

**SUBSTANTIAL  
AMENDMENT  
TO THE  
2021 ACTION PLAN**

HOME INVESTMENT  
PARTNERSHIPS  
PROGRAM

AMERICAN RESCUE  
PLAN



**HOME-ARP ALLOCATION PLAN**

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# **DRAFT HOME-ARP ALLOCATION PLAN**

HOME Investment Partnerships (HOME) Program  
American Rescue Plan



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## **CITY COUNCIL**

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## VERSION HISTORY

No.	Summary of Changes			
2	Published Draft for Public Comment:	9/12/22	Sent to HUD for Approval:	3/20/23
	Conducted Public Hearing:	1/10/23	Approved by HUD:	TBD
	Original HOME-ARP Allocation Plan.			

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## Executive Summary

The City of Lancaster has been allocated \$2,450,524 of HOME-American Rescue Plan Act (HOME-ARP) funding from the US Department of Housing and Urban Development (HUD). In order to receive the HOME-ARP allocation, the City must develop a HOME-ARP Allocation Plan that will become part of the City's PY2021 HUD Annual Action Plan by substantial amendment.

To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the City engaged in consultation with stakeholders and the public, including a virtual consultation session, a survey of stakeholders, a 30-day public comment period, and a public hearing.

The needs assessment and gap analysis identified the following needs and gaps within the City:

- In January 2020, the annual Point in Time (PIT) count revealed that 31 people were residing in emergency housing, either in shelter or transitional housing. Another 2,021 people were unsheltered on the streets, in tents or makeshift shelters, or in cars, vans, RVs or campers.
- 2014-2018 CHAS Data from HUD reported 12,295 households with incomes at or below 30% AMI are at risk of homelessness in the City.
- The 2014-2019 HUD CHAS data indicates there are 8,245 renter households with an annual income at or below 30% AMI with a cost burden that are at greatest risk of housing instability.
- The CHAS data reports that there are 2,795 households with incomes more than 30 and but equal to or less than 50% AMI that are at risk of homelessness in the City because of at least one of the housing problems as defined by HUD.
- The greatest need for supportive services is in the areas of housing search and counseling services, job training and employment services, financial assistance costs, mental health services, and case management services.

To address these needs within the community, the City will allocate a majority of the funds available to the construction of 12 affordable housing units on property already owned by the Lancaster Housing Authority. Additional funds will be allocated to supportive services and nonprofit operating assistance and capacity building.

## Introduction

The City of Lancaster has been allocated \$2,450,524 of HOME-American Rescue Plan Act (HOME-ARP) funding from the US Department of Housing and Urban Development (HUD). To receive the HOME-ARP allocation the City of Lancaster must develop a HOME-ARP Allocation Plan that will become a part of the City's PY2021 HUD Annual Action Plan by substantial amendment. The HOME-ARP Allocation Plan must include the following:

1. A summary of the consultation process and the results of consultation;
2. A summary of comments received through the public participation process and a summary of any comments or recommendations not accepted and the reason why;
3. A description of HOME-ARP qualifying populations within the jurisdiction;
4. An assessment of unmet needs of each qualifying population;
5. An assessment of gaps in housing and shelter inventory, homeless assistance and services, and homelessness prevention service delivery system;
6. A summary of planned use of HOME-ARP funds for eligible activities based on the unmet needs of the qualifying populations;
7. An estimate of the number of housing units for qualifying populations the City will produce or preserve with its HOME-ARP allocation;
8. A description of any preferences for individuals and families in a particular qualifying population or a segment of a qualifying population;
9. HOME-ARP Refinancing Guidelines; and
10. Certifications and SF-424, SF-424B, and SF-424D forms.

The following entities are responsible for preparing the Allocation Plan and those responsible for administration of the HOME-ARP grant.

Responsible Agencies		
Agency Role	Name	Department/Agency
HOME Administrator	City of Lancaster	Housing & Neighborhood Revitalization

## HOME-ARP Eligible Qualifying Populations and Activities

HUD's CPD Notice 21-10 Requirements for the Use of Funds in the HOME-American Rescue Plan Program establishes the requirements for funds appropriated under section 3205 of the American Rescue Plan Act of 2021 for the HOME Investment Partnerships Program (HOME) to provide homelessness assistance and supportive services.

The American Rescue Plan Act (ARP) defines qualifying individuals or families, including Veterans, that are:

1. Homeless, as defined in section 103(a) of the McKinney-Vento Homeless Assistance Act;
2. At risk of homelessness, as defined in section 401 of the McKinney-Vento Homeless Assistance Act;
3. Fleeing or attempting to flee domestic violence, dating violence, sexual assault, or stalking (as defined by HUD in 24 CFR 5.2003) or human trafficking (as outlined in the Trafficking Victims Protection Act of 2000 as amended [22 USC 7102]); and
4. Part of other populations, where providing supportive services or assistance under section 212(a) of the National Affordable Housing Act 42 USC 12472(a) would:
  - a. Prevent a family's homelessness;
  - b. Serve those with the greatest risk of housing instability.

HOME-ARP funds may be used benefit qualifying populations through:

1. Tenant-based Rental Assistance (TBRA);
2. Development and support of affordable housing;
3. Provision of supportive services;
4. Acquisition and development of non-congregate shelter;
5. Nonprofit capacity building and operating assistance; and
6. Program planning and administration.

## Stakeholder Consultation and Public Participation

HUD requires each HOME-ARP Participating Jurisdiction to consult with agencies and service providers whose clientele include the HOME-ARP qualifying populations. Agencies that must, at a minimum, be consulted include the Continuum of Care serving the jurisdiction's geographic area, homeless and domestic violence service providers, veterans' groups, public housing agencies (PHAs), public agencies that address fair housing, civil rights, and the needs of persons with disabilities.

HUD also requires that each Participating Jurisdiction provide opportunities for the public to comment on the proposed Allocation Plan, including the amount of HOME-ARP funds that will be received and the range of activities that the City may undertake.

To ensure broad input into the HOME-ARP Allocation Plan from stakeholders and the public, the City engaged in consultation with stakeholders and the public, including a virtual consultation session, a survey of stakeholders, a 30-day public comment period, and a public hearing.

### Stakeholder Consultation

The City of Lancaster consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, addressing homelessness, and the provision of services to qualifying populations in preparing this HOME-ARP Allocation Plan.

Two virtual sessions were held April 19, 2022. Representatives from multiple agencies, groups, and organizations were invited via email to attend. Those unable to attend were invited to submit written comments via emails or schedule a phone call to share their thoughts.

The virtual consultation session included an overview of the HOME-ARP notice to inform attendees of the qualifying populations and eligible activities, an opportunity to ask clarifying questions, a request for input into needs and gaps, and priority populations and activities, and an overview of the Allocation Plan timeline and process.

Two public meetings were held May 10, 2022. The public meeting was held at the Lancaster Community Center at 44611 Yucca Avenue. The afternoon session was a virtual meeting open to the public. Those unable to attend were invited to submit written comments via emails or schedule a phone call to share their thoughts.

A virtual public meeting was held during a joint session of the City Council-appointed Social Equity and the Homeless Impact commissions. That meeting was open to the public and followed the City’s requirements for noticing public meetings. Those unable to attend were invited to submit written comments via emails or schedule a phone call to share their thoughts.

The public consultation session included an overview of the HOME-ARP notice to inform attendees of the qualifying populations and eligible activities, an opportunity to ask clarifying questions, a request for input into needs and gaps, and priority populations and activities, and an overview of the Allocation Plan timeline and process.

A survey instrument was designed and available online and invited representatives from multiple agencies, groups, and organizations to rank the qualifying populations and eligible activities and services in order of perceived need, and the best approach for carrying out those activities for the community.

