

Please Start Here

General Information	
Jurisdiction Name	Lancaster
Reporting Calendar Year	2024
Contact Information	
First Name	Kendall
Last Name	Brekke
Title	Senior Planner
Email	kbrekke@cityoflancasterca.gov
Phone	6617236109
Mailing Address	
Street Address	44933 Fern Avenue
City	Lancaster
Zipcode	93534

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

v_11_18_24

Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is reopened.

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2024 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2024

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. Online Annual Progress Reporting System - Please see the link to the online system to the left. This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. Email - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Lancaster	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	5
Low	Deed Restricted	260
	Non-Deed Restricted	30
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		626
Total Units		921

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	700	359	461
2 to 4 units per structure	2	48	0
5+ units per structure	10	194	461
Accessory Dwelling Unit	0	319	171
Mobile/Manufactured Home	0	0	0
Total	712	920	1093

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	100	104
Not Indicated as Infill	604	816

Housing Applications Summary	
Total Housing Applications Submitted:	55
Number of Proposed Units in All Applications Received:	1,791
Total Housing Units Approved:	712
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0

Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	40	68
Discretionary	15	1723

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	3
Number of Units in Applications Submitted Requesting a Density Bonus	16
Number of Projects Permitted with a Density Bonus	261
Number of Units in Projects Permitted with a Density Bonus	261

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	29
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Lancaster	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Be Applc
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	315	0	0	0	1476	1791	712	0		
	3176-004-004	Challenger Wy & Ave H	TTM 84317	TTM24-002	SFD	O	4/9/2024							8	8			NONE	No
	3148-025-023	Challenger Wy & Ave J7	TTM 84030	TTM24-003	SFD	O	5/10/2024							19	19			NONE	No
	3135-001-903	Sierra Hwy & Ave H4	HNR4-Phase II	SPR24-004	2 to 4	R	3/21/2024			303					303			NONE	No
	3105-018-019	40th St W & Ave I	40th & I Apartments	SPR24-007	5+	R	7/15/2024							688	688			NONE	No
	3124-013-014	25th St W A Ave J4	25th St W & Ave J Townhomes	SPR24-013	5+	R	12/2/2024							24	24			NONE	No
	3112-014-025	22nd St W & Ave K5		DR24-001	SFD	O	1/19/2024							1	1	1		NONE	No
	3135-006-904	45602 Cedar Ave	Habitat for Humanity Cedar House 1	DR24-009	SFD	O	2/16/2024			1					1	1		NONE	No
	3135-006-902	45608 Cedar Ave	Habitat for Humanity Cedar House 2	DR24-010	SFD	O	2/16/2024			1					1	1		NONE	No
	3126-002-046	First View St & Ave K7		DR24-015	SFD	O	3/6/2024							1	1	1		NONE	No
	3133-006-008	44717 Genoa Avenue		DR24-017	2 to 4	O	3/17/2024							2	2	2		NONE	No
	3111-002-080	Sierra Vist Wy & Paddock Wy		DR24-022	SFD	O	3/28/2024							1	1	1		NONE	No
	3110-001-016	47th St W & Ave K2		DR24-025	SFD	O	4/11/2024							1	1			NONE	No
	3110-009-007	Avenue K8 & 40th St W		DR24-032	SFD	O	4/26/2024							1	1			NONE	No
	3148-027-901	44125 Canyon Wy		DR24-044	SFD	O	5/29/2024							1	1			NONE	No
	3148-027-900	Park Circle Dr & Parkview Ln		DR24-045	SFD	O	5/29/2024							1	1			NONE	No
	3138-016-901	219 W Milling St		DR24-047	2 to 4	R	6/3/2024			6					6			NONE	Yes
	3134-017-001	44715 Date Ave		DR24-052	2 to 4	O	7/18/2024							4	4			NONE	No
	3110-010-022	40th W & Ave K8		DR24-056	SFD	O	7/10/2024							1	1			NONE	No
	3133-012-013	850 W Milling St		DR24-068	SFA	O	7/17/2024							1	1			NONE	No
	3138-013-045	44925 Division St		DR24-069	2 to 4	O	7/25/2024							4	4			NONE	No
	3138-013-032	Redwood & Kildare		DR24-075	2 to 4	O	8/12/2024							3	3			NONE	No
	3154-007-068	H4 & 33rd St E		DR24-079	SFD	O	8/30/2024							1	1			NONE	No
	3138-008-022	45051 Redwood Ave		DR24-086	5+	O	9/26/2024							6	6			NONE	No
	3134-023-015	44642 Date Ave		DR24-102	2 to 4	O	11/14/2024							2	2			NONE	No
	3102-029-012	56th St W & Ave L		DR24-105	SFD	O	12/4/2024							1	1			NONE	No
	3102-029-023	56th St W & Aven L		DR24-106	SFD	O	12/3/2024							1	1			NONE	No
	3111-002-083	42nd St W & Ave L		DR24-107	SFD	O	12/2/2024							1	1			NONE	No
	3111-002-084	42nd St W & Ave L		DR24-108	SFD	O	12/2/2024							1	1			NONE	No

