

PALMDALE GENERAL PLAN

Draft 2021-2029 Housing Element

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Envision
PALMDALE 2045
a complete community

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1. Introduction

1.1 Legal Framework

This 2021-2029 Housing Element represents the City of Palmdale’s effort in fulfilling the requirements under State Housing Element law. The California State Legislature has identified the attainment of a decent home and suitable living environment for every Californian as the State’s major housing goal. Recognizing the important role of local planning and housing programs in the pursuit of this goal, the Legislature has mandated that all cities and counties prepare a housing element as part of the comprehensive General Plan.

Pursuant to State law, the Housing Element must be updated periodically according to statutory deadlines. This Housing Element covers the planning period of October 15, 2021 to October 15, 2029.

State Law requires that the Element include the following components:

- An analysis of the City’s population, household, and employment base, and the characteristics of the housing stock.
- A summary of the present and projected housing needs of the City’s households.
- A review of potential constraints to meeting the City’s identified housing needs.
- An evaluation of opportunities that will further the development of new housing.
- A statement of the Housing Plan to address the identified housing needs.

1.2 Sources of Data

The Housing Element update relies on a variety of data sources to document the demographic and housing characteristics. These include:

- 2010 Census and 2015-2019 American Community Survey for demographic and housing data
- 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) by HUD for housing problems by income group
- 2021 Population and Housing Estimates by the State Department of Finance

These are the most recent sets of data available for the Housing Element update.

1.3 Relationship to the General Plan

This Housing Element is being updated as part of the comprehensive update to the General Plan, including the Safety and Environmental Justice Elements. As such, all elements of the General Plan have been reviewed for internal consistency. As individual elements are updated in the future, the City will review the various related elements for consistency.

2. Community Outreach

To make the General Plan update Palmdale 2045 successful, extensive involvement by the community was prioritized to fully understand their values and ideas for the future. There were many opportunities for members to express their visions, collaborate with neighbors, and explore possible innovations in housing, transportation, recreation, and economic development throughout multiple outreach events. Specifically, during the engagement, the City conducted stakeholder interviews, online surveys, and virtual workshops. The General Plan update involved longtime residents, new residents, seniors, youth, clubs, organizations, business owners, and many more. Although in-person outreach was extremely limited due to COVID-19 constraints, the community adapted and found meaningful ways to get involved through digital engagement platforms. The City made sure to reach out and invite members of all segments of the population including across the geographic, demographic and socio-economic spectrum. A summary of outreach activities conducted during the multi-year planning effort is provided below.

2.1 Stakeholder Focus Group Meetings

On March 6 and March 7, 2019, the General Plan team conducted five stakeholder group meetings with industry leaders, educational/employment training entities, faith-based organizations, and community-based organizations about issues and opportunities for the Palmdale General Plan update. Key housing-related comments received include:

- Diversity of housing
- Higher end multi-family residential housing and entry level housing options
- Senior housing and recreation options
- Market rate or affordable higher density housing in safe neighborhoods
- Vertical mixed-use development
- Incentives for growth in certain areas
- Targeted infill development
- Domestic violence shelter

2.2 General Plan Advisory Committee

The Palmdale City Council appointed a 15-member advisory committee comprised of residents who met and collaborated to provide community insight throughout the City's General Plan Update process. These meetings were live streamed to YouTube and provided links to the public to provide feedback and comments. Sixteen meetings were held from June 2019 to August 2021.

On December 11, 2019, the City conducted a GPAC meeting to present an overview of the Housing Element requirements and discuss existing housing conditions in Palmdale. GPAC members and the public were given the opportunity to comment on housing needs in the City and identify areas of new housing development. Key housing-related comments received include:

- Denser development; however such development may command higher costs as the City has an abundance of vacant land that is more affordable.

- Programs that support aging in place and first-time homebuyers.
- Variety of housing types such as mixed use, cottage clusters, mobile homes, and small lot single-family homes.
- Need for affordable housing.

During the meeting, GPAC members and the public identified areas of stability and areas of potential change.