The Los Angeles Homeless Services Authority (LAHSA), the lead agency for the Los Angeles Continuum of Care (CoC), held a virtual session to provide their recommendations to jurisdictions being allocated funds. That session was held February 6, 2022, and was attended by staff and representatives of the City. LAHSA also provided a written memorandum outlining their HOME-ARP funding recommendations

The City-sponsored sessions were attended by 39 representatives of 11 agencies. The survey was completed by 34 representatives of 13 agencies. All HUD-required agency types were represented in either the virtual session, public meetings, or the online survey.

### **Organizations Consulted by Type and Method**

Organization Consulted	Type of Organization	Method of Consultation
Antelope Valley Domestic Violence Council dba Valley Oasis	Nonprofit, addresses needs of qualifying populations, including domestic violence victims, lead agency on coordinated entry system (CES)	Public Meeting Virtual Session Survey
Antelope Valley Partners for Health	Nonprofit, addresses needs of qualifying populations, including those at risk of homelessness	Survey
Children's Bureau	Nonprofit, addresses needs of qualifying populations	Survey

Christian Life Assembly	Nonprofit, addresses needs of qualifying populations, including those at risk of homelessness	Survey
City of Lancaster	Public, addresses needs of qualifying populations, serves as public housing authority	Public Meeting Virtual Session Survey
Desert Vineyard Church	Nonprofit, addresses needs of qualifying populations, including homeless	Virtual Session
DMH - Mental Health Clinics	Nonprofit, addresses needs of qualifying populations	Virtual Session
Homeless Impact Commission	Public, addresses needs of qualifying populations, including homeless, domestic violence victims, civil rights, veterans, fair housing, disabilities	Public Meeting
Hope Of The Valley	Nonprofit, addresses needs of qualifying populations	Virtual Session Survey
Kensington Place	Nonprofit, addresses needs of qualifying populations, including those at risk of homelessness	Public Meeting
Los Angeles Homeless Services Authority (LAHSA)	Nonprofit, addresses needs of qualifying populations, including homeless	Agency-Sponsored Virtual Session
Mental Health America of Los Angeles	Nonprofit, addresses needs of qualifying populations, including veterans	Survey
Ohana Center	Nonprofit, addresses needs of qualifying populations, including those at risk of homelessness	Virtual Session
Paving the Way Foundation	Nonprofit, addresses needs of qualifying populations, including veterans, homeless, and those at risk of homelessness	Public Meeting Virtual Session Survey
Project 180	Nonprofit, addresses needs of qualifying populations, including homeless and those at risk of homelessness	Survey
Project Joy USA Inc.	Nonprofit, addresses needs of qualifying populations, including veterans, homeless, and those at risk of homelessness	Virtual Session Survey
Social Equity Commission	Public, addresses needs of qualifying populations, including homeless, domestic violence victims, civil rights, veterans, fair housing, disabilities	Public Meeting
The People Concern	Nonprofit, addresses needs of qualifying populations, including homeless and those at risk of homelessness	Virtual Session Survey
Volunteers of America - Lancaster	Nonprofit, addresses needs of qualifying populations, including those at risk of homelessness	Virtual Session

Youth with a Purpose	Nonprofit, addresses needs of qualifying populations, including those at risk of homelessness	Virtual Session
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## Summary of Feedback Received from Consulted Organizations

Consultation revealed strong support for the following:

**Development and support of affordable housing.** Participants in the sessions discussed the need for additional affordable rental housing. Specific issues mentioned included the shortage of affordable housing inventory; shortage of affordable housing available to voucher holders; and competition favoring those that can meet extreme income requirements, without children, and steady jobs. Several participants noted that there are two potential projects being considered in the City: one providing affordable rental housing and one planned to convert two hotels into housing. Of respondents to the survey, 94% believed there was a high need for this activity.

**Tenant-based rental assistance (TBRA).** In conjunction with affordable housing, many participants mentioned the need to increase availability of the TBRA program and as a companion to the development of affordable housing. Also mentioned was the need for incentives to get and keep landlords to accept tenants. Of respondents to the survey, 68% believed there was a high need for this activity.

**Acquisition and development of non-congregate shelter.** Many participants mentioned the need for shelter in general and for specific populations including families, transitional age youth (TAY), those fleeing domestic violence and other situations, and senior citizens. Of respondents to the survey, 62% believed there was a high need for this activity.

**Provision of supportive services.** Many examples of supportive services were mentioned in the sessions including case management, help in finding temporary and permanent housing, mental health services, transportation and financial assistance. Survey respondents were asked to rate what they believed is the current need for various services eligible under HOME-ARP. Of respondents to the survey, 60% believed there was a high need for this activity. The activities with the most ratings for “high need” were housing search and counseling services and job training and employment services (both 83%), financial assistance costs (80%), mental health services (77%), and case management services (76%).



Rating of Current Need for Supportive Services				
Supportive Services	High Need	Moderate Need	Low Need	No Need
Case management services	76%	18%	6%	0%
Child Care Assistance	52%	35%	10%	3%
Credit repair services	50%	32%	15%	3%
Education Services	64%	30%	6%	0%
Financial assistance costs	80%	11%	9%	0%
Food assistance	57%	31%	11%	0%
Housing search and counseling services	83%	17%	0%	0%
Job training and employment services	83%	17%	0%	0%
Landlord/tenant liaison services	65%	29%	3%	3%
Legal services	46%	40%	14%	0%
Mediation services	26%	49%	23%	3%
Mental health services	77%	20%	3%	0%
Outpatient health services	47%	38%	12%	3%
Outreach services	69%	23%	6%	3%
Services for special populations	66%	26%	9%	0%
Substance abuse treatment	68%	24%	9%	0%
Transportation assistance	66%	31%	3%	0%

**Nonprofit capacity building and operating assistance.** In the survey, respondents were asked if they believed there was a need for nonprofit capacity building and operating assistance. Of respondents to the survey, 100% responded affirmatively that there was a need in the nonprofit sector for capacity building and 97% for operating assistance.

In their memorandum and their agency sponsored virtual session, the Los Angeles Homeless Services Authority (LAHSA) recommendations for the use of HOME-ARP funds within Los Angeles County. They advocated that a “balance of resources to within the homeless services system is critical to ensure effective operations” and recommend a ration of five permanent housing resources for every interim housing bed. That balance informs their recommendations:

1. Acquisition of permanent housing resources if other funds are available to leverage for the purchase of multi-unit buildings, scattered sites properties, or individual units.
2. Master leasing, which is not outlined in the HOME-ARP guidance but is being explored through conversations between LAHSA and HUD.

3. Supportive services that support emergency housing vouchers and services based in problem solving, prevention and diversion to prevent the need for interim housing or accessing the homeless services system.

## **Public Participation**

To provide opportunities for public participation, the City of Lancaster sent an email to all agencies and individuals on its email list notifying them of the opportunity to participate in the virtual consultation sessions to be held on April 19, 2022. In addition to attending the virtual consultation session, they were asked to complete an online survey regarding their views of the level of need for the eligible activities and qualifying populations as described by the CPD Notice 21-10. Those unable to attend, or who had further comments after the virtual session were invited to email them directly to City staff.

A combined notice of public comment period and public hearing was published in the *Antelope Valley Press* on September 12, 2022. The *Antelope Valley Press* qualifies as a newspaper of general circulation. The public notice was published in both English and Spanish.

## **Efforts to Broaden Public Participation**

To broaden public participation, members of the public who are on the City's email list were also invited via email to attend the public consultation session held on May 10, 2022, in the formulation of the Allocation Plan.

## **Public Comments and Recommendations Received**

There were no comments on the Allocation Plan during the Public Comment period. Only one comment was received during the Public Hearing on January 10, 2023. That comment was in support of the Allocation Plan.