	3111-002-085	42nd St W & Ave L		DR24-109	SFD	O	12/2/2024							1			NONE	No
	3126-034-110	8th St E & Lois Ln		DR21-225	SFD	O	4/3/2024							1		1	NONE	No
	3126-034-109	8th St E & Lois Ln		DR21-226	SFD	O	4/3/2024							1		1	NONE	No
	3203-003-066	Ave I/75th St W		DR23-033	SFD	O	2/13/2024							1		1	NONE	No
	3150-044-015	Morningside Ave & Oleander		DR23-041	SFD	O	12/10/2024							1		1	NONE	No

Approved: _____ Date: _____ Signature: _____	Approved: _____ Date: _____ Signature: _____
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ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "Y" indicates an updated field
 (Click on the yellow background to update)

Table A-2 Annual Building Activity Report Summary - Unit Characteristics, EVIDENCE, PERMITS AND COMPLETED UNITS																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																											
Project Identifier			Unit Types		Affordability by Household Income - Completed Certification										Affordability by Household Income - Building Permits										Affordability by Household Income - Certificates of Occupancy										Stairwells	ADA	Housing with Financial Assistance under State/Federal Programs	Housing without Financial Assistance or Other	Types of Affordability or Other Restrictions	Demolition/Destroyed Units	Density Bonus										Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								
Area	Project	Current Status	Overall Address	Project Name	Local Address	County	City	State	Zip	Year	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit Count	Unit Type	Unit 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Reporting Year

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Incrementation

Item: 1 - Incrementation of Housing Element

Link to view: 2020-2024 Housing Element

2020-2024

2025-2029

2030-2034

2035-2039

2040-2044

2045-2049

2050-2054

2055-2059

2060-2064

2065-2069

2070-2074

2075-2079

2080-2084

2085-2089

2090-2094

2095-2099

2100-2104

2105-2109

2110-2114

2115-2119

2120-2124

2125-2129

2130-2134

2135-2139

2140-2144

2145-2149

2150-2154

2155-2159

2160-2164

2165-2169

2170-2174

2175-2179

2180-2184

2185-2189

2190-2194

2195-2199

2200-2204

2205-2209

2210-2214

2215-2219

2220-2224

2225-2229

2230-2234

2235-2239

2240-2244

2245-2249

2250-2254

2255-2259

2260-2264

2265-2269

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2295-2299

2300-2304

2305-2309

2310-2314

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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Notes: * indicates optional item
Link to action plan and/or other documents

Reporting Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
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[illegible]

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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Reporting Year	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170																																																																																																																																																																																																																																																																																																																																																																																																																																											
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Jurisdiction	Lancaster	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	2,224	26	8	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		-	-	-	-	5	-	-	-	-	-	39	2,185
Low	Deed Restricted	1,194	238	70	-	-	260	-	-	-	-	-	598	596
	Non-Deed Restricted		-	-	-	-	30	-	-	-	-	-		
Moderate	Deed Restricted	1,328	-	-	-	-	-	-	-	-	-	-	-	
	Non-Deed Restricted		91	24	-	-	-	-	-	-	-	-	115	1,213
Above Moderate		4,277	70	-	199	748	626	-	-	-	-	-	1,643	2,634
Total RHNA		9,023												
Total Units			425	102	199	748	921	-	-	-	-	-	2,395	6,628
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely Low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		1,112		-	-	-	-	-	-	-	-	-	-	1,112

