting of persons with mental illness, veterans, seniors, and victims of domestic violence.
- The LACDA has committed 35 project-based Veterans Affairs Supportive Housing (VASH) vouchers to an affordable housing development in Quartz Hill

### Rental Assistance Demonstration (RAD)

- LACDA is in the process of analyzing options for converting Public Housing to RAD in order to leverage assets to maintain sites. Currently, the LACDA is reviewing the RAD conversion at a site-based level and preparing to meet with residents for the proposed RAD conversion. Applications for RAD will be submitted to HUD in FY 2023-2024.

## **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The City provides a number of resources on services for foreclosure prevention and counseling. In addition, during the 2024-2025 AAP, the City will allocate \$543,458 in HOME funds towards its relatively new Homebuyer Assistance Program. In 2022, the City launched its Homebuyer Assistance Program which aims to help homebuyers with purchasing a home through a limited number of deferred payments; 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; as well as a loan to be used for a portion of reasonable closing costs for which the applicant does not have sufficient resources. Through the City's Homebuyer Assistance Program, the City anticipates assisting approximately 4 households.

LACDA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. Resident surveys were distributed with translation services available on request. Community meetings in low-income areas were hosted with copies of the Consolidated Plan draft being available in these areas. A public hearing is conducted to accept public comments on the draft plan before its approval and submittal to HUD. Grant funding is administered to increase housing availability and accessibility to residents to encourage greater participation in homeownership. LACDA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

Unfortunately, during the 2024-2025 program year, LACDA's Section 8 or Public Housing programs do not offer homeownership programs. However, LACDA promotes its Family Self-Sufficiency (FSS) Program which encourages families to pursue goals of furthering their education, training and employability in an effort to secure funds for a down payment towards the purchase of their new home. During FY 2021-2022 and despite a global pandemic, LACDA was able to graduate 30 FSS participants, with an average escrow account disbursement of \$12,191.66. The City's Homebuyer Assistance Program is a perfect program for Los Angeles County residents looking to purchase in the City to help cover the gap in financial assistance especially with current market conditions and high interest rates.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable. LACDA is considered a High Performing PHA.

### **Discussion**

LACDA is well-positioned to continue providing Section 8 Housing Choice Vouchers in the City and throughout Los Angeles County. Through the City's Homebuyer Assistance Program, the City is optimistic that it will be able to assist four (4) households with purchasing their new home during the 2024-2025 program year.



## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

The City's homeless population is similar to most homeless in the country in that they did not arrive in their current situation as a result of a single characteristic or life event. The majority of homeless have, or have had, risk factors that led to their current situation and which may contribute to chronic homelessness. The following are some of the potential causes of homelessness that have been identified by the Salvation Army, the National Coalition for the Homeless, and the California Homelessness Task Force: poverty (influenced by the lack of employment opportunities and decline in public assistance), unemployment, lack of affordable housing, poor physical or mental health, drug and alcohol abuse, gambling addiction, family and relationship breakdown, domestic violence, physical and/or sexual abuse and prison release.

For these reasons, the City will invest CDBG funds during the 2024-2025 program year to address this high priority need of providing supportive human services for those experiencing homelessness or at-risk of experiencing homelessness.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based and faith-based groups. The City supports the efforts of the LAHSA, County Continuum of Care (CoC), and its member organizations that address homelessness throughout the County and more specifically in Service Planning Area (SPA) 1. In alignment with this strategy, the City will use CDBG funds to support local service providers as well as City run programs to prevent homelessness and to expand the supply of affordable housing in the City for low-and moderate-income residents.

In addition, the City 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 LCHP, tailored specifically to our community needs; and a number of key partnerships, including a newly formed Homeless Impact Commission which holds a monthly meeting every third (3<sup>rd</sup>) Thursday at 10:00 am.