## **Public Comments and Recommendations Not Accepted and Reasons Why**

There were no comments on the Allocation Plan during the Public Comment period or during the Public Hearing that were not accepted.

## Needs Assessment and Gap Analysis

The needs assessment and gap analysis must evaluate the size and demographic composition of HOME-ARP qualifying populations, and unmet needs of HOME-ARP qualifying populations. In addition, the needs assessment and gap analysis must identify any gaps within its current shelter and housing inventory, and service delivery system. This needs assessment and gap analysis focuses on the following:

1. Sheltered and unsheltered homeless populations;
2. Currently housed populations at risk of homelessness;
3. Other families requiring services or housing to prevent homelessness; and
4. Those at greatest risk of housing instability or unstable housing situations.

### Housing Inventory Count

The annual Housing Inventory Count (HIC) provides useful context regarding the number and type of beds and units that are available for individuals and families experiencing on any given night. The following tables summarize beds and units available as of January 2021 in the City by bed type.

Emergency housing beds include emergency shelter and transitional housing; emergency shelter generally allows for short-term or nightly stays, while transitional housing generally allows for a stay up to 24 months. Both types of emergency housing may include supportive services designed to facilitate movement to independent living.

The 2021 HIC did not include details about housing available for subpopulations.

Emergency Housing Beds Available January-October 2021					
	Family Units	Family Beds	Adult-Only Beds	Child-Only Beds	Total Year-Round Beds
Emergency Shelter	40	80	248	0	368
Transitional Housing	0	0	30	0	30
Total Emergency Housing Beds	40	80	278	0	398

Rapid rehousing provides security and utility deposits and/or monthly rental and utility assistance for rental units that rent for less than the fair market rent. Assistance is generally provided for the shortest period of time necessary for a household to gain stable housing and can range from 3 to 24 months. Permanent supportive housing provides for an unlimited lease term; residents receive services necessary to promote continued housing stability.

Rapid Rehousing and Permanent Supportive Housing Available January-October 2021					
	Family Units	Family Beds	Adult-Only Beds	Child-Only Beds	Total Year-Round Beds
Rapid Rehousing	6	24	55	0	85
Permanent Supportive Housing	22	82	291	0	395
Total Year-Round Beds	28	106	346	0	480

## Size and Demographic Composition of Qualifying Populations

Due to the coronavirus pandemic, there was no street count conducted in 2021 to identify unsheltered homeless populations. The January 2020 Point-in-Time (PIT) count of both sheltered and unsheltered homelessness is used for this analysis.

## Sheltered Homeless Populations

The 2020 sheltered Point-in-Time count identified 31 people experiencing sheltered homelessness in the City on January 22, 2020. People are considered sheltered when they are residing in emergency shelter or transitional housing, but not when they are receiving rapid rehousing assistance or residing in permanent supportive housing. Among individuals experiencing sheltered homelessness:

- 7 (22.58%) were in emergency housing
- 24 (77.42%) were in transitional housing

LAHSA does the official PIT count in Los Angeles County and does not publish demographics or family status.

## **Unsheltered Homeless Populations**

The 2020 unsheltered point-in-time count identified 2,021 people experiencing unsheltered homelessness on January 22, 2020. Among individuals experiencing unsheltered homelessness:

- 654.0 (32.35%) were on the street
- 381.9 (18.89%) were in cars
- 345.7 (17.10%) were in makeshift shelters
- 293.6 (14.52%) were in tents
- 251.2 (12.43%) were in RVs/campers
- 95.2 (4.71%) were in vans

## **At-risk of Homelessness**

Households at risk of homelessness are those with incomes at or below 30% AMI that lack sufficient resources or support networks to prevent homelessness, and

- Have moved more than two times due to economic reasons in the past 60 days, or
- Are doubled up with another household due to economic hardship, or
- Will be evicted within 21 days, or
- Live in a hotel or motel without financial assistance from a nonprofit or government entity, or
- Live in an efficiency apartment and are overcrowded, or
- Are exiting a publicly-funded institution or system of care

The CHAS 2014-2018 Data Table 10 indicates that there are approximately 12,295 households with incomes at or below 30% AMI that are at risk of homelessness in the City.

## **Fleeing or Attempting to Flee Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking**

The State of California Department of Justice maintains statistics on domestic violence statewide by jurisdiction. In 2020, the Los Angeles County Sherriff's Department responded to a total of 1,381 calls related to domestic violence within the City limits. Of these calls:

- 212 of these domestic incidents did not involve a weapon
- 1,169 calls involved a weapon
  - 30 domestic incidents involved a firearm
  - 26 domestic incidents involved a knife or cutting instruments

- 112 domestic incidents involved other dangerous weapons
- 1,001 domestic incidents involved personal weapons (i.e. feet or hands, etc.)

Therefore, if each one of these calls represented a household with member(s) who required housing assistance, it can be estimated that there were up to 951 households in 2018 who were in need of some form of housing assistance. The form of housing assistance required may vary depending on the specific circumstances of each case.

### **Other Populations**

Other populations, as defined by HOME-ARP, include those who:

1. Are currently housed and at risk of repeat homelessness;
2. Have incomes at or below 30% AMI and are experiencing severe housing cost burden; and
3. Otherwise meet the definition of at risk of homelessness and have incomes income of more than 30% and at or below 50%

### **Other Populations: At greatest risk of housing instability – Households with incomes <=30% AMI and experiencing severe housing cost burden**

The 2014-2019 HUD CHAS data indicates there are 8,245 renter households with an annual income at or below 30% AMI with a cost burden more than 50% that are at greatest risk of housing instability in the City.

These renter households include:

- Two-person households, one or both of whom are age 62 or older: 60
- Small families with 2-4 non-elderly people: 135
- Large families with 5 or more people: 65
- People living alone or with non-relatives who are age 62 or older: 175
- People living alone or with non-relatives, none of whom are age 62 or older: 70

### **Other Populations: At greatest risk of housing instability – Households with incomes 30-50% AMI with at least one housing problem that meet HUD's §91.5 definition of at risk of homelessness**

Households in this category are those with incomes at more than 30% and at or below 50% AMI that lack sufficient resources or support networks to prevent homelessness, and

- Have moved more than two times due to economic reasons in the past 60 days, or
- Are doubled up with another household due to economic hardship, or
- Will be evicted within 21 days, or
- Live in a hotel or motel without financial assistance from a nonprofit or government entity, or
- Live in an efficiency apartment and are overcrowded, or
- Are exiting a publicly-funded institution or system of care

HUD Comprehensive Housing Affordability Strategy (CHAS) 2014-2018 Data Table 10 provides information on households that include more than one family, household income level and overcrowding. The CHAS data indicates that there are approximately 2,795 households with incomes between 30 and 50% AMI that are at risk of homelessness in the City because of at least one of the housing problems as defined by HUD. In addition, 230 are living in households with more than one family.

### **Unmet Housing Needs of Qualifying Populations**

The greatest unmet housing need of qualifying populations is the availability of affordable rental housing.

For both sheltered and unsheltered homeless, housing is major issue. The last PIT Count reported, done on January 22, 2020, there were 2,021 unsheltered persons in the City. The 2021 HIC Count found 398 emergency housing beds and 480 rapid rehousing and permanent supportive housing beds in the City. Even if empty and available, the unsheltered count exceeds the available beds by 2.3 times.

For individuals and households at risk of homelessness, defined as those with incomes at or below 30% AMI, there are 9,180 households but only 3,595 units available to those households.

For those fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking, 1,381 made calls to the Sheriff's Department to report an incident. Many of these cases involve individuals that maybe facing further violence if they remain within the same dwelling unit and need to relocate to new housing.

For the "other populations" identified by HUD for these funds, (including those households at or below 30% AMI with a severe cost burden and those with incomes of more than 30% but at or below 50% AMI with at least one housing burden) there are 2,795 households but only 510 units available to those households.