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted
VLI Non Deed Restricted

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Lancaster	
Reporting Year		2024	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
<div>Housing Programs Progress Report</div> <div>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</div>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
PROGRAM H-1.1: ADEQUATE SITES	Meet RHNA.	Ongoing	City tracks new housing projects and a quarterly residential summary report is updated and posted online.
PROGRAM H-1.2: NO NET LOSS	Ensure no net loss.	Ongoing	City reviews development proposals against the Housing Element sites inventory and no projects are requesting a lower density.
PROGRAM H-1.3: AFFORDABLE HOUSING TECHNICAL ASSISTANCE	Provide assistance to affordable housing providers and address zoning and code compliance issues.	Ongoing	The City’s Housing division provides assistance to housing providers by advising on local zoning and code compliance.
PROGRAM H-1.4: AFFORDABLE HOUSING ON LARGER SITES	Assist the development of housing for lower-income household on larger sites.	Ongoing	The City will facilitate ministerial reviews of lot line adjustments and streamline and expedite the approval process for land division for projects that include affordable housing units.
PROGRAM H-1.5: ACCESSORY DWELLING UNITS	Promote the development of accessory dwelling units.	Within two years of Housing Element adoption	A new ADU ordinance was adopted in October 2023.
PROGRAM H-1.6: WATER AND SEWER SERVICE PROVIDERS	The City will submit the Housing Element, within 30 days of adoption, to City of Lancaster water and sewer service providers.	Within 30 days of adoption of Housing Element	Completed.
PROGRAM H-2.1: AFFORDABLE HOUSING PARTNERS, FUNDING, AND RESOURCES	Seek funding sources, coordinate with LACDA.	Ongoing	City continues to coordinate with LACDA and pursue funding sources.

PROGRAM H-2.2: ADDRESS HOMELESSNESS	Continue to implement the 2018 Homelessness Plan.	Ongoing	City continues to implement this plan.
PROGRAM H-2.3: EXTREMELY LOW- INCOME AND SPECIAL NEEDS HOUSING	Provide housing opportunities to meet the housing needs of special needs residents.	Ongoing	In 2023, the City revised the zoning ordinance to expand incentives for special needs residents, including reduced parking requirements.
PROGRAM H-2.4: HOUSING FOR PERSONS WITH DISABILITIES	Assist developers who seek State and federal monies in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities. Prioritize funding toward housing for persons with disabilities, as available.	Ongoing	City continues to assist developers in this manner.
PROGRAM H-2.5: SECTION 8 VOUCHER PROGRAM AND PUBLIC HOUSING	Continue partnership with the Los Angeles County Development Authority (LACDA), which administers the Housing Choice Voucher (Section 8) rental assistance program in Lancaster.	Ongoing	City continues its partnership with LACDA.
PROGRAM H-2.6: DENSITY OVERLAY	To further encourage flexibility within the HDR zone and commercial zones where high-density residential is permitted.	In conjunction with Housing Element adoption	City adopted a new Housing Density Overlay Zone in 2022.
PROGRAM H-2.7: VISITABILITY/HOUSING MOBILITY	The City will promote visibility through information on the City’s website and at public counters.	Ongoing	City staff continue to create and refine checklists, handouts, and pamphlets for public access.
PROGRAM H-2.8 LEVERAGE CITY-OWNED LAND FOR THE DEVELOPMENT OF AFFORDABLE HOUSING PROJECTS	Proactively follow all requirements of the Surplus Land Act, Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5, including holding a public hearing designating the properties as “surplus properties” under California Law.	Ongoing	The City’s Housing Authority has a significant supply of land acquired for the express purpose of providing affordable housing; these sites are the subject of a number of current and upcoming affordable housing projects. The City has nine HNR projects that are pending resulting from batches of surplus land.

PROGRAM H-3.1: MONITOR AND PRESERVE AFFORDABLE HOUSING AND AT-RISK UNITS	Either retain or replace as low-income housing, all at-risk units in the city.	Ongoing	The City monitors the 661 units of affordable, multi-family units that have expiring affordability covenants.
PROGRAM H-3.2: HOME OWNERSHIP ASSISTANCE	City will continue to support first-time, low- and moderate-income home buyers in Lancaster.	Ongoing	The City's First Time Home Buyer Program ("FTHB") is available for a limited number of deferred payment (no monthly loans (with no interest) second mortgage loans.
PROGRAM H-3.3: CODE ENFORCEMENT AND RENTAL HOUSING INSEPCION	Continue to use code enforcement to support housing preservation and neighborhood quality and identify housing maintenance issues.	Ongoing	City continues to require a business license for all rental housing and to conduct inspections of rental housing.
PROGRAM H-3.4: ENERGY CONSERVATION	Encourage energy-efficient design and energy conservation, and help residents minimize energy-related expenses.	Ongoing	The City offers a solar program in partnership with Tesla, to facilitate the installation of residential roof-mounted solar at no additional cost to homeowners. Energy-efficient design is encouraged when feasible for all projects.
PROGRAM H-4.1: PLANNING AND DEVELOPMENT FEES	Continue to conduct periodic reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided, including an assessment of newly instituted incentives/fee reductions for development.	Ongoing	Fees effective October 2024 are posted on the City's website. Since 2021, the City has implemented a Development Fee Incentive Program which reduces fee requirements in the city's core, in order to encourage infill development.
PROGRAM H-4.2: ENCOURAGE HOUSING IN MIXED USE ZONES	Review the existing standards for Mixed Use zones (MU-N, MU-C, MU-E, MU-TOD) and consider changes that would further encourage residential development.	Complete	In 2023, the City revised the zoning ordinance in compliance with this program.