2.3 Virtual Community Events, Workshops and Survey

The City of Palmdale held pop-up workshops at local events to identify what makes Palmdale unique, develop a shared vision for the General Plan Update, and review issues and opportunities. The first series was held in the Fall of 2019 and included interactive activities with the residents who attended. The second series was held in the summer of 2020 and was modified due to COVID-19 constraints and focused primarily on spreading awareness for the virtual engagement activities to follow.

The City of Palmdale also held community workshops in person on August 24, 2019 and August 27, 2019 to review issues and opportunities that would come with the General Plan update. In response to the COVID-19 constraints the City of Palmdale hosted a virtual workshop and survey between July 15, 2020 and August 23, 2020. The online platform invited feedback on three proposed concepts for future land use regulations in the city. Public comments received helped establish land uses for the future. The virtual workshop and survey was available 24-hours a day, 7-days a week and featured similar resources offered at an in-person meeting, including project materials and engagement activities.

Between January 13, 2021 and February 17, 2021, the City of Palmdale hosted an online survey with an accompanying Briefing Book that detailed the preferred land use alternative for the City's General Plan update. The online platform invited feedback on the preferred land use alternative which will ultimately become the City's updated General Plan Land Use Map. The survey and briefing book was available 24-hours a day, 7-days a week. Paper copies were also distributed throughout the City.

2.4 City Council and Planning Commission Briefings

Over the course of the General Plan Update, Palmdale City Council and Planning Commission will be regularly provided with project updates to receive feedback. The first phase of the General Plan Update took place in Fall 2019 and included discovery and visioning for the future of Palmdale. The phase one briefing to City Council and Planning Commission included an overview of the project status, existing conditions, community engagement, and the draft vision and guiding principles.

In a two-step approach, the General Plan Team presented decision-makers with the community's vision for the future General Plan land use map. The results from a series of community engagement events on three land use alternatives was presented to Planning Commission and City Council in September 2020. Following direction from both decision-making bodies, the General Plan Team revised the three concepts into one preferred map, referred to as the "preferred land use alternative." The preferred alternative received community feedback and

direction which was later presented to Planning Commission and City Council in March 2021. Decision-makers provided additional direction and endorsed the preferred land use map.

At the May 13, 2021 Planning Commission meeting, the General Plan Update Team presented an overview of Housing Element requirements and their relationship to the General Plan. This presentation included the Regional Housing Needs Assessment (RHNA), the City's preliminary strategy for meeting its RHNA, and the process and tentative schedule for the Housing Element Update.

2.5 Envision Palmdale 2045 Website

The Palmdale 2045 website contained a wealth of resources for the community. Project updates, background information, existing surveys, summaries of public engagement activities, and notices of opportunities to participate are readily available to the public.

3. Housing Needs Assessment

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is comprised of the following components: 1) Community Profile, 2) Household Profile, 3) Special Housing Needs, 4) Housing Stock Characteristics, 5) Housing Preservation Needs, and 6) Regional Housing Needs

3.1 Community Profile

The City strives to achieve a balanced housing stock that meets the varied needs of all income segments of the community. To understand the City's housing needs, the nature of the existing housing stock and the housing market are comprehensively evaluated. This section of the Housing Element discusses the major components of housing needs in Palmdale, including population, household, economic and housing stock characteristics. Each of these components is presented in a regional context, and where relevant, in the context of other nearby communities. This assessment serves as the basis for identifying the appropriate goals, policies, and programs for the City to implement during the 2021-2029 Housing Element cycle.

3.2 Population Characteristics

Understanding the characteristics of a population is vital in the process of planning for the future needs of a community as characteristics affect the type and amount of housing needs. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing needs.

Population Growth

Table 1 shows Palmdale's population growth between 2000 and 2021. The population grew from 116,670 to 152,750 persons, an increase of 36,080 (23.6 percent) from 2000 to 2010. From 2010 to 2021, population growth in Palmdale has slowed considerably with only a two percent increase in population (3,324 persons).