Housing Needs Inventory and Gap Analysis					
		Available Units	Level of Need	HH with at least 1 Housing Problem	GAP (units-level of need)
Total Rental Units	22,190				
<=30% AMI		3,595	9,180	5,580	5,585
>30% to <=50% AMI		510	3,540	2,795	3,030
Total <=50% AMI		4,105	12,270	8,375	8,615

### Unmet Service Needs of Qualifying Populations

Based on consultation with service providers in the City, the greatest unmet service needs of qualifying populations Included sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations are:

- Housing search and counseling services
- Job training and employment services
- Financial assistance costs
- Mental health services
- Case management services

Additional unmet service needs of qualifying populations, including sheltered and unsheltered homeless populations, currently housed populations at risk of homelessness, other families requiring services or assistance to prevent homelessness, and those at greatest risk of housing instability or in unstable housing situations include the following as described in HUD CPD Notice 2021-10, as may be amended:

- Credit repair services
- Education Services
- Food assistance
- Landlord/tenant liaison services
- Legal services
- Mediation services
- Outpatient health services
- Outreach services
- Services for special populations
- Substance abuse treatment



- Transportation assistance

## **Current Resources Available to Assist Qualifying Populations**

Current available resources include:

- Congregate beds and non-congregate shelter units;
- Supportive services; and
- Affordable and permanent supportive housing

### **Current Resources: Congregate Beds and Non-congregate Shelter Units**

In January 2021, there were 398 congregate beds and 480 beds in non-congregate shelter units. Congregate beds include emergency, safe haven, and transitional housing beds and units. Non-congregate shelter includes permanent supportive housing and rapid re-housing.

### **Current Resources: Supportive Services**

The lead agency on coordinated entry system (CES), Valley Oasis, considers 39 agencies providing a range of supportive services as referral partners and another 20 agencies as participating partners in the CES system. Although Valley Oasis serves communities other than Lancaster, most of the agencies also service an area larger than Lancaster. The range of services available in the network includes mental health services, domestic violence prevention, children's services, jobs, food assistance, education services, veterans' services, and housing services.

### **Current Resources: Tenant-based Rental Assistance**

The City currently does not use its HOME funds for Tenant-based rental assistance.

### **Current Resources: Permanent Supportive Rental Housing**

There are seven apartment complexes within the City that have been identified as having permanent supportive housing units. The properties offer 22 units allowing children, with 85 beds and another 291 beds not available to children.

## **Shelter, Housing and Service Delivery System Gaps**

### **Shelter Gap**

There is an estimated need for 2,014 additional shelter beds based on the 2020 PIT count. The PIT count found that there were 7 persons in emergency shelter in the City but 2,021

unsheltered persons in a variety of situations, including on the street, in tents or makeshift shelters, or in cars, vans or RVs/campers.

The 2020 PIT count does not define, how many were individuals, in family units, or children.

### **Tenant-based Rental Assistance Gap**

There is an estimated gap of 7,845 tenant-based rental assistance vouchers for households with income at or below 50% AMI and paying more than 50% of household income for rent, including utilities.

Tenant-based Rental Assistance Gap	
Renter Households with Income at or below 50% AMI paying more than 50% of income for rent, including utilities	7,845
TBRA vouchers available	0
<i>TBRA gap</i>	<i>7,845</i>

### **Affordable Supportive Rental Housing Gap**

There is an estimated gap of 5,425 rental units affordable to renter households with income at or below 30% AMI and an estimated gap of 2,480 rental units affordable to renter households with income more than 30% and equal to or less than 50% AMI.

The number of Affordable Rental Units was calculated using HUD CHAS Data Table 7 and is equal to the number of renter households' income category paying more than 50% of household income for rent, including utilities.

Affordable Rental Unit Gap	
Renter Households with Income at or below 30% AMI paying more than 50% of income for rent, including utilities	6,085
Renter Households with Income 30% to 50% AMI paying more than 50% of income for rent, including utilities	1,760
<i>Total Affordable Rental Unit Need</i>	<i>7,845</i>

### **Permanent Supportive Rental Housing Gap**

Permanent supportive rental housing is a subset of the affordable rental housing gap, primarily for households with income at or below 30% AMI. In addition to affordable rent, permanent supportive housing provides an array of services necessary to help people with disabilities and/or experiencing chronic homelessness to retain housing stability. There is an estimated gap of 530 permanent supportive housing units in the City.

The number of Permanent Supportive Rental Housing Units needed was calculated by multiplying the current population of the City, according to the California Census 2020, by the per capita need (.003182) in California as calculated by the Corporation for Supportive Housing.

Permanent Supportive Housing Gap	
Population of Lancaster Census 2020	173,516
Per capita estimate of permanent supportive housing need	.003183
Estimated need for Permanent Supportive Housing	552
Permanent Supportive Housing Units Available	22
<i>Total Permanent Supportive Housing Gap</i>	<i>530</i>

### Service Delivery System Gaps

To identify gaps in the service delivery system, the City relied on its consultation with stakeholders and experience working with the organizations working in the City. The stakeholders believe that the most critical service gaps are in the areas of job training and employment services, housing search and housing counseling services, childcare, mental health services, outreach services, and case management. The stakeholders also believed there was a need for assistance with general administrative costs and building capacity among the service providers serving the City's qualifying populations.

### Characteristics of Housing Associated with Increased Risk of Homelessness for Other Populations

For other populations, severe housing cost burden, or paying more than 50% of household income for rent and utilities is the primary characteristic of housing associated with the risk of homelessness in the City. The HUD CHAS Data Table 7 indicates there are 7,845 household at or below 50% AMI who are spending more than 50% of the household income on rent and utilities.

## Priority Needs for Qualifying Populations

**Homeless.** An article on the website [policyadvice.net](https://policyadvice.net), *The State of Homelessness in the US-2022*, uses PBS as a source for the following statistics:

- 25% of homeless people have a mental illness
- 38% have an alcohol abuse issue
- 26% have a drug abuse issue

That information, and other research, indicates that there is a need for mental health services and substance abuse services for the homeless in the Consortium. Participants in the consultation process believed that homelessness was best served by the development of additional shelter beds, affordable housing, and TBRA assistance for housing. The priority needs for supportive services included housing search, mental health services, financial assistance, and case management.

**At risk of homelessness.** One of the indicators of risk of homelessness is the lack of sufficient resources or support networks to prevent them from moving to emergency shelter or the being unhoused. According to the National Alliance to End Homelessness, in their *State of Homelessness: 2021 Edition*, households experiencing a severe housing cost burden and households “doubling up” or sharing housing are both at a greater risk of homelessness than they were in 2007. They used numbers from 2019, before the COVID-19 pandemic and project that reduced work hours and elevated unemployment will have increased those at risk.

Participants in the consultation process believed those at risk of homelessness in the Consortium would benefit from additional affordable housing, TBRA assistance for housing, and supportive services offering housing counseling, fair housing, credit repair services, and eviction defense.

**Fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking.** The National Resource Center on Domestic Violence reports that domestic violence is frequently an immediate cause or precursor to homelessness and housing instability and that more than a third of domestic violence survivors report becoming homeless immediately after separating from their partners. The national Institute of Justice reports that one homeless woman in four is homeless mainly because of her experiences with violence. That violence can include categories of domestic violence, dating violence, sexual assault, stalking or human trafficking.

Participants in the consultation process believed those dealing with fleeing unsafe relationships or living situations, would benefit from supportive services offering housing counseling, mental health services, fair housing, case management services affordable housing and TBRA assistance.