According to the LCHP, dated August 2018, the City identified the following series of goals, actions, and priority needs related to the City's efforts to combat homelessness:

- The addition of several personnel positions to effectively execute the plan. The positions include but are not limited to the following: Homeless Liaison, Community Ambassadors, Public Safety Specialist/Code Enforcement Officer, Metrolink Public Safety Specialist, Marketing Services/Resource Connect(s), Volunteer Coordinator, and AmeriCorps Volunteers. As of the date of this Action Plan the current positions filled are the Public Safety Specialist and Metrolink Public Safety Specialist.

- Goal #1 – Prevention – Provide activities or programs designed to prevent the incidence of homelessness and to assist those who are at risk of homelessness in improving their chances of not becoming homeless.
- Goal #2 – Housing - Provide a variety of suitable housing options to allow unsheltered homeless and sheltered homeless persons to transition to permanent housing.
- Goal #3 – Engagement - Engage with the homeless community, service provider community, and the community at large on the issue of homelessness. Provide easy access to information and opportunities to access services and volunteer. Provide education about the issue of homelessness in the City.
- Goal #4 – Public Safety - Ensure the City is a safe and clean place that is welcoming to residents and visitors.
- Goal #5 – Data-Driven Responsiveness - Implement solutions that are data-driven and/or have been tested through proven success.
- Goal #6 – Community Vitality - Reclaim and increase the use and enjoyment of public spaces by the entire community. Address the needs of all community members, including the homeless.
- Goal #7 – Regional Collaboration - Collaborate with regional partners, as well as advocating for solutions related to homelessness at a state and regional level.

The Los Angeles County Homeless Outreach Portal (LA-HOP, [www.la-hop.org](http://www.la-hop.org)), is the first of its kind, online portal for homeless outreach requests. Any person with a mobile phone or computer can use it, plus it works in multiple languages. How it works; if you see someone on the street who needs help, log into the portal, type in a location or use the icon to show where the person is and then describe the situation (the more detail the better). After you submit the request, it is assigned to an outreach team that is dispatched out to the designated area to help move the individual from homelessness to housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Los Angeles County has implemented policy and program changes aimed at ensuring homeless persons in Los Angeles County are rapidly housed and offered an appropriate level of support services to meet their circumstances and keep them stably housed. This increase in rapid rehousing and permanent supportive housing for the most vulnerable populations is attributed to Los Angeles County homeless service providers re-tooling their programs and shifting their focus to moving people quickly into permanent supportive housing throughout the County.

The City implemented a partnership with The People Concern in the administration of the Kensington Campus, through leveraged dollars during the 2023-2024 program year. The campus is 14-acre therapeutic facility located at Avenue I and 32nd Street West. The campus is designed to house, employ, and rehabilitate the local homeless population, especially those unsheltered. The facility is the largest fully integrated community of its kind in the Antelope Valley. At full occupancy, the facility offers 156 interim housing beds and 150 permanent supportive housing apartments. Kensington's interim housing, permanent supportive housing, and complete wraparound services, include case management, wellness programs, medical and

mental health care. The City believes that this campus is a critical resource for its most vulnerable neighbors as they rebuild their lives and find stability.

In February 2022, construction began on The Emerald Project, a new affordable and permanent supportive housing building in the City which will feature 72 units for families who have experienced chronic homelessness. The project will provide residents access to a range of supportive services to help them regain personal stability, including comprehensive case management, connections to health care services, education and employment resources, life skills training and more. The development also features amenities such as an open-air courtyard, community rooms, a computer lab, laundry facilities, and walking paths for exercise. The project is expected to be completed by Fall 2023.

Approximately \$70 million was awarded for the six (6) new Project Homekey projects throughout California, including \$12.9 million for Los Angeles County for the Sierra Highway Hotel project that would convert the Sands and Tropic motels into interim housing. The two motels will be converted into 38 units for people experiencing homelessness and chronic homelessness. The nonprofit Hope of the Valley Rescue Mission will operate the motels and provide supportive service space.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The homeless plan goals and efforts included in the foregoing paragraphs help homeless persons, especially chronically homeless individuals and families, families with children, veterans, and unaccompanied youth make the transition to permanent housing and independent living as proven by the Kensington Campus' first 100 residents having moved into homes of their very own.