Table 1: Population Growth (2000-2021)

Year	Population	Increase	Percent Increase
2000	116,670	--	--
2010	152,750	36,080	23.6%
2021	156,074	3,324	2.1%
Total		39,404	25.2%

Source: California Department of Finance (DOF), Report E-5. 2010 and 2021, and U.S. Census 2000

Although most population growth in Los Angeles County is due to natural increase¹ (the excess of births over deaths, excluding migration), affordable housing prices that draw working families in search of affordable single-family homes have been the engine driving population increase in Palmdale and will continue to do so during this Housing Element Cycle.

¹ California Department of Finance

Age Characteristics

Table 2 shows the age distribution of Palmdale in 2000, 2010, and 2019 and compares the age distribution of Palmdale’s residents in 2019 to that of the County as a whole in 2019. Between 2000 and 2010 as Palmdale’s population increased by more than 20 percent, the distribution by age group shifted somewhat with substantial changes in just a few age groups. The shift in ages has continued as the City’s residents continue to grow older. Residents 55 and older make up a larger proportion of the City’s residents than they did in 2010.

A community’s current and future housing needs are determined in part by the age characteristics of residents. Typically, each age group has distinct lifestyles, family types and sizes, ability to earn incomes, and therefore, housing preferences. As people move through each stage of life, housing needs and preferences change. Traditional assumptions are that the young adult population (20 to 34 years old) tends to favor apartments, low to moderate cost townhomes/condominiums, and smaller single-family units. The adult population (35 to 64 years old) represents the major market for moderate to relatively high cost condominiums and single-family homes. The senior population (65 years and older) tends to generate demand for housing that requires less maintenance, or with supportive services. In order to create a balanced community, it is important to provide housing options that suit the needs of all age groups.

Table 2: Age Distribution

Age Group	2000	2010	2019	LA County 2019
0 - 4	9.3%	8.3%	7.8%	5.8%
5-14	22.9%	18.5%	16.8%	12.0%
15-19	8.9%	10.1%	8.3%	6.1%
20-24	5.4%	7.4%	7.7%	6.8%
25-34	12.7%	12.2%	13.0%	16.3%
35-44	18.4%	14.0%	12.2%	13.7%
45-54	11.3%	14.3%	13.5%	13.2%
55 - 64	5.4%	8.6%	11.4%	12.1%
65 - 74	3.4%	3.9%	5.7%	8.1%
75 plus	2.2%	2.7%	3.5%	6.0%
Total population	116,670	152,750	156,293	10,039,107

Source: 2000 and 2010 U.S. Census, 2015-2019 American Community Survey.

Race and Ethnicity Characteristics

Race/ethnicity of the population is important to an analysis of housing needs and conditions for several reasons. A community’s racial and ethnic composition may have implications for housing needs to the extent that different groups have different household characteristics, income levels, and cultural backgrounds that may affect their housing needs and preferences.

Table 3 shows how Palmdale residents reported their race and or ethnicity in 2000, 2010 and 2015-2019 ACS. In 2019, about 60 percent of the City’s residents identified as being Hispanic or Latino and 46 percent of residents identified as being White. Because the race and ethnicities are not mutually exclusive, residents can identify as multiple races/ethnicities. Since 2000 there has been a shift from a majority of the City’s residents identifying as White to a majority in 2019 identifying as Hispanic or Latino. The number of Black or African American residents has declined since 2010, but still remains higher than that of 2000.

Table 3: Race and Ethnicity

Race	2000 Census percent		2010 Census percent		2019 ACS percent	
	Number	Percent	Number	Percent	Number	Percent
Total Population	116,670	--	152,750	--	156,293	--
Hispanic or Latino (and any other race)	43,725	37.5%	83,097	54.4%	94,377	60.4%
White	63,905	54.8%	74,901	49.0%	72,016	46.1%
Black or African American	16,913	14.5%	22,677	14.8%	20,569	13.2%
American Indian & Alaska Native	1,198	1.0%	1,316	0.9%	2,453	1.6%
Asian	4,468	3.8%	6,548	4.3%	7,321	4.7%
Native Hawaiian and Other Pacific Islander	224	0.2%	335	0.2%	597	0.4%
Some Other Race	23,858	20.4%	38,773	25.4%	45,516	29.1%
Two or more races	6,104	5.2%	8,200	4.8%	7,821	5.0%

Source: US Census 2000 and 2010, 2015-2019 American Community Survey.