**Other populations.** The risk of housing instability encompasses a number of challenges, such as having at least one housing problem trouble paying rent, overcrowding, moving frequently, staying with friends or family, or rent burden or currently housed due to temporary rental assistance. Those populations affected by housing instability can include children and people who have spent time in prison. According to the US Department of Health and Human Services, those affected by housing instability may live in substandard housing subjecting them to health and safety risks, live in overcrowded units, or forced moves that may result in homelessness.

Participants in the consultation process believed that housing instability, often caused by rent burden, and preventing homelessness was best addressed with affordable rental housing, TBRA assistance, non-congregate shelter, and supportive services including job training and employment services, housing search and housing counseling services, childcare, mental health services, outreach services, and case management.

## HOME-ARP Activities

The City will solicit applications from developers, service providers, and/or nonprofits to administer eligible activities and/or develop shelter and housing. A Notice of Funds Available (NOFA) will be issued. The NOFA will, at a minimum, specify eligible activities, eligible applicants, minimum and maximum funding amounts, application thresholds, and will provide instructions on how to submit a proposal. The City will not directly administer HOME-ARP activities beyond program administration and planning and no developers, service providers, and/or nonprofits are responsible for program administration and planning on behalf of the City.

### Uses of HOME-ARP Funding

Activity	Funding Amount	Percent of Allocation	Statutory Limit
Non-congregate Shelter			
Affordable Rental Housing	\$2,082,945	85%	
Tenant-based Rental Assistance			
Supportive Services			
Nonprofit Operating Assistance			5%
Nonprofit Capacity Building			5%
Administration and Planning	\$367,579	15%	15%
<b>Total HOME-ARP Allocation</b>	<b>\$2,450,524</b>		

### Rationale for Uses of HOME-ARP Funding

There is need for additional projects, programs and services in all the eligible activity areas and serving the qualifying populations as evidenced by the consultation process and the needs assessment and gap analysis undertaken in the preparation of this allocation plan.

In the early 2000s, the Lancaster Redevelopment Agency (“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 (“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 Authority owned land. By the end of this year, the Authority will solicit additional RFPs for the acquisition and development of affordable housing on approximately 40 acres covering several Authority owned sites.

Coinciding with the Authority's efforts, the City has determined that the highest and best use for this allocation, for the greatest impact in the lives of individuals and families, is to allocate 85% of the funds for the construction of affordable housing towards one of the Authority owned sites.

## **HOME-ARP Housing Production Goals**

The City of Lancaster will provide financial assistance for the construction of approximately 12 affordable rental units utilizing HOME-ARP funds. The units will be available in a range of income levels ranging from 30% AMI to 80% AMI.

## **Preferences**

The City of Lancaster will not provide preferences to any population or subpopulation.

## **HOME-ARP Refinancing Guidelines**

The City of Lancaster does not plan to use HOME-ARP funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds. Therefore, refinancing guidelines pursuant to 24 CFR 92.206(b) are not applicable to this HOME-ARP Allocation Plan.



## **APPENDIX A**

### **Citizen Participation**



## **Summary of Citizen Participation Comments**

Allocation Plan Public Review and Comment Period:  
September 12 to 27, 2022

There were no comments on the Allocation Plan during the Public Comment period.

Public Hearing before City Council:  
January 10, 2023

There was one comment was received during the Public Hearing on January 10, 2023. That comment was in support of the Allocation Plan. Included are the minutes of the January 10, 2023, Lancaster City Council meeting. The public hearing is noted on Page 6, item PH3.

# AFFIDAVIT OF PUBLICATION

(2015.5 C.C.P.)

JAN 3 PM4:2

STATE OF CALIFORNIA }  
County of Los Angeles } ss

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## NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING HOME-ARP

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the **Antelope Valley Press**, a newspaper of general circulation, printed and published **daily** in the city of **Palmdale**, County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under date of October 24, 1931, Case Number 328601; Modified Case Number 657770 April 11, 1956; also operating as the **Ledger-Gazette**, adjudicated a legal newspaper June 15, 1927, by Superior Court decree No. 224545; also operating as the **Desert Mailer News**, formerly known as the **South Antelope Valley Foothill News**, adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California on May 29, 1967, Case Number NOC564 and adjudicated a newspaper of general circulation for the **City of Lancaster**, State of California on January 26, 1990, Case Number NOC10714, Modified October 22, 1990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

**Dec. 23, 2022**

I certify (or declare) under penalty of perjury that  
the fore-going is true and correct.



Signature

**Dated December 23, 2022**  
**Executed at Palmdale, California**

*Antelope Valley Press*

37404 SIERRA HWY., PALMDALE CA 93550  
Telephone (661)267-4112/Fax (661)947-4870

### LEGAL NOTICE CITY OF LANCASTER NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING

Notice is hereby given that the City of Lancaster has prepared the Draft HOME-ARP Allocation Plan in accordance with U.S. Department of Housing and Urban Development (HUD) requirements to prepare and submit an Allocation Plan as a condition of receiving the allocation of HOME Investment Partnerships Program American Rescue Plan (HOME-ARP) funds.

The Allocation Plan establishes the programs and activities to be undertaken using HOME-ARP funds upon approval of the Allocation Plan, and ending September 30, 2030. The City anticipates receiving \$2,450,524 in HOME-ARP funds for the program period.

HOME-ARP funding will assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations to reduce homelessness and increase housing stability. The potential types of activities that will be further outlined in the draft may include: acquisition and development of non-congregate shelter units, development and support of affordable rental housing, tenant based rental assistance (TBRA) and provision of supportive services.

The Draft Allocation Plan may be reviewed from December 22, 2022, to January 10, 2023. The documents will be accessible at the following locations:

- City Clerk Office: 44933 Fern Avenue, Lancaster, CA 93534
- City of Lancaster Website: [www.cityoflanasterca.org](http://www.cityoflanasterca.org)

DATE OF HEARING: January 10, 2023  
TIME OF HEARING: 5:00 p.m.  
PLACE OF HEARING: Council Chambers - Lancaster City Hall  
44933 Fern Avenue

All interested persons are invited to attend the meeting to comment on the Draft HOME-ARP Allocation Plan. Members of the public unable to attend the public hearing may submit their comments and recommendations in writing to the City of Lancaster, 44933 Fern Avenue, Lancaster, California 93534, Attn: Andrea Alexander, City Clerk, or by calling the City Clerk Department at (661) 723-6020 with comments relative to the public hearing.

In compliance with the Americans with Disabilities Act, this meeting will be held in a manner that is accessible to persons with disabilities; if you need special assistance to participate in this public meeting please contact the City Clerk at (661) 723-6020. TDD users may call the California TDD Relay Service at 1-800-735-2922. In compliance with the Americans with Disabilities Act and Executive Order N-29-20, the City has implemented a procedure for receiving and swiftly resolving requests for reasonable modification or accommodation from individuals with disabilities, consistent with the Americans with Disabilities Act and resolving any doubt whatsoever in favor of accessibility. Services such as American Sign Language interpreters, a reader during the meeting, auxiliary aids, and large print copies of the agenda and/or translation assistance for non-English speakers are available upon reasonable and timely request. To ensure availability, you are advised to make your request at least 72 hours prior to the meeting/event you wish to attend. Due to difficulties in securing sign language interpreters, five or more business days' notice is strongly recommended. For additional information, please contact the City Clerk at 661-723-6020.

DATED: \_\_\_\_\_

ANDREA ALEXANDER  
City Clerk  
City of Lancaster

Published: Friday, December 23, 2022 - Antelope Valley Press

# AFFIDAVIT OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA }

County of Los Angeles

SS

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## NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING HOME ARP

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above entitled matter. I am the principal clerk of the printer of the **Antelope Valley Press**, a newspaper of general circulation, printed and published daily in the city of **Palmdale, County of Los Angeles**, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under date of October 24, 1931, Case Number 328601; Modified Case Number 657770 April 11, 1956; also operating as the Ledger-Gazette, adjudicated a legal newspaper June 15, 1927, by Superior Court decree No. 224545; also operating as the Desert Mailer News, formerly known as the South Antelope Valley Foothill News, adjudicated a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California on May 29, 1967, Case Number NOC564 and adjudicated a newspaper of general circulation for the **City of Lancaster**, State of California on January 26, 1990, Case Number NOC10714, Modified October 22, 1990; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

**Nov. 10, 2022**

I certify (or declare) under penalty of perjury that the fore-going is true and correct.