The City's goals are consistent with HUD's goal to shorten the period that individuals and families experience homelessness and to facilitate access for homeless individuals and families to affordable housing units. The City's goals are aligned with HUD's goal to prevent individuals and families who were recently homeless from becoming homeless again.

The City entered into a Development and Disposition Agreement (DDA) with Bridge Housing Corporation for the City's Housing Neighborhood Revitalization (HNR-1) property located at the Southwest corner of Avenue I and Sierra Highway. The development anticipates constructing 114 units, of which 113 units will be income restricted. Grading for the development is scheduled to commence in the spring of 2023, with units being

occupied by the end of 2025.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

An individual or family is considered to be at-risk of becoming homeless if they experience extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence. The "Approved Strategies to Combat Homelessness" published by L.A. County on February 9, 2016 (Homeless Initiative) are consistent with State and Federal initiatives for ending homelessness and consists of 47 strategies arranged by six guiding principles including A) Prevent Homelessness, B) Subsidize Housing, C) Increase Income, D) Provide Case Management and Services, E) Create a Coordinated System, and F) Increase Affordable/Homeless Housing. The Homeless Initiative represents a commitment by all stakeholders throughout the County to prevent and end homelessness. Through implementation of the collaborative goals of the LCHP and implementation of best practices developed through the CoC, the community will be able to serve people discharged from publicly funded institutions or systems of care such as health care facilities or correction programs. Full implementation of the Coordinated Entry System will reduce the number of people discharged from publicly funded institutions into homelessness.

In addition, the City will coordinate with local hospitals regarding Senate Bill No. 1152 which requires each hospital to have a written discharge planning policy and process that requires that the appropriate arrangements for post hospital care are made prior to discharge for those patients likely to suffer adverse health consequences upon discharge if there is no adequate discharge planning. The bill would require a hospital to document specified information before discharging a homeless patient. The bill would require a hospital to develop a written plan for coordinating services and referrals for homeless patients with the county behavioral health agency, health care and social service agencies in the region, health care providers, and nonprofit social service providers, as available, to assist with ensuring appropriate homeless patient discharge. The bill would also require a hospital to maintain a log of homeless patients discharged and the destinations to which they were released after discharge. The bill would specify how its provisions are to be construed in relation to local ordinances, codes, regulations, or orders related to the homeless patient discharge processes, and would exempt state hospitals under the jurisdiction of the State Department of State Hospitals from its provisions. Because a violation of these requirements would be a crime, this bill would impose a state-mandated local program.

During the 2024-2025 program year, the City will allocate CDBG funds to Lancaster Homeless Group dba Street Company's Coffee Manufacturing Homeless Employment Program which will provide homeless adults residing in the City with 12-Week Job Readiness Program, permanent employment for homeless people working at Street Company and their Casters Coffee Roasting social enterprise, and wraparound supportive services through partnering with other agencies. The program aims for these services to allow individuals experiencing homelessness to earn viable income to support themselves.

## Discussion

By employing multiple approaches to mitigating homelessness, along with cultivating vital relationships locally and with key regional supporters, the City will affect positive change throughout its community, while providing relief and measurable progress to the benefit of its residents and businesses alike. The efforts of the City in conjunction with those efforts of LAHSA can significantly help reduce homelessness and increase the quality of life of the City's residents.