The changes in Palmdale’s racial and ethnic distribution make it more like that of Los Angeles County in the proportion of persons identifying themselves as Hispanic or Latino (and any other race) or White alone. Palmdale has a higher proportion of African Americans and a lower proportion of Asians than the County as a whole. Table 3 shows that in Palmdale 60.4 percent of the Palmdale population identifies as Hispanic or Latino; the proportion countywide is 48.5 percent.

3.3 Economic Characteristics

Employment has an important impact on housing needs. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and large amounts of seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

Income

Table 4 below compares the distribution of household income in 2010 with that in Palmdale and the County as a whole in 2019. Median income in Palmdale has increased since 2010 and has also had a decline in the proportion and number of households earning less than \$10,000 per year. Although the County has a smaller proportion of households in the very lowest income groups and a larger proportion in the highest groups, median income countywide in 2019 is not much different than the City. According to the 2015-2019 American Community Survey (ACS), 15.6 percent of all Palmdale households and 14.9 percent of the County’s households lived below the poverty level in 2019.

Table 4: Income Distribution in Palmdale (2000-2019)

Household Income	2010	2019	LA County 2019
Total Households	40,215	41,538	3,328,398
Less than \$10,000	6.2%	3.9%	5.4%
\$10,000 - 14,999	5.9%	3.1%	4.3%
15,000 - 24,999	10.1%	6.5%	7.5%
25,000 - 34,999	9.2%	9.7%	7.3%
35,000 - 49,999	14.4%	11.6%	10.5%
50,000 - 74,999	21.6%	17.9%	16.2%
75,000 - 99,999	13.9%	17.3%	12.4%
100,000 -149,999	12.0%	18.6%	16.8%
149,000-199,000	3.9%	6.6%	8.4%
200,000 or more	2.8%	4.8%	11.3%
Median Income	\$53,048	\$71,774	\$72,797

Source: 2010 Census, 2015-2019 American Community Survey

Employment

In 2019, the three largest occupational categories for City residents were education/health/social services, retail, and manufacturing (Table 5). These categories accounted for one-third (44.8 percent) of jobs held by Palmdale residents.

Table 5: Employment by Industry 2019

Industry 2019	Number	Percent
Agriculture	533	0.8%
Construction	5,560	8.8%
Manufacturing	7,108	11.3%
Wholesale/Retail	1,683	2.7%
Retail	7,404	11.7%
Transportation	4,174	6.6%
Information	1,163	1.8%
Finance, Insurance, Real Estate	2,888	4.6%
Professional, management	5,811	9.2%
Education, health care, social services	13,746	21.8%
Arts, entertainment, food services	6,224	9.9%
Other	3,260	5.2%
Public Administration	3,486	5.5%
Total workforce	63,040	100.0%

Source: 2015-2019 American Community Survey

According to the 2020 Economic Roundtable Report prepared for the Greater Antelope Valley Economic Alliance (GAVEA), the 10 largest employers in the Antelope Valley are shown below in Table 6.

Table 6: Major Employers in the Antelope Valley 2020

Employer	Number of Employees
Northrop Grumman	28,000
Edwards Air Force Base	8,929
County of Los Angeles	3,933
Antelope Valley Hospital	2,425
AV Union High School District	2,300
AV Mall	1,800
Palmdale School District	1,792

Source: GAVEA, 2020 Economic Roundtable Report

The Antelope Valley lies in two different counties--Los Angeles County and Kern County. According to estimates in the 2020 GAVEA Economic Roundtable Report, there are a total of about 126,000 jobs in the Antelope Valley as a whole, with a majority of these being in Los Angeles County. The largest single employment sector is government employment in Los Angeles County.