Signature

**Dated November 10, 2022**  
**Executed at Palmdale, California**

*Valley Press*

37404 SIERRA HWY., PALMDALE CA 93550  
Telephone (661)267-4112/Fax (661)947-4870

### LEGAL NOTICE CITY OF LANCASTER NOTICE OF PUBLIC COMMENT PERIOD AND PUBLIC HEARING

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The Allocation Plan establishes the programs and activities to be undertaken using HOME-ARP funds beginning December 1, 2022, and ending September 30, 2030. The City anticipates receiving \$2,450,524 in HOME-ARP funds for the program period.

HOME-ARP funding will assist individuals or households who are in greatest risk of homelessness, and other vulnerable populations to reduce homelessness and increase housing stability. The potential types of activities that will be further outlined in the draft may include: acquisition and development of non-congregate shelter units, development and support of affordable rental housing, tenant based rental assistance (TBRA) and provision of supportive services.

The Draft Allocation Plan may be reviewed from November 13 to December 13, 2022. The documents will be accessible at the following locations:

- City Clerk Office - 44933 Fern Avenue, Lancaster, CA 93534
- City of Lancaster Website - [www.cityoflanasterca.org](http://www.cityoflanasterca.org)

DATE OF HEARING: December 13, 2022  
TIME OF HEARING: 5:00 p.m.  
PLACE OF HEARING: Council Chambers - Lancaster City Hall  
44933 Fern Avenue

All interested persons are invited to attend the meeting to comment on the Draft HOME-ARP Allocation Plan. Members of the public unable to attend the public hearing may submit their comments and recommendations in writing to the City of Lancaster, 44933 Fern Avenue, Lancaster, California 93534, Attn: Andrea Alexander, City Clerk, or by calling the City Clerk Department at (661) 723-8020 with comments relative to the public hearing.

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ANDREA ALEXANDER  
City Clerk  
City of Lancaster

DATED: \_\_\_\_\_

Published: Friday, November 10, 2022 Antelope Valley Press

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01/24/23
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**CITY COUNCIL/SUCCESSOR AGENCY/HOUSING/  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY  
AUTHORITY  
REGULAR MEETING  
MINUTES**

**Tuesday, January 10, 2023**

**CALL TO ORDER**

Mayor Parris called the meeting of the Lancaster City Council/Successor Agency/Housing/Financing/Power/California Choice Energy Authority to order at 5:01 p.m.

**ROLL CALL**

PRESENT: City Council Members /Agency Directors /Authority Members: Dorris, Malhi, Mann; Vice Mayor/Vice Chair Crist; Mayor/Chair Parris

**STAFF MEMBERS:**

City Manager/Executive Director; Assistant City Manager/Deputy Executive Director; City Attorney/Agency/Authority Counsel; City Clerk/Agency/Authority Secretary; Assistant to the City Manager, Finance and Technology Director; Parks, Recreation and Arts Director; Development Services Director; Chief of Police/Public Safety Director; Community Development Senior Manager; Real Estate & Economic Development Senior Manager

**INVOCATION**

Rodrick Armalin, Public Safety Director

**PLEDGE OF ALLEGIANCE**

Council Member Ken Mann

**ED 1. COVID-19 PANDEMIC UPDATES AND ACTIONS**

Deputy Mayor Dr. Troung provided a presentation on this item.

Discussion among Council included researching hospitalizations and deaths related to fentanyl overdoses.

Deputy Mayor Dr. Stock provided background on fentanyl addictions.

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FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
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Mayor Parris directed staff to provide a plan/playbook and research protocols to manage drug overdoses and prevention.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved item number ED 1 as comprised, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**Recommendation(s):**

1. Received update from staff and/or deputy mayors regarding COVID-19 pandemic status.
2. Directed staff to take actions in response to updated COVID-19 information.
3. Authorized the City Manager to take actions, execute documents and/or expend funds in response to the COVID-19 pandemic.
4. Authorized and/or directed the City Attorney, with the concurrence of the City Manager, to take actions, execute documents and expend funds in response to legal issues pertaining to the COVID-19 pandemic.
5. Found that the California Environmental Quality Act does not apply to this item.

**CONSENT CALENDAR**

Vice Mayor Crist stated that he needed to recuse himself from item number CC 8.

Andrea Alexander, City Clerk provided clarification regarding the amount listed in item number CC 7 stating the amount listed should be \$72,997.22 consistent with the staff report, instead of \$40,000 as listed on the agenda.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council approved the Consent Calendar as comprised pulling item number CC 7 and item number CC 8 for separate discussion, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Jason Caudle, City Manager presented the staff report on item number CC 7.

Addressing the Council at this time:

Shawn Cannon- spoke in support of item number CC 7.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved item number CC 7 as comprised, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Vice Mayor Crist stated that he needed to recuse himself from item number CC 8 due to campaign funds received.

Allison Burns, City Attorney advised Vice Mayor Crist regarding timeframe for the new law regarding campaign contribution funds received in the previous year of 2022 as it

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FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
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relates to conflicts of interests. The City Attorney further advised that Vice Mayor Crist does not need to recuse himself if the contribution was received during the year 2022.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council approved item number CC 8 as comprised, by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CC 1. ORDINANCE WAIVER**

Waived further reading of any proposed ordinances. (This permits reading the title only in lieu of reciting the entire text.)

**CC 2. MEETING MINUTES**

Approved the City Council/Successor Agency/Housing/Financing/Power/California Choice Energy Authority Regular Meeting Minutes of December 13, 2022.

**CC 3. CHECK REGISTERS – DECEMBER 2, 2022, THROUGH DECEMBER 24, 2022**

Approved the Check and Wire Registers for December 2, 2022, through December 24, 2022.

**CC 4. MONTHLY REPORT OF INVESTMENTS – NOVEMBER 2022**

Accepted and approved the November 2022 Monthly Report of Investments as submitted.

**CC 5. AGREEMENT WITH THE CALIFORNIA DEPARTMENT OF CORRECTIONS & REHABILITATION AGREEMENT NUMBER C5611122 - INMATE COMMUNITY SERVICE WORK CREWS**

Recommendation(s):

1. Approved the agreement with the California Department of Corrections & Rehabilitation (CDCR) for inmate community service work crews.
2. Authorized the City Manager, or his designee, to sign all documents.
3. Found that the California Environmental Quality Act does not apply to this item.

**CC 6. TASK ORDER FOR MULTI-YEAR PROFESSIONAL SERVICES (SERVICE GROUP CATEGORY 12 – ARCHITECTURAL AND ENGINEERING DESIGN – ON-SITE FACILITIES) FOR EL DORADO PARK IMPROVEMENTS (REFERENCE PWCP 24-008)**

Recommendation(s):

1. Approved Task Order No. 1 with IDS Group, of Irvine, California, in accordance with the Multi-Year Professional Services Agreement, Service Group Category (SGC) 12 –



Architectural and Engineering Design – On-Site Facilities, to provide Architectural and Engineering (A & E) services for El Dorado Park Improvements in the amount of \$337,740.00 plus a 10% contingency; and authorized the City Manager, or his designee, to sign all documents.