## AP-75 Barriers to Affordable Housing

### Introduction

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

The primary barriers to affordable housing in the City are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing, especially for those extremely low-income households and large families. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand. The availability of funding for affordable housing has also been severely affected by the dissolution of Redevelopment in the State of California. The AB1x26 legislation and subsequent AB 1484 legislation initially prevented the City from using approximately \$6 million dollars in Redevelopment low/mod housing funds. Other housing funds, including four percent and nine percent Low Income Housing Tax Credits, HOME, PLHA, CalHOME, and the Multifamily Housing Program are not sufficient to finance an affordable housing project alone.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The following actions will work to remove barriers to affordable housing:

- The City continues to follow the Housing Element of the General Plan.
- 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 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 law. The City's zoning ordinance will be revised to reflect the latest changes in density bonus law.
- Leverage direct funding resources of the LHA with State and Federal funding sources to address the City's objectives contained in Table H-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.
- Encourage private sector development of affordable housing by subsidizing development impact fees

in exchange for long term affordable restrictions.

- Identify and acquire distressed residential projects (e.g., foreclosures, bankruptcies) and prepare them for sale or rent at affordable housing costs.
- 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, transportation, schools, parks, and other daily services.
- 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; and,
  - Encourage other alternative housing options, including SRO (single room occupancy) housing units to meet the needs of varying living situations.

## Discussion

To address housing affordability and the lack of monetary resources for affordable housing, during the 2024-2025 program year, the City will invest CDBG and HOME funds to rehabilitate 12 homeowner occupied homes and provide homeownership assistance to four (4) households. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its CDBG and HOME funds to attract private and other available public resources. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the City.



## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

Priority needs established in the FY 2020 – FY 2024 Five-Year Consolidated Plan, which forms the basis for establishing objectives and outcomes in the 2024-2025 AAP, are as follows:

- Increase the Supply of Affordable Housing
- Improve and Expand Facilities and Infrastructure
- Provide Supportive Human Services
- Planning and Administration
- Fair Housing (Admin Cap)
- Affordable Housing Preservation
- Promote Home Ownership Opportunities

### **Actions planned to address obstacles to meeting underserved needs**

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. The City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including the homeless, those at risk of homelessness, youth, seniors, female headed households, and the disabled. The City also proactively seeks additional resources to better meet the underserved needs. In addition, the City will continue to utilize CDBG and HOME funds to preserve and expand its housing programs to meet the growing need for affordable housing.

### **Actions planned to foster and maintain affordable housing**

Increasing, improving, and maintaining affordable housing is identified as a High Priority for the City. The City will also continue to encourage developers, nonprofit organizations, and other interested parties to develop new affordable units and will support applications for development funds through the California Tax Credit Allocation Committee (CTCAC) and the State of California. In addition, the City allocated CDBG and HOME funds to rehabilitate 12 homeowner occupied homes and provide homeownership assistance to four (4) households.

### **Actions planned to reduce lead-based paint hazards**

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. The City has a need for lead hazard free housing and continues to work to reduce lead-based paint (LBP) hazards to comply with 24 CFR Part 35. The number of units considered to contain lead-based paint is relatively low. Having the information available to warn people about the need to maintain buildings, which may contain LBP, as well as other programs to encourage home



maintenance, helps to aid in mitigating LBP hazards in the City.

The City will also encourage landowners to correct substandard conditions to minimize LBP hazards, especially owners of units where children ages six (6) and under live. Due to the average age of the City's housing, homes containing lead-based paint are not believed to be a significant problem. However, the City will continue to evaluate and reduce lead-based paint hazards through the following actions and activities:

- Providing information to purchasers, owners, landlords, renters, and various property management agencies regarding the dangers of lead-based paint and appropriate mitigation strategies, as part of the City's Homebuyer Assistance Program, Home Rehabilitation Assistance Program, and fair housing contract.
- Providing written information through one-on-one contact with contractors, building inspectors, code enforcement officers, and the general public.

Funding will not be provided until it is determined properties are free of LBP hazards.

#### **Actions planned to reduce the number of poverty-level families**

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private, and nonprofit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

During the 2024-2025 program year, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. City residents may utilize existing County job training and social service programs to increase employment marketability, household income and housing options. The City will allocate 9.4% percent of CDBG funds to public service agencies that offer supportive services in the fight against poverty.