3.4 Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are not considered households. Household type and size, income levels, the presence of special needs populations, and other household characteristics determine the type of housing needed by residents, their preferences, and their ability to obtain housing that meets their needs. For example, single-person households, typified by seniors or young adults, tend to reside in apartment units or smaller single-family homes. Families typically prefer and occupy single-family homes. This section details the various household characteristics affecting housing needs.

Household Type and Size

According to the 2019 ACS as shown in Table 7, among Palmdale households almost 50 percent were families with children present, the largest proportion in the surrounding area and the County as a whole. Palmdale also has the smallest proportion of single persons households and senior headed households. Santa Clarita has a slightly lower proportion of single-parent households than Palmdale.

Table 7: Household Characteristics (2018)

Jurisdiction	Single Person Households	Senior Headed Households	Families with Children	Single-Parent Households
Palmdale	16.1%	17.0%	47.6%	18.9%
Lancaster	21.9%	18.8%	41.8%	26.1%
Santa Clarita	18.9%	21.0%	39.5%	16.2%
Los Angeles County	25.7%	22.3%	32.6%	21.5%

Source: 2015-2019 American Community Survey

Household size is a significant factor in housing demand. Often, household size can be used to predict the unit size that a household will select. For example, small households (one and two

persons per household) traditionally can find suitable housing in units with zero to two bedrooms while larger households (three or more persons per household) can usually find suitable housing in units with three to four bedrooms.

Table 8 compares the household size in Palmdale to household size in the surrounding cities and the County. Palmdale had the highest average household size. In 2019, the average number of persons per household in the surrounding jurisdictions was 3.16 in Lancaster and 3.06 in Santa Clarita with an average of 2.99 in the County as a whole. Palmdale had an average of 3.60 persons per households.

Table 8: Average Persons per Household (2019)

Jurisdiction	Average Household Size
Palmdale	3.60
Lancaster	3.16
Santa Clarita	3.06
Los Angeles County	2.99

Source: 2015-2019 American Community Survey

Household Income

Household income indicates the wealth of a community and therefore is directly connected to the ability to afford housing. As household income increases, the more likely that household is to be a homeowner. As household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases.

For planning and funding purposes, the California State Department of Housing and Community Development (HCD) has developed the following income categories based on the Area Median Income (AMI) of a metropolitan area (such as Los Angeles County):

- Extremely Low Income: households earning up to 30 percent of the AMI
- Very Low Income: households earning between 31 and 50 percent of the AMI
- Low Income: households earning between 51 percent and 80 percent of the AMI
- Moderate Income: households earning between 81 percent and 120 percent of the AMI
- Above Moderate Income: households earning over 120 percent of the AMI

Combined, the extremely low, very low-, and low-income groups are referred to as lower income.²

Between 2013 and 2017, approximately 38 percent of Palmdale households earned above moderate incomes (Table 9), below countywide average. Approximately 62 percent of households had incomes in the very low-, low-, and moderate-income levels.

² Federal housing and community development programs typically assist households with incomes up to 80 percent of the AMI and use different terminology. For example, the Federal Community Development Block Grant (CDBG) program refers households with incomes between 51 and 80 percent AMI as moderate income (compared to low income based on State definition).

Table 9: Households by Income Category

Income Category (% of County AMI)	Palmdale	LA County
Very Low Income (50% AMI)	27%	26%
Low Income (80% AMI)	17%	15%
Moderate Income (120% AMI)	18%	16%
Above Moderate Income (>120% AMI)	38%	43%

Source: SCAG, RHNA Calculator, based on 2013-2017 ACS.

3.5 Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Palmdale. Detailed CHAS data based on the 2013-2017 ACS data is displayed in Table 10. Housing issues considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The identified vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (58 percent) compared to owner-households (38 percent).
- Elderly renter-families experienced the highest level of cost burden (35 percent).
- Approximately 77 percent of the extremely low income (households earning up to 30 percent of the AMI) and 77 percent very low-income households (households earning between 31 percent and 50 percent of the AMI) experienced housing problems.