**CC 7. APPROVE AMENDMENT OF PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF LANCASTER AND RONALD CHATTERS, III, CONSULTANT**

Recommendation(s):

1. Approved an amendment of Professional Services Agreement between the City of Lancaster and Ronald Chatters, III to increase contract amount by \$40,000 to complete implementation of the Administrative Citation Program.
2. Found that the California Environmental Quality Act does not apply to this item.

**CC 8. ZONE CHANGE NO. 21-04 LOCATED AT THE NORTHEAST CORNER OF 55TH STREET WEST AND AVENUE K (APNS: 3203-016-035, -036, -037)**

Recommendation(s):

1. Adopted **Ordinance No. 1096**, amending the City Zoning Plan for approximately 38.9 gross acres of land located at the northeast corner of 55th Street West and Avenue K (APNs: 3203-016-035, -036, -037) from Single-Family Residential, minimum lot size 10,000 square feet (R-10,000), and Single-Family Residential, minimum lot size 15,000 square feet (R-15,000) to Single-Family Residential, minimum lot size 7,000 square feet (R-7,000), known as Zone Change No. 21-04.
2. Found that the City has complied with the California Environmental Quality Act. An initial study (SCH #2022090101) was prepared for the proposed project and circulated for a 30-day public review period in accordance with the California Environmental Quality Act (CEQA). The public review period started on September 9, 2022 and ended on October 11, 2022. The Notice of Determination was filed on November 1, 2022.

**CC 9. ORDINANCE PERTAINING TO LANCASTER MUNICIPAL CODE PROVISIONS REGARDING ADMINISTRATIVE CITATIONS**

Recommendation(s):

1. Adopted **Ordinance No. 1097** amending Titles 1, 5, 8, 9, and 12 of the Lancaster Municipal Code relating to administrative citations for misdemeanor and civil offenses, the implementation of a process for fee reduction and appeal for administrative citations, and giving the city manager discretion to create policies and procedures to further implement each Title.
2. Found that the California Environmental Quality Act does not apply to this item.

**PH 1. MIDDLE INCOME HOUSING PROGRAM**

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FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
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Mayor Parris opened the public hearing.

Chris Aune, Housing Manager-Real Estate & Economic Development presented the staff report on this item.

Ben Barker, California Municipal Finance Authority representative also discussed the fundamentals of the Middle-Income Housing Program.

Discussion among Council included focusing on individuals in danger of losing their housing. Council also discussed the current market that affects minimum wage income. Council discussed the Middle-Income Housing program as a solution for entry level and the working class.

Mayor Parris requested that staff provide a report within ninety (90) days.

Mayor Parris closed the public hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council:

1. Adopted **Resolution No. 23-01**, approving, authorizing, and directing execution of a joint exercise of powers agreement relating to the CMFA Special Finance Agency (the “Agency”) supporting the Agency’s issuance of bonds for the production, preservation, and protection of essential middle-income rental housing (“Middle-Income Housing Program”).
2. Authorized the City Manager, or his designee, to enter into a Public Benefit Agreement, substantially in the form attached, with the Agency, which may result in the City receiving surplus revenue from the future sale of the Project;
3. Authorized the City Manager, or his designee to execute related documents and take any additional actions that may be required to implement the Middle-Income Housing Program.
4. Find that the California Environmental Quality Act does not apply to this item,

by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**PH 2. 2021 APPLICATION TO THE CALIFORNIA DEPARTMENT OF HOUSING AND  
COMMUNITY DEVELOPMENT PERMANENT LOCAL HOUSING ALLOCATION  
PROGRAM AND 5-YEAR PLAN AMENDMENT**



LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
January 10, 2023

Mayor Parris opened the public hearing.

Council waived the staff report seeing no public comment.

Mayor Parris closed the public hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Malhi, the City Council:

1. Adopted **Resolution 23-02**, authorizing the application and adopting a plan for the State of California Department of Housing and Community Development Permanent Local Housing Allocation (PLHA) Program; and

2. Submission of an amended Permanent Local Housing Allocation 5-Year Plan; and

3. Appropriation of 2021 PLHA funds to General Ledger account fund 349-4792-770; and

4. Authorized the City Manager, or his designee, to execute all related documents.

5. Found that the California Environmental Quality Act does not apply to this item,

by the following vote: 5-0-0-0 AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

### **PH 3. HOME-ARP ALLOCATION PLAN**

Mayor Parris opened the public hearing.

Araxie, Khramanian, Analyst-Real Estate & Economic Development presented the staff report on this item.

David Munoz, MDG representative also provided a presentation regarding this item.

Discussion among Council included plans for spending allocated funds. Council also discussed ensuring that the individuals receiving the rent isn't the same to implement the program.

Addressing the Council at this time:

Shawn Cannon spoke in support of Home-ARP Allocation Plan.

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**MINUTES**  
January 10, 2023

Mayor Parris closed the public hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Dorris, the City Council:

1. Adopted **Resolution No. 23-03**, approving the HOME Investment Partnerships American Rescue Plan (HOME-ARP) Allocation Plan.

2. Authorized the City Manager, or his designee, to execute all related documents.

3. Found that the California Environmental Quality Act does not apply to this item,

by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

Discussion among Council included homelessness issues. Council also discussed the Antelope Valley Transit Authority potentially providing bus services to shelters during severe weather conditions.

Mayor Parris directed the City Attorney to research ability of the City to aid during severe weather conditions.

**PH 4. AMENDMENT TO TITLE 17 OF THE LANCASTER MUNICIPAL CODE  
RELATING TO THE REGULATION OF COLLECTION/DONATION BINS**

Mayor Parris opened the public hearing.

The City Council waived the staff report on this item seeing no public comment.

Mayor Parris closed the public hearing.

On a motion by Vice Mayor Crist and seconded by Council Member Mann, the City Council, introduced **Ordinance No. 1098**, amending Title 17 of the Lancaster Municipal Code by amending Chapter 17.12 (Commercial Zones), and by adding a new Chapter 17.45, relating to the regulation of collection/donation bins; found that the California Environmental Quality Act does not apply to this item; by the following vote: 5-0-0-0; AYES: Dorris, Malhi, Mann, Crist, Parris; NOES: None; ABSTAIN: None; ABSENT: None

**CA 1. CONSIDERATION OF NOMINATION AND APPOINTMENT OF THE CHAIR  
TO THE SOCIAL EQUITY COMMISSION.**

Addressing the Council at this time.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
January 10, 2023

Shawn Cannon- spoke in support of nomination and appointment of Giovanni Pope as Chair of the Social Equity Commission.

Mayor Parris appointed Giovanni Pope as chair of the Social Equity Commission.

**CR 1. COUNCIL REPORTS**

Vice Mayor Crist reported on the Antelope Valley Transit Authority (AVTA), the Antelope Valley Air Quality Management District (AVAQMD), and the Sanitation District moving forward with objectives.

Rodrick Armalin, Public Safety Director provided an update on hiring process and response times. The Public Safety Director also discussed upcoming training regarding the FLOCK camera system and the graffiti tracker system.

Council discussed issues with graffiti and the expenses associated with graffiti issues.

Ronald Chatters, III, Consultant advised Council regarding law around the sale of spray paint.

Council discussed initiatives taken to halt illegal business operations.

**CALIFORNIA CHOICE ENERGY AUTHORITY**

No action required at this time.

**LANCASTER HOUSING AUTHORITY**

No action required at this time.

**LANCASTER FINANCING AUTHORITY**

No action required at this time.

**LANCASTER POWER AUTHORITY**

No action required at this time.

**LANCASTER SUCCESSOR AGENCY**

No action required at this time.

**CITY MANAGER / EXECUTIVE DIRECTOR ANNOUNCEMENTS**

Jason Caudle provided a video recap of the year 2022. The City Manager also announced upcoming events such as Justice Sunday on January 15, 2023.

Givoanni Pope, Social Equity Chair provided background on Justice Sunday.

