December 31, 2013

Mark V. Bozigian
City Manager
City of Lancaster
44933 Fern Avenue
Lancaster, CA 93534

Dear Mr. Bozigian:


Thank you for submitting the City of Lancaster’s housing element adopted October 22, 2013 and received for review on October 28, 2013. Pursuant to Government Code Section 65585(h), the Department is reporting the results of its review.

The revised adopted element addresses the statutory requirements described in the Department’s August 5, 2013 review. As a result, the Department is pleased to find the element in full compliance with State housing element law (Article 10.6 of the Government Code).

This finding was based on, among other reasons, the City’s commitment to provide adequate sites to accommodate the City’s regional housing need allocation (RHNA) for lower-income households. It remains critical that the City continue to monitor the implementation of the City’s Business License Ordinance for group homes to ensure the ordinance and/or its application does not constrain the provision of housing for persons with disabilities and complies with Fair Housing Laws. Should the City or other monitoring entities such as the Department of Housing and Urban Development (HUD) identify any constraint and/or noncompliance issues, the City must amend the ordinance to resolve noncompliance issues and mitigate or remove constraints. The City must monitor and report on the results of this and other programs through the annual progress report, as required pursuant to Government Code Section 65400.

The Department encourages the City to continually engage the public and critical stakeholders throughout the planning period to ensure the successful implementation of housing element policies and programs. Lancaster should ensure the broad participation of the community including housing developers, non-profit organizations, and advocacy groups.
The Department appreciates the assistance of Ms. Elizabeth Brubaker, Director of Housing and Neighborhood Revitalization, and Mr. Chuen Ng, of your staff, throughout the course of the housing element review. The Department wishes Lancaster success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code Section 65400. If the Department can provide assistance in implementing the housing element, please contact Melinda Coy, of our staff, at (916) 263-7425.

Sincerely,

Glen A. Campora
Assistant Deputy Director