Improved employment opportunities are important in reducing the number of people living in poverty. To help improve resident's employability through training, therefore increasing the number of higher paying local jobs, referrals are made to Lancaster WorkForce Center that provides job search services such as workshops, computer classes, phones, fax, computers with internet access, job leads, newspapers, and a resource for job seekers aged 18 and above.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

During the 2024-2025 program year, the City will allocate CDBG funds to the following employment opportunity programs:

- Lancaster Homeless Group dba Street Company: Coffee Manufacturing Homeless Employment Program - The program will provide homeless adults with 12-Week Job Readiness Program, permanent employment for homeless people working at Street Company and its Casters Coffee Roasting social enterprise, wraparound supportive services through partnering with other agencies. The job-readiness program will provide education and critical job skills training that can be utilized in any entry-level job. The job-readiness program occurs on the agency's own CASTERS COFFEE social enterprise. The program anticipates placing thirty (30) homeless people in part-time and full-time jobs during the 2024-2025 program year. The program also expects to provide two (2) full-time, four (4) part-time permanent employment for homeless people. Street Company uses 100% of its coffee sales revenue to employ other homeless people.
- Lost Angels Children's Project: Work Program – The program will provide training and skill development to TAY individuals (18 to 24 years old) to secure and maintain living wage employment, sustainable housing, attain financial independence and self-sufficiency. The program is a 12-week vocational training class in classic car restoration social enterprise. Through the program, clients learn welding, fabrication, bodywork, painting and preparation, engine assembly, electrical, and composites in the agency's 10,000 square foot industrial training shop. In addition to the training program, youth are provided case management and wraparound supportive services. After program completion participants spend eight (8) additional hours per week in professional development workshops, mock interviews, financial literacy, industry-tailored resumes, cover letters, workplace harassment/ discrimination training. Clients receive forklift and OSHA certification and training. The program anticipates assisting 30 unduplicated persons during the 2024-2025 program year.

### **Actions planned to develop institutional structure**

The City works with a wide range of public and community social service agencies to meet and address the various needs of the community. In FY 2024, City staff will continue to collaborate internally, as well as with local non-profit advocacy groups and other County, State and Federal organizations.

In addition, the City as a whole, and each department within it, is committed to working with businesses to align common interests and achieve common goals. During the 2024-2025 program year, the City staff will continue efforts to aid in the economic growth of the City by fostering and encouraging responsible economic development opportunities that result in: 1) a jobs/housing balance established through quality employment opportunities for residents; 2) an economic base through increased sales tax generation; and 3) economic wealth by attracting external monies to the local economy. Specifically, four (4) targeted industries have been identified where there is a foundation of businesses in the City currently and opportunities for growth. These industries include aerospace/aviation, healthcare, manufacturing, and film/entertainment. These business clusters offer a variety of high paying, high skilled jobs, which can be accessed either through traditional educational routes or through on the job training and apprenticeship programs.

## **Actions planned to enhance coordination between public and private housing and social service agencies**

The City's Community Development Department manages all programs and functions related to the provision of affordable housing related projects. The Community Development Department performs these functions in coordination with its Department of Development Services which includes an administration component and is comprised of Community Development (including Planning), City Engineering, Capital Engineering, and Public Works Divisions. The HOME and CDBG programs are managed through the Community Development Department, which allows for better communication and a more coordinated effort to address the issues affecting the low- and moderate-income residents of the City. It also supports the development of a clear and comprehensive affordable housing strategy that is consistently reflected in all affordable housing related documents, and a coordinated economic development strategy.