PROGRAM H-4.3: DEVELOPMENT PROCESS STREAMLINING	Provide timely review of discretionary and non-discretionary residential development requests, with fees sufficiently only to cover the actual costs (direct and overhead) incurred by the City.	Ongoing; SB 35 informational material within one year of Housing Element adoption; research and apply for available grants within four years of Housing Element adoption to support a fully functional land management database within 6 years of Housing Element adoption.	City has implemented an online land use management database system.
PROGRAM H-4.4: DENSITY BONUS	Maintain an affordable housing density bonus ordinance that establishes procedures for obtaining and monitoring density bonuses in compliance with State law.	Ongoing	In 2023, the City revised the zoning ordinance in compliance with this program.
PROGRAM H-4.5: ZONING ORDINANCE COMPLIANCE WITH HOUSING ACCOUNTABILITY ACT AND MINISTERIAL APPROVAL OF PROJECTS	Amend the zoning ordinance to comply with Housing Accountability Act, adopt objective design stands and identify projects that require a Site Plan Review and Director's Review	Ongoing	In 2023, the City revised the zoning ordinance in compliance with this program.
Program H-4.6: FARMWORKER HOUSING IN RESIDENTIAL ZONES	Amend Zoning Ordinance regulations for the residential zones (RR-1, RR-2.5, and SRR) to comply with California Health and Safety Code Section 17021.6	Ongoing	In 2023, the City revised the zoning ordinance in compliance with this program.
PROGRAM H-4.7: ZONING FOR EXTREMELY LOW- INCOME AND SPECIAL NEEDS HOUSING	To fully comply with emergency shelter and low-barrier navigation centers state law	Ongoing	In 2023, the City revised the zoning ordinance in compliance with this program.

[illegible]

Jurisdiction	Lancaster	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here :
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

[illegible]

Jurisdiction	Lancaster	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2024		

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

For Los Angeles County jurisdictions, please format the APN's as follows:9999-999-999