Table 10: Housing Assistance Needs of Lower Income Households (2013-2017)

Household by Type, Income, and Housing Problem	Renters				Owners				Total
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low (0-30% HAMFI)	1,075	2,775	1,120	6,120	955	1,240	570	3,230	9,350
% with any housing problem	79.5%	88.1%	97.8%	85.4%	63.4%	81.0%	94.7%	76.8%	82.4%
% with cost burden >30%	79.5%	87.7%	96.0%	84.9%	61.8%	80.2%	82.5%	73.8%	81.1%
% with cost burden > 50%	54.4%	72.6%	76.8%	67.9%	42.9%	72.6%	67.5%	59.0%	64.8%
Very Low Income (31-50% HAMFI)	495	1,695	725	3,295	1,105	1,725	1,090	4,145	7,440
% with any housing problem	70.7%	83.5%	93.8%	82.9%	56.6%	84.1%	84.9%	76.8%	79.5%
% with cost burden >30%	71.7%	79.4%	79.3%	77.7%	56.6%	84.1%	78.9%	75.4%	76.4%
% with cost burden >50%	25.3%	29.8%	26.9%	28.2%	27.1%	50.4%	27.5%	37.5%	33.4%
Low Income (51-80% HAMFI)	205	1,295	840	2,810	1,040	2,700	2,020	6,255	9,065
% with any housing problem	65.9%	56.8%	60.1%	59.6%	42.8%	46.9%	62.1%	52.1%	54.4%
% with cost burden >30%	61.0%	54.1%	14.3%	44.3%	42.8%	45.9%	35.1%	42.8%	43.3%
% with cost burden > 50%	4.9%	2.3%	1.8%	2.3%	7.2%	7.2%	1.7%	6.0%	4.9%
Moderate Income (81% HAMFI)	380	1,770	785	3,640	2,275	8,040	2,445	14,575	18,215
% with any housing problem	34.2%	9.0%	29.3%	15.4%	11.9%	8.9%	21.7%	12.9%	13.4%
% with cost burden >30%	34.2%	6.5%	3.8%	8.7%	11.4%	8.1%	9.0%	10.3%	10.0%
% with cost burden > 50%	10.5%	0.0%	0.0%	1.1%	0.4%	1.0%	0.0%	1.1%	1.1%
Total Households	2,155	7,535	3,470	15,865	5,375	13,705	6,125	28,205	44,070
% with any housing problem	68.2%	63.1%	72.3%	64.2%	36.2%	32.4%	53.1%	38.3%	47.7%
% with cost burden >30%	68.0%	61.0%	51.9%	58.7%	35.7%	31.7%	36.9%	34.4%	43.1%
% with cost burden > 50%	35.3%	33.8%	30.8%	32.7%	14.8%	14.9%	11.8%	14.1%	20.8%

Note: This table presents the percent of households with housing problems by tenure, income, and household type. Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100 percent total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Elderly Households = 1- to 2-person households with elderly persons aged 62+ Small

Families = 2- to 4-person family households

Large Families = 5+ person family households

Other non-family households are not included in this table.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), based on 2013-2017 ACS data.

Overcrowding

The combination of low incomes and high housing costs has forced many households to live in overcrowded housing conditions. “Overcrowding” is generally defined as a housing unit occupied by more than one person per room (including living room and dining rooms, but excluding hallways, kitchen, and bathrooms). Under State law a housing unit is considered overcrowded if there is less than 120 square feet of livable space (all space except the bath, kitchen and hallways) for the first two people and less than an additional 50 square feet for each additional person. Overcrowding may indicate that a community does not have an adequate supply of affordable housing, especially for large families.

Overcrowding typically occurs when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, or when families reside in smaller units than they need to devote income to other necessities, such as food and health care. Overcrowding tends to accelerate the deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life.

According to the 2015-2019 ACS data, 4.9 percent of Palmdale’s owner-occupied units were overcrowded and another 1.3 percent very overcrowded (Table 11). However, overcrowding was more frequent among renter households with 10.3 percent reporting more than 1.01 persons per room and another 1.4 percent severely overcrowded with 1.5 or more persons per room.