Actions that the City will undertake during the 2024-2025 program year to enhance coordination between public and private housing, health, and social service agencies include:

- Working with the LAHSA, Lancaster Homeless Initiative, and AVHC to provide homeless shelter and services.
- Coordination with LACDA to provide information about Section 8 Housing Choice Vouchers.
- Coordinating with the County of Los Angeles Health Department, Childhood Lead Poisoning Prevention Program (CLPPP) to provide information about lead based paint hazards.
- Funding a contract for fair housing services to provide fair housing and landlord/tenant complaint intake and mediation services to the residents of the City.
- Following the City's adopted General Plan developed in collaboration with Los Angeles County.
- Working with the Greater Antelope Valley Economic Alliance to address shared priorities such as transportation and air quality issues, large scale planning goals, and advocacy at regional, state, and federal levels.
- Consult with and invite the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in the City—particularly the low-and moderate- income areas.

## **Discussion**

During the 2024-2025 program year, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

### Introduction

In the implementation of programs and activities under the 2024-2025 AAP, the City will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5. The amount of income from float-funded activities	\$0
<b>Total Program Income:</b>	<b>\$0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	\$0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this APP. The City will meet this requirement over the 2023-2024, 2024-2025 and 2025-2026 CDBG program years.	70%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not use forms of investment other than what is included in § 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

During the 2024-2025 program year, the City will allocate HOME funds towards the City's Homebuyer Assistance Program. This activity will provide the City the opportunity to provide financial assistance to eligible households in the purchasing of their home. The City's Homebuyer Assistance Program will incorporate a recapture provision in accordance with § 92.254 (a)(5)(ii).

Housing that is for acquisition by a family must meet the affordability requirements of this paragraph.

(1) The housing must be single family housing.

(2) The housing must be modest housing as follows:

(i) In the case of acquisition of newly constructed housing or standard housing, the housing has a purchase price for the type of single-family housing that does not exceed 95 percent of the median purchase price for the area, as described in paragraph (2)(iii) of this section.

(ii) In the case of acquisition with rehabilitation, the housing has an estimated value after rehabilitation that does not exceed 95 percent of the median purchase price for the area, described in paragraph (a)(2)(iii) of this section.

(iii) If a participating jurisdiction intends to use HOME funds for homebuyer assistance or for the rehabilitation of owner-occupied single- family properties, the participating jurisdiction must use the HOME affordable homeownership limits provided by HUD for newly constructed housing and for existing housing. HUD will provide limits for affordable newly constructed housing based on 95 percent of the median purchase price for the area using Federal Housing Administration (FHA) single family mortgage program data for newly constructed housing, with a minimum limit based on 95 percent of the U.S. median purchase price for new construction for nonmetropolitan areas. HUD will provide limits for affordable existing housing based on 95 percent of the median purchase price for the area using Federal FHA single family mortgage program data for existing housing data and other appropriate data that are available nation-wide for sales of existing housing, with a minimum limit based on 95 percent of the state-wide nonmetropolitan area median purchase price using this data.

(3) The housing must be acquired by a homebuyer whose household qualifies as a low-income household, and the housing must be the principal residence of the family throughout the period described in the Affordability Restriction Period table referenced below. In determining the income eligibility of the household, the participating jurisdiction must include the income of all persons living in the housing. The homebuyer must receive housing counseling.

As a condition of receiving HOME funds, the City requires the applicant to enter into a HOME Participation Agreement and Affordability Covenant Agreement that is recorded against the property and runs with the land. The Affordability Covenant Agreement contains a recapture restriction stipulating that during the affordability period, if there is a property sale, transfer, or program default of the conditions of either the Promissory Note or the Affordable Housing Restriction, the City will provide for the recapture of HOME funds in accordance with the following:

