

Please Start Here

General Information	
Jurisdiction Name	Lancaster
Reporting Calendar Year	2022
Contact Information	
First Name	Kendall
Last Name	Brekke
Title	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](#)

11_16_22

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://apr.hcd.ca.gov/APR/login.do>

Submittal Instructions

Please save your file as Jurisdictionname2022 (no spaces). Example: the city of San Luis Obispo would save their file as SanLuisObispo2022

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	2022	(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 Based Applications	
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	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	2155	2151	517	0	
	3111-002-037	Avenue M-11, East of 38th Street West		DR22-001 SFD	SFD	O	1/4/2022							1	1	1		No	No
	3111-002-037	Avenue M-11, East of 38th Street West		DR22-001 ADU	ADU	R	1/4/2022							1	1	1		No	No
	3132-005-012	501 West Avenue J-6		DR22-004	ADU	R	1/7/2022							1	1	1		No	No
	3170-048-028	3317 Kayak Street		DR21-236	ADU	R	1/11/2022							1	1	1		No	No
	3138-013-026	44940 Spearman Avenue		DR22-006	ADU	R	1/11/2022							1	1	1		No	No
	3109-007-002	42443 30th Street West		DR22-007	ADU	R	1/11/2022							1	1	1		No	No
	3126-007-016	6th Street East, South of Avenue K		DR22-020	SFD	O	1/25/2022							1	1	1		No	No
	3110-018-003	42814 37th Street West		DR22-021	ADU	R	1/26/2022							1	1	1		No	No
	3142-006-019	44407 2nd Street East		DR22-019	ADU	R	1/31/2022							1	1	1		No	No
	3135-029-016	45656 10th Street West		DR21-212	ADU	R	2/2/2022							1	1	1		No	No
	3120-008-007	1040 West Avenue H-7		DR21-213	ADU	R	2/2/2022							1	1	1		No	No
	3122-036-007	2005 West Oldfield Street		DR21-214	ADU	R	2/2/2022							1	1	1		No	No
	3120-001-017	1005 West Avenue H-1		DR21-215	ADU	R	2/2/2022							1	1	1		No	No
	3122-012-005	1121 Norberry Street		DR22-023	ADU	R	2/2/2022							1	1	1		No	No
	3130-010-017	849 West Avenue J-9		DR22-028	ADU	R	2/14/2022							1	1	1		No	No
	3123-009-003	1220 Avenue J-14		DR22-029	ADU	R	2/14/2022							1	1	1		No	No
	3131-027-013	44009 Date Avenue		DR22-030	ADU	R	2/14/2022							1	1	1		No	No
	3154-004-004	3041 E Avenue H-4		DR21-235	ADU	R	2/15/2022							1	1	1		No	No
	3134-023-014	44648 Date Avenue		DR22-033	ADU	R	2/15/2022							1	1	1		No	No
	3134-023-016	44649 Date Avenue		DR22-034	ADU	R	2/15/2022							1	1	1		No	No
	3134-026-029	44536 Date Avenue		DR22-041	ADU	R	2/24/2022							1	1	1		No	No
	3170-035-5013	1123 Geraldine Avenue		DR22-044	ADU	R	2/28/2022							1	1	1		No	No
	3110-015-008	43051 Yew Street		DR22-047	ADU	R	3/3/2022							1	1	1		No	No
	3153-085-050	43640 47th Street West		DR22-046	ADU	R	3/4/2022							1	1	1		No	No
	3110-024-023	3638 West Avenue K-14		DR22-049	ADU	R	3/4/2022							1	1	1		No	No
	3138-005-025	45126 Redwood Avenue		DR22-053	ADU	R	3/8/2022							1	1	1		No	No
	3138-005-024	45134 Redwood Avenue		DR22-054	ADU	R	3/8/2022							1	1	1		No	No
	3147-032-069	45136 Loma Vista Drive		DR21-229	ADU	R	3/17/2022							1	1	1		No	No
	3142-008-057	308 Lightcap Street		DR22-059	ADU	R	3/17/2022							1	1	1		No	No
	3112-049-050	Westfield Drive, East of 25th Street West		DR22-064	ADU	R	3/24/2022							1	1	1		No	No
	3148-005-022	44200 Fenhold Street		DR22-063	ADU	R	3/28/2022							1	1	1		No	No
	3109-011-094	26th Street West, North of Avenue L-8		DR22-073	SFD	O	3/30/2022							1	1	1		No	No
	3112-049-050	Westfield Drive, East of 25th Street West		DR22-062	SFD	O	4/4/2022							1	1	1		No	No
	3176-013-013	45504 Sarcroft Avenue		DR22-078	ADU	R	4/7/2022							1	1	1		No	No