Table H						
Locally Owned Surplus Sites						
Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
3105-001-913	Avenue F-8 & 40th Street West	Vacant		Surplus Land	2.51	
3105-007-900	Avenue G-12 & 50th Street West	Vacant		Surplus Land	2.26	
3105-019-900	Avenue G-14 & 45th Street West	Vacant		Surplus Land	1.25	
3105-021-900	Avenue G & 45th Street West	Vacant		Surplus Land	1.05	
3105-021-901	Avenue G & 45th Street West	Vacant		Surplus Land	1.24	
3105-024-900	Avenue G-6 & 42nd Street West	Vacant		Surplus Land	1.25	
3107-005-900	Avenue F-8 & 30th Street West	Vacant		Surplus Land	2.51	
3107-014-900	Avenue F-10 & 37th Street West	Vacant		Surplus Land	3.44	
3114-011-901	Avenue H & 21st Street West	Public Facilities		Surplus Land	73.51	Site is improved with a drainage basin.
3118-008-900	Avenue G-2 & 10th Street West	Vacant		Surplus Land	4.62	
3118-009-900	Avenue G-4 & 7th Street West	Vacant		Surplus Land	1.14	
3118-009-901	Avenue G-6 & 7th Street West	Vacant		Surplus Land	1.14	
3122-007-901	Newgrove Street & 16th Street West	Vacant		Surplus Land	0.50	Housing Authority
3122-017-900	Newgrove Street & 12th Street West	Vacant		Surplus Land	0.17	Housing Authority
3122-017-901	Newgrove Street & 12th Street West	Vacant		Surplus Land	0.29	Housing Authority
3125-009-908	Avenue K-8 & 15th Street West	Vacant		Surplus Land	10.20	
3125-010-915	43063 10th Street West	Public Facilities		Surplus Land	5.20	Site is improved with Sgt. Steve Owens Memorial Park.
3126-009-974	Avenue L & Sierra Highway	Vacant		Surplus Land	1.70	
3126-009-975	Avenue L & Sierra Highway	Vacant		Surplus Land	1.70	
3126-009-976	Avenue L & Sierra Highway	Vacant		Surplus Land	3.40	
3126-009-978	Avenue L & Sierra Highway	Vacant		Surplus Land	2.80	
3128-003-908	Auto Mall Drive & 10th Street West	Vacant		Surplus Land	5.95	
3131-013-900	10th Street West & Avenue J-8	Vacant		Surplus Land	0.14	
3132-009-901	Avenue J & Beech Avenue	Vacant		Surplus Land	0.48	
3133-003-902	Avenue J & Beech Avenue	Other		Surplus Land	0.39	Site contains a parking lot.
3134-016-900	Elrich Avenue & Lancaster Boulevard	Vacant		Surplus Land	0.17	
3137-008-904	Sierra Highway & Avenue G-8	Vacant		Surplus Land	1.27	
3137-008-905	Sierra Highway & Avenue G-8	Vacant		Surplus Land	1.27	
3137-010-905	Avenue H & Trevor Avenue	Vacant		Surplus Land	11.02	
3137-015-900	Avenue I & Division Street	Vacant		Surplus Land	1.55	
3137-015-901	Avenue I & Division Street	Vacant		Surplus Land	3.25	
3137-015-902	Avenue I & Division Street	Vacant		Surplus Land	0.43	
3138-012-900	Pillsbury Street & Division Street	Vacant		Surplus Land	0.06	Housing Authority
3138-020-904	Pillsbury Street & Trevor Avenue	Vacant		Surplus Land	0.06	Housing Authority
3138-021-913	Pillsbury Street & Trevor Avenue	Vacant		Surplus Land	0.06	Housing Authority
3138-032-900	Norberry Street & Trevor Avenue	Vacant		Surplus Land	0.06	Housing Authority
3138-034-911	Oldfield Street & Trevor Avenue	Vacant		Surplus Land	0.06	Housing Authority
3138-034-912	Oldfield Street & Trevor Avenue	Vacant		Surplus Land	0.06	Housing Authority
3138-034-913	Oldfield Street & Trevor Avenue	Vacant		Surplus Land	0.06	Housing Authority
3138-034-915	Oldfield Street & Trevor Avenue	Vacant		Surplus Land	0.06	Housing Authority
3138-035-901	Oldfield Street & Trevor Avenue	Vacant		Surplus Land	0.06	Housing Authority
3138-035-902	Oldfield Street & Trevor Avenue	Vacant		Surplus Land	0.06	Housing Authority
3140-017-900	Avenue J-13 & Division Street	Vacant		Surplus Land	6.62	
3140-017-902	Avenue J-13 & Division Street	Vacant		Surplus Land	8.11	
3153-006-900	Lancaster Blvd & 45th Street West	Vacant		Surplus Land	1.27	Housing Authority
3153-015-958	Double Play Way & Valley Central Way	Vacant		Surplus Land	2.99	
3153-015-959	Double Play Way & Valley Central Way	Vacant		Surplus Land	3.93	
3153-015-960	Lancaster Blvd & 27th Street West	Vacant		Surplus Land	0.96	
3153-015-961	Lancaster Blvd & 27th Street West	Vacant		Surplus Land	1.57	
3153-015-962	Lancaster Blvd & 27th Street West	Vacant		Surplus Land	0.75	
3153-015-963	Lancaster Blvd & 27th Street West	Vacant		Surplus Land	11.73	
3153-067-900	Avenue I & Valley Central Way	Vacant		Surplus Land	1.00	
3153-067-912	Double Play Way & Valley Central Way	Vacant		Surplus Land	1.21	
3153-067-913	Double Play Way & Valley Central Way	Vacant		Surplus Land	8.55	
3153-067-914	Double Play Way & Valley Central Way	Vacant		Surplus Land	3.60	
3153-067-915	Double Play Way & Valley Central Way	Vacant		Surplus Land	0.21	

[illegible]

Jurisdiction	Lancaster	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Not
Cells in c

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income
Summary Row: Start Data Entry Below												

Jurisdiction	Lancaster	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.
Notes

No	
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Jurisdiction	Lancaster	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$	500,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Prepare and Adopt Parkway Village Specific Plan	\$500,000.00	\$421,819.72	Completed	Local General Fund	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	6
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		706
Total Units		712

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	5
Low	Deed Restricted	260
	Non-Deed Restricted	30
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		626
Total Units		921

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	17
Low	Deed Restricted	445
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		621
Total Units		1096