The City Manager also announced various programs provided at the Lancaster Community Center.

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
January 10, 2023

**CITY CLERK /AGENCY/AUTHORITY SECRETARY ANNOUNCEMENT**

The City Clerk provided the public with the procedure to address the City Council/Successor Agency/Authority regarding non-agendized items.

**PUBLIC BUSINESS FROM THE FLOOR - NON-AGENDIZED ITEMS**

Addressing the City Council at this time:

David Paul-discussed graffiti issues and support for Council taking measures to assist with housing issues.

Martha Tarlton- spoke in opposition of increased vendor fees for the Magical Boulevard event.

**ADJOURNMENT**

Mayor Parris adjourned the meeting at 6:36 p.m. Mayor Parris stated that the next City Council/Successor Agency/Financing/Power/California Choice Energy Authority meeting will be held on Tuesday, January 24, 2023 at 5:00 p.m.

PASSED, APPROVED and ADOPTED this 24<sup>th</sup> day of January, 2023, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

APPROVED:

---

ANDREA ALEXANDER  
CITY CLERK

---

R. REX PARRIS  
MAYOR/CHAIRMAN

LANCASTER CITY COUNCIL/ SUCCESSOR AGENCY/HOUSING  
FINANCING/POWER/CALIFORNIA CHOICE ENERGY AUTHORITY  
**MINUTES**  
January 10, 2023

STATE OF CALIFORNIA                    }  
COUNTY OF LOS ANGELES            }ss  
CITY OF LANCASTER                    }

CERTIFICATION OF MINUTES  
CITY COUNCIL/SUCCESSOR AGENCY/FINANCING/ POWER/CALIFORNIA CHOICE  
ENERGY AUTHORITY

I, \_\_\_\_\_, \_\_\_\_\_ of the City of Lancaster,  
CA, do hereby certify that this is a true and correct copy of the original City Council/Successor  
Agency/Financing/ Power/California Choice Energy Authority Minutes, for which the original is  
on file in my office.

WITNESS MY HAND AND THE SEAL OF THE CITY OF LANCASTER, CA on this  
\_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

(seal)

\_\_\_\_\_



**APPENDIX B**  
**SF-424 Grant Applications**  
**SF-424B Assurance**  
**SF-424D Assurance**  
**Allocation Plan Certifications**

### Application for Federal Assistance SF-424

**\* 1. Type of Submission:**

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

**\* 2. Type of Application:**

- ☒ New  
☐ Continuation  
☐ Revision

**\* If Revision, select appropriate letter(s):**

**\* Other (Specify):**

**\* 3. Date Received:**

1/9/23

**4. Applicant Identifier:**

**5a. Federal Entity Identifier:**

**5b. Federal Award Identifier:**

M-21-MP-06-0567

**State Use Only:**

**6. Date Received by State:**

**7. State Application Identifier:**

**8. APPLICANT INFORMATION:**

**\* a. Legal Name:** City of Lancaster

**\* b. Employer/Taxpayer Identification Number (EIN/TIN):**

95-3213004

**\* c. UEI:**

PLPTICNAL6E1

**d. Address:**

**\* Street1:** 44933 Fern Avenue

**Street2:**

**\* City:** Lancaster

**County/Parish:**

**\* State:** CA: California

**Province:**

**\* Country:** USA: UNITED STATES

**\* Zip / Postal Code:** 93534-2461

**e. Organizational Unit:**

**Department Name:**

**Division Name:**

**f. Name and contact information of person to be contacted on matters involving this application:**

**Prefix:**

Ms.

**\* First Name:**

Nike

**Middle Name:**

**\* Last Name:**

Noack

**Suffix:**

**Title:** Senior Finance Manager

**Organizational Affiliation:**

Municipality

**\* Telephone Number:** (661) 723-6135

**Fax Number:**

**\* Email:** NNoack@cityoflanasterca.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

US Department of Housing and Urban Development

### 11. Catalog of Federal Domestic Assistance Number:

14.239

CFDA Title:

### \* 12. Funding Opportunity Number:

M-21-MP-06-0567

\* Title:

HOME Investment Partnerships Program

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

2021-2022 Action Plan Amendment to add HOME-ARP funds under the American Rescue Plan Act.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments



**Application for Federal Assistance SF-424****16. Congressional Districts Of:**

\* a. Applicant

CA-023

\* b. Program/Project

Ca-023

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

**17. Proposed Project:**

\* a. Start Date:

10/01/2021

\* b. End Date:

09/30/2030

**18. Estimated Funding (\$):**

\* a. Federal

2,450,524.00

\* b. Applicant

0.00

\* c. State

0.00

\* d. Local

0.00

\* e. Other

0.00

\* f. Program Income

0.00

\* g. TOTAL

2,450,524.00

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:

Mr.

\* First Name:

Jason

Middle Name:

\* Last Name:

Caudle

Suffix:

\* Title:

City Manager

\* Telephone Number:

(661) 723-6000

Fax Number:

\* Email:

JCAudle@cityoflancaster.gov

\* Signature of Authorized Representative:

\* Date Signed:

1/9/23

## ASSURANCES - NON-CONSTRUCTION PROGRAMS

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0040), Washington, DC 20503.


**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project cost) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards for merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1683, and 1685-1686), which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (P.L. 92-255), as amended, relating to nondiscrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended, relating to nondiscrimination on the basis of alcohol abuse or alcoholism; (g) §§523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. §§290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to nondiscrimination in the sale, rental or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and, (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.
7. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply, as applicable, with provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.

9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333), regarding labor standards for federally-assisted construction subagreements.
10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. §§2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4801 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
19. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Lancaster	DATE SUBMITTED 1/9/23

## ASSURANCES - CONSTRUCTION PROGRAMS

OMB Number: 4040-0009  
Expiration Date: 02/28/2025

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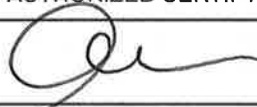
**PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.**

**NOTE:** Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. Will record the Federal awarding agency directives and will include a covenant in the title of real property acquired in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.
4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.
5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progressive reports and such other information as may be required by the assistance awarding agency or State.
6. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
8. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. §§4728-4763) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 900, Subpart F).
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11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§276a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
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17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§469a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1996 and OMB Circular No. A-133, "Audits of States, Local Governments, and Non-Profit Organizations."
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 106(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL 	TITLE City Manager
APPLICANT ORGANIZATION City of Lancaster	DATE SUBMITTED 1/9/23

## **HOME-ARP CERTIFICATIONS**

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the participating jurisdiction certifies that:

**Affirmatively Further Fair Housing** --The jurisdiction will affirmatively further fair housing pursuant to 24 CFR 5.151 and 5.152.

**Uniform Relocation Act and Anti-displacement and Relocation Plan** --It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It will comply with the acquisition and relocation requirements contained in the HOME-ARP Notice, including the revised one-for-one replacement requirements. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42, which incorporates the requirements of the HOME-ARP Notice. It will follow its residential anti-displacement and relocation assistance plan in connection with any activity assisted with funding under the HOME-ARP program.

**Anti-Lobbying** --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and program requirements.

**Section 3** --It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

**HOME-ARP Certification** --It will use HOME-ARP funds consistent with Section 3205 of the American Rescue Plan Act of 2021 (P.L. 117-2) and the CPD Notice: *Requirements for the Use of Funds in the HOME-American Rescue Plan Program*, as may be amended by HUD, for eligible activities and costs, including the HOME-ARP Notice requirements that activities are consistent with its accepted HOME-ARP allocation plan and that HOME-ARP funds will not be used for prohibited activities or costs, as described in the HOME-ARP Notice.

  
\_\_\_\_\_  
Signature of Authorized Official

11/9/23  
Date

City Manager  
Title