	3150-017-007	45131 28th Street East	DR22-095	MH	O	4/28/2022										1	1	1		No	No	No	Approved
	3125-006-010	43257 17th Street West	DR22-103	ADU	R	5/12/2022										1	1	1		No	No	No	Approved
	3153-092-033	44815 Ruthron Avenue	DR22-109	ADU	R	5/17/2022										1	1	1		No	No	No	Approved
	3153-071-047	44112 Westridge Road	DR22-110	ADU	R	5/17/2022										1	1	1		No	No	No	Approved
	3126-034-104	Denmore Avenue, East of Lois Lane	DR22-112	SFD	O	5/20/2022										1	1	1		No	No	No	Approved
	3126-034-103	Denmore Avenue, East of Lois Lane	DR22-113	SFD	O	5/24/2022										1	1	1		No	No	No	Approved
	3126-034-101	Denmore Avenue, East of Lois Lane	DR22-121	SFD	O	5/27/2022										1	0						
	3136-013-001	44947 Redwood Avenue	DR22-123	ADU	R	6/2/2022										1	1	1		No	No	No	Approved
	3150-079-042	3525 East Avenue J-4	DR22-091	ADU	R	6/7/2022										1	1	1		No	No	No	Approved
	3109-031-003	42424 27th Street West	DR22-132	ADU	R	6/13/2022										1	1	1		No	No	No	Approved
	3125-008-002	43208 18th Street West	DR22-131	ADU	R	6/17/2022										1	1	1		No	No	No	Approved
	3123-019-903	1038 West Avenue J5	DR22-149	ADU	R	7/5/2022										1	1	1		No	No	No	Approved
	3150-037-076	43861 Shioh Lane	DR22-156	ADU	R	7/15/2022										2	2	2		No	No	No	Approved
	3131-001-001	44345 Dale Avenue	DR22-127	ADU	R	7/25/2022										1	1	1		No	No	No	Approved
	3136-015-028	44841 Division Avenue	DR22-153	ADU	R	7/25/2022										1	1	1		No	No	No	Approved
	3120-015-003	1235 West Avenue H-12	DR22-158	ADU	R	7/25/2022										2	2	2		No	No	No	Approved
	3204-096-005	42326 79th Street West	DR22-164	ADU	R	7/28/2022										1	1	1		No	No	No	Approved
	3129-016-005	43068 Dugay Street	DR22-170	ADU	R	8/18/2022										1	1	1		No	No	No	Approved
	3134-023-019	44622 Dale Avenue	DR22-172	ADU	R	8/29/2022										1	1	1		No	No	No	Approved
	3131-016-009	44049 Hardwood Avenue	DR22-179	ADU	R	9/8/2022										1	1	1		No	No	No	Approved
	3203-045-018	44051 Brandon Thomas Way	DR22-188	ADU	R	9/19/2022										1	1	1		No	No	No	Approved
	3126-033-133	754 Winfield Drive	DR22-201	ADU	R	10/7/2022										1	1	1		No	No	No	Approved
	3110-026-005	42827 39th Street West	DR22-209	ADU	R	10/21/2022										1	1	1		No	No	No	Approved
	3141-007-024	44049 3rd Street	DR22-211	ADU	R	10/27/2022										1	1	1		No	No	No	Approved
	3134-025-014	44503 Cedar Avenue	DR22-233	ADU	R	11/17/2022										1	1	1		No	No	No	Approved
	3134-026-014	44503 Cedar Avenue	DR22-233	ADU	R	11/17/2022										1	1	1		No	No	No	Approved
	3109-021-021	1625 West Avenue L-12	DR22-232	ADU	R	11/18/2022										1	1	1		No	No	No	Approved
	3129-014-003	43639 21st Street West	DR22-236	ADU	R	12/1/2022										1	1	1		No	No	No	Approved
	3108-004-035	3263 West Avenue L-4	DR22-237	ADU	R	12/5/2022										1	1	1		No	No	No	Approved
	3146-003-011	44914 Rodin Avenue	DR22-244	ADU	R	12/15/2022										1	1	1		No	No	No	Approved
	3150-013-032, 3150-013-039	Avenue J, between 32nd Street East and 35th Street East	DR22-087	SFD	O	4/28/2022										157	157	157		No	No	No	Approved
	3203-008-045, 3203-044-047	North of Newgrove Street and 60th Street West	DR22-088	SFD	O	4/28/2022										68	68	68		No	No	No	Approved
	3122-007-006	16th Street West, North of Newgrove Street	DR22-094	SFD	O	4/28/2022										1	1	1		No	No	No	Approved
	3126-010-009	8th Street East, North of Avenue K-12	DR22-097	SFD	O	5/2/2022										1	1	1		No	No	No	Approved