Table 11: Overcrowded Households

Overcrowding	Owner Households		Renter Households		Total Households	
	Number	% of Owners	Number	% of Renters	Number	% of Total
Total Overcrowded (>1.0 persons/room)	1,390	4.9%	1,555	10.3%	2,945	6.8%
Severely Overcrowded (>1.5 persons/room)	375	1.3%	214	1.4%	589	1.4%

Sources: 2015-2019 American Community Survey

Cost Burden

Measuring the portion of a household’s gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of “cost burden”: households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use cost burden indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define cost burden as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

Table 10 presented earlier provides cost burden detail by income group and household type for Palmdale between 2013 and 2017. Approximately 43 percent of low-income households, 75 percent of very low-income households, and 74 percent of extremely low-income households were cost burdened versus 10 percent of moderate income and above households.

3.6 Special Needs Groups

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one’s employment and income, family characteristics, disability and household characteristics, among other factors. Consequently, certain residents in Palmdale may experience higher incidences of housing overpayment (cost burden), overcrowding, or other housing problems. The special needs groups analyzed include the elderly, persons with disabilities, homeless people, single parents, large households, military personnel, and farm workers (Table 12). Many of these groups overlap, for example many farm workers are homeless, and many elderly people have a disability of some type. The majority of these special needs groups could be assisted by an increase in affordable housing, especially housing located near public transportation and services.

Table 12: Special Needs Groups in Palmdale (2019)

Special Needs Group	# of People or Households	Number of Owners	% Owner	Number of Renters	% Renter	% of Total Households or Population
Households with Seniors	10,545	--	--	--	--	24.3%
Senior Headed Households	7,377	5,424	19.2%	1,953	13.0%	17.0%
Seniors Living Alone	2,937	1,846	6.5%	1,091	7.2%	6.8%
Persons with Disabilities	18,562	--	--	--	--	11.9%
Large Households	10,465	7,067	24.9%	3,398	22.6%	24.1%
Single-Parent Households	5,991	--	--	--	--	13.8%
Female Headed Households (no spouse present)	8,094	3,540	12.5%	4,554	30.2%	18.6%
Female Headed Households with children (no spouse present)	4,495	--	--	--	--	10.4%
People Living in Poverty	24,152	--	--	--	--	15.6%
Farmworkers**	306	--	--	--	--	0.5%
Homeless	289	--	--	--	--	0.2%

** = All farming, fishing, and forestry occupations. Source: 2015-2019 American Community Survey

The following sections provide a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Single-Parent Households

Single-parent families, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes.

In 2019 there were 4,495 female-headed families with children under age 18 in Palmdale of which 41.9 percent (1,883) were living below the poverty level. They made up 15.6 percent of all Palmdale families with children. In the County as a whole there are 211,592 female-headed households with children who constitute 23 percent of all County households with children.

Countywide, the proportion of female-head households in poverty is substantially lower with 33.3 percent living below the poverty level.

Impoverished female-head Palmdale families with children are likely to need subsidized housing. Those without subsidized housing could be at risk of becoming homeless. Domestic violence is one of the factors that lead to homelessness for women and children who often must leave home in order to be safe from a battering spouse or domestic partner.

Resources

Lower income single-parent households can benefit from City programs that provide direct rental assistance (such as Housing Choice Vouchers) or that will facilitate the development of affordable housing.

Large Households

Large households are defined as those consisting of five or more members. These households comprise a special need group because of the often limited supply of adequately sized and affordable housing units in a community. To save for other basic necessities such as food, clothing and medical care, it is common for lower-income large households to reside in smaller units, which frequently results in overcrowding and can result in accelerated unit deterioration.

Table 13 shows that in 2019 28.4 percent of all owner-occupied households and 25.9 percent of all renter-occupied households had five or more persons. Overall, 27.6 percent of all Palmdale households had five or more persons.