1. Upon the occurrence of a sale or transfer, other than a City approved assumption, the entire amount of the HOME investment provided by the City loan will be due to the City, less any City approved principal reductions.
2. Upon the occurrence of a program default of the conditions of the promissory note, Affordable Housing Restriction, deed of trust, or Participation Agreement, the entire amount of the HOME investment provided by the City loan will be due to the City without any principal reductions.
3. Notwithstanding the preceding, in the event that the Net Proceeds resulting from a sale are not sufficient to provide for the full return of the Borrower's investment inclusive of the original down payment and capital improvements performed on the acquired property (subject to City verification and approval), then the Borrower shall be entitled to recover their original down payment amount and City approved capital improvement amounts before the City recapture of the HOME investment amount (the City Loan). For the purposes of this calculation, net proceeds shall mean the sales price minus the repayment of the Primary Loan undertaken to acquire the Property (other than HOME funds) and any closing costs. Capital improvements means those improvements legally made by Homeowner to the Property after the closing of Homeowner's purchase of the Property, with a minimum cost of Five Thousand Dollars (\$5,000) per item, and a useful remaining economic life of not less than five (5) years, as approved by the City and documented by invoices and receipts which the Homeowner certifies to be true and correct.

All recaptured funds will be used for HOME eligible activity(ies). These funds will be identified separately in the City's accounting system by a unique Recaptured Revenue object number. Any recaptured funds will be used by the City before any additional HOME funds subject to the regulations found at 24 CFR 92.502 are drawn.

The City will provide for a reduction in the City loan amount principal, based on the Participant's continuing compliance with all Program requirements as detailed within the recorded Affordable Housing Restriction, Participation Agreement, promissory note, and deed of trust. No reduction will be available until the sixth (6<sup>th</sup>) anniversary date of the promissory note. Beginning with the sixth (6<sup>th</sup>) year through

the fifteenth (15<sup>th</sup>) year, a reduction of the loan principal will be earned by the Participant for meeting all Program requirements from the day of property acquisition through the date of loan repayment. The annual loan principal reduction will be equal to ten percent (10%) of the original principal loan amount, and the cumulative value of any loan reductions will only be credited at the time of loan repayment.

Should a default occur during the affordability period, the City shall have the right of first refusal to purchase the home from the homebuyer before foreclosure and may use additional HOME funds to acquire the housing in order to preserve the housing's affordability. The purchase of the property shall be at the restricted sales price, less the amount of assistance originally provided by the City plus interest. The restricted sales price is calculated using a formula that takes into account the purchase price, the change in consumer price index, and improvements made to the property.

Refinancing of the Program Loan shall be allowed when the proposed loan refinance amount does not exceed the then outstanding balance (plus refinancing and closing costs) of the existing Primary Loan. An appraisal must be conducted to establish the market value of the property to ensure that the total outstanding loan obligations, inclusive of the City Loan do not exceed 95% of the property value at the time of the refinance. Cash-out refinancing is not allowed, however in the event the Participant refinances the Primary Loan, and the refinancing returns money to the homeowner, the homeowner must use the loan proceeds to pay down the City loan, thereby reducing the principal loan balance owed on the City loan.

Requests for subordination that do not conform to this policy shall be considered on a case-by-case basis. After subordination, the sum of all outstanding loans may not exceed the lower of either the HOME Maximum Purchase Price for existing homes in effect at the time of the refinance, or 95% of the property's appraised market value. Subordination Requests shall be performed in conformance with the procedures detailed in the City Subordination Policy, acknowledged by the borrower via the First Mortgage Refinancing and Subordination Policy Acknowledgement and a formal request submitted to the City through the use of the City's Request for Refinancing and Subordination Form.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Please see narrative above.

Periods of affordability. The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The per unit amount of HOME funds and the affordability period that they trigger are described in the table below:

Homeownership assistance HOME amount per-unit	Minimum period of affordability in years
Existing Housing per unit amount of HOME Funds: Under \$15,000	5
Existing Housing per unit amount of HOME Funds: \$15,000 to \$40,000	10
Existing Housing per unit amount of HOME Funds: Over \$40,000	15
Acquisition of newly constructed housing	20

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds during the 2024-2025 program year to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.





# APPENDIX A

Citizen Participation



# APPENDIX B

Grantee Unique Appendices



# APPENDIX C

SF-424, SF-424D, & Certifications