	3126-010-009	5th Street East, North of Avenue K-12	DR22-097	ADU	R	5/2/2022										1	1	1		No	No	No	Approved
	3111-002-080	Southeast of Sierra Vista Way and Paddock Way	DR22-101	SFD	O	5/26/2022										1	1	1		No	No	No	Approved
	3111-002-080	Southeast of Sierra Vista Way and Paddock Way	DR22-101	ADU	R	5/26/2022										1	1	1		No	No	No	Approved
	3248-006-030	103rd Street West, North of Avenue K-8	DR22-128	SFD	O	6/22/2022										1	1	1		No	No	No	Approved
	3248-020-018	West Avenue K-12 & 61st Street W.	DR22-133	SFD	O	6/14/2022										1	1	1		No	No	No	Approved
	3138-005-028	45122 Redwood Avenue	DR22-180	ADU	R	7/27/2022										2	2	2		No	No	No	Approved
	3154-005-014	Avenue H2, 35th Street East	DR22-187	SFD	O	8/3/2022										1	1	1		No	No	No	Approved
	3133-021-023	44643 Fern Avenue	DR22-182	2 to 4	R	9/13/2022										1	1	1		No	No	No	Approved
	3133-021-023	44643 Fern Avenue	DR22-182	ADU	R	9/13/2022										1	1	1		No	No	No	Approved
	3120-012-003	45446 11th Street West	DR22-183	ADU	R	9/26/2022										2	2	2		No	No	No	Approved
	3131-004-013	44245 Elm Avenue	DR22-189	ADU	R	9/16/2022										1	1	1		No	No	No	Approved
	3176-017-002	45422 9th Street East	DR22-190	ADU	R	9/26/2022										2	2	2		No	No	No	Approved
	3111-025-024	41632 Firenze Street	DR22-199	ADU	R	10/6/2022										1	1	1		No	No	No	Approved
	3110-018-021	3600 W Avenue K-15	DR22-008	ADU	R	1/12/2022										1	1	1		No	No	No	Pending
	3146-011-088	140 E Ave J-7	DR22-011	ADU	R	1/16/2022										1	1	1		No	No	No	Pending
	3146-015-047	1212 E Ave J-12	DR22-017	ADU	R	1/20/2022										1	1	1		No	No	No	Pending
	3133-011-012	44734 Gadden Avenue	DR22-040	ADU	R	2/24/2022										1	1	1		No	No	No	Pending
	3122-006-021	44601 16th Street West	DR22-083	SFD	O	5/29/2022										1	1	1		No	No	No	Pending
	3128-013-045	44923 Division Street	DR22-096	S+	R	5/3/2022										2	2	2		No	No	No	Pending
	3125-001-018	16th Street West, South of Avenue K	DR22-114	SFD	O	5/24/2022										1	1	1		No	No	No	Pending
	3204-008-111, 3204-008-112	Northwest of 56th Street West & Avenue L	DR22-135	SFD	O	6/27/2022										3	0						
	3132-011-017	44254 Beech Avenue	DR22-159	ADU	R	7/28/2022										1	1	1		No	No	No	Pending
	3122-007-057	1502 W Newgrove Street	DR22-173	ADU	R	9/6/2022										1	1	1		No	No	No	Pending
	3248-010-003	Southeast of Avenue K and 56th Street West	DR22-191	MH	O	9/23/2022										1	1	1		No	No	No	Pending
	3248-020-005	Avenue K-12 East of 85th Street West	DR22-216	SFD	O	11/8/2022										1	1	1		No	No	No	Pending
	3154-007-057	Avenue H-6, West of 35th Street East	DR22-222	SFD	O	11/16/2022										1	1	1		No	No	No	Pending
	3146-026-001, 3146-026-002	East of Jackson Street and Ardale Avenue	DR22-223	SFD	O	11/17/2022										1	1	1		No	No	No	Pending
	3176-007-001	345 East Avenue H-13	DR22-224	SFD	O	11/17/2022										1	1	1		No	No	No	Pending
	3176-007-008	309 East Avenue H-13	DR22-225	SFD	O	11/17/2022										1	1	1		No	No	No	Pending
	3176-007-003	323 East Avenue H-13	DR22-226	SFD	O	11/17/2022										1	1	1		No	No	No	Pending
	3176-007-004	341 East Avenue H-13	DR22-227	SFD	O	11/17/2022										1	1	1		No	No	No	Pending
	3176-007-007	331 East Avenue H-13	DR22-228	SFD	O	11/17/2022										1	1	1		No	No	No	Pending
	3176-007-006	Northwest of 4th Street East & Avenue H-13	DR22-229	SFD	O	11/17/2022										1	1	1		No	No	No	Pending

[illegible]

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Reporting Year

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Jurisdiction	Lancaster	
Reporting Year	2022	(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		-	-	-	-	-	-	-	-	-	-	34	2,190
Low	Deed Restricted	1,194	238	70	-	-	-	-	-	-	-	-	308	886
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	1,328	-	-	-	-	-	-	-	-	-	-	115	1,213
	Non-Deed Restricted		91	24	-	-	-	-	-	-	-	-		
Above Moderate		4,277	70	-	199	-	-	-	-	-	-	-	269	4,008
Total RHNA		9,023												
Total Units			425	102	199	-	-	-	-	-	-	-	726	8,297
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.

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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Lancaster	
Reporting Year		2022 (Jan. 1 - Dec. 31)	
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report			
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.			
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	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 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 help facilitate ministerial reviews of lot line adjustments and help 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	Two years of Housing Element adoption	The City is currently working on a new ADU ordinance and is slated for public hearing in September of 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. HNR-1 (Lancaster Housing Authority) project was awarded money and plans are in Building and Safety plan check.
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	City is revising the zoning ordinance to expand incentives for special needs residents.
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 its assist developers.
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,	Adopt Housing Density Overlay 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 is working on brochure and pamphlets.

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 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 INSEPTION	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 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	City is drafting conservation information for the public.
PROGRAM H-4.1: PLANNING AND DEVELOPMENT FEES	Continue to conduct periodic reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided, including an assessment of newly instituted incentives/fee reductions for development, adopted in 202	The fee schedule adopted in 2021 will be posted to the City’s website in March 2022.	Fees are posted online.

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,	Review existing standards and complete zoning text amendments by 2023	City is revising the zoning ordinance to update the Mixed-Use zone section.
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.	Adopt a density bonus ordinance within two years of Housing Element adoption; ongoing	City is revising the zoning ordinance to update the density bonus section.

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; adopt zoning text amendments related to Housing Accountability Act Requirements, ministerial approvals, and review processes within three years of Housing Element adoption.	City is currently working on the changing the zoning ordinance to meet these requirements.
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	Within three years of Housing Element adoption	City is currently working on the changing the zoning ordinance to meet this requirement.
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	Within three years of Housing Element adoption	City is currently working on the changing the zoning ordinance to meet these requirements.
PROGRAM H-4.8: NON-GOVERNMENTAL CONSTRAINTS	Continue to monitor and evaluate development standards and advances in housing construction methods.	Ongoing	City continues to monitor and evaluate development standards and is currently updating the zoning ordinance.
PROGRAM H-4.9: LARGE HOUSING FACILITIES FOR PERSONS WITH DISABILITIES	Review and revise the Zoning Ordinance as needed to similarly permit large residential care facilities in zones where residential uses are permitted or pursue other mitigating options to remove constraints to development.	Within three years of Housing Element adoption	City is currently working on the changing the zoning ordinance to meet these requirements.

Jurisdiction	Lancaster	
Reporting Period	2022	(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 to receive the password that will 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 ckcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Lancaster	<p>NOTE: This table must only be filled out if the housing element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.</p> <p>ANNUAL ELEMENT PROGRESS REPORT</p> <p>Housing Element Implementation</p>	<p>Note: "*" indicates an optional field</p> <p>Cells in grey contain auto-calculation formulas</p>
Reporting Period	2022 (Jan. 1 - Dec. 31)		
Planning Period	6th Cycle 10/15/2021 - 10/15/2029		

[illegible]

Jurisdiction	Lancaster	
Reporting Period	2022	(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

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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 Year	2022	(Jan. 1 - Dec. 31)
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	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		199
Total Units		199

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	519	66	179
2 to 4	0	0	0
5+	0	72	0
ADU	61	61	118
MH	1	0	0
Total	581	199	297

Housing Applications Summary	
Total Housing Applications Submitted:	124
Number of Proposed Units in All Applications Received:	2,151
Total Housing Units Approved:	517
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 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

Cells in grey contain auto-calculation formulas

[illegible]

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		581
Total Units		581

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	3
Above Moderate		288
Total Units		297