Table 13: Large Households (2019)

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-4 Persons	19,705	71.6	10,375	74.1	30,080	72.4
5+ Persons	7,828	28.4	3,630	25.9	11,458	27.6
Total	27,533	100.0	14,005	100.0	41,538	100.0

Source: 2015-2019 American Community Survey

Overall, a greater percentage of large renter families (72 percent) and large owner families (53 percent) experienced some sort of housing problem between 2013 and 2017 (Table 10).

Resources

Lower and moderate-income large households can benefit from various affordable housing programs. These affordable housing developments are assisted with City, State, and federal funds, and Housing Choice Vouchers, among others.

Seniors

Many senior-headed households have special needs due to their relatively low incomes, disabilities or limitations, and dependency needs. Specifically, people aged 65 years and older often have four main concerns:

- Housing: Many seniors live alone and may have difficulty maintaining their homes.
- Income: People aged 65 and over are usually retired and living on a limited income.
- Health care: Seniors are more likely to have high health care costs.
- Transportation: Many of the elderly rely on public transportation; especially those with disabilities.

The limited income of many elderly persons often makes it difficult for them to find affordable housing. Table 14 shows that 14,522 persons were age 65 and over in Palmdale in 2019. This accounted for 9.3 percent of residents, lower than the percentage in the surrounding area and the County as a whole.

Table 14: Persons Aged 65 and Over

Jurisdiction	Total	Age 65+	Percent Age 65+
Palmdale	156,293	14,522	9.3%
Lancaster	159,028	15,611	9.8%
Santa Clarita	213,411	25,075	11.7%
Los Angeles County	10,081,570	1,335,978	13.3%

Source: 2015-2019 American Community Survey

From 2015-2019, 17 percent of City households were headed by someone 65 years old or older (Table 12). Of these households, the majority (74 percent) owned their homes, while the remainder (26 percent) rented their homes. Approximately 4,875 elderly households were considered lower income (Table 10).

Aside from overpayment problems faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly 31 percent of Palmdale’s senior population was listed as having one or more disabilities in the 2015-2019 ACS (Table 16). Among these disabilities, the most common were ambulatory difficulties (44 percent) and hearing difficulties (45 percent).

Resources

As of July 2021, there are 23 four- to six-bed residential care homes serving the elderly. Together these 23 facilities provide 129 beds for elderly persons who need assisted living.

Table 15: Licensed Residential Care Facilities in Palmdale

Facility Type	Facility Size (<= 6 beds)		Facility Size (>6 beds)	
	Number of Facilities	Total Number of Beds	Number of Facilities	Total Number of Beds
Residential Care Facilities for the Elderly*	23	129	--	--
Adult Residential Facilities**	30	138	1	60

* = Residential Care Facilities for the Elderly are facilities that provide services to persons 60 years of age and over and persons under 60 with compatible needs. RCFEs may also be known as assisted living facilities, retirement homes and board and care homes. The facilities can range in size from six beds or less to over 100 beds. The residents in these facilities require varying levels of personal care and protective supervision.

** = Adult Residential Facilities are facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.

Source: State of California, Community Care Licensing Division, 2021

Persons with Disabilities (Including Developmental Disabilities)

Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one’s mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability. Some residents suffer from disabilities that require living in a supportive or institutional setting.

The 2015-2019 ACS defines six types of disabilities: hearing difficulties, vision difficulties, cognitive difficulties, ambulatory difficulties, self-care difficulties, and independent living difficulties. A more detailed description of each disability is provided below:

- Hearing difficulty: Refers to respondents who are deaf or have serious difficulty hearing.
- Vision difficulty: Refers to respondents who are blind or have serious difficulty seeing even when wearing glasses.
- Cognitive difficulty: Refers to respondents with serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition.
- Ambulatory difficulty: Refers to respondents who experience serious difficulty walking or climbing stairs.
- Self-care difficulty: Refers to respondents who have trouble dressing or bathing.
- Independent living difficulty: Refers to respondents who experience difficulty doing errands alone such as visiting a doctor’s office or shopping due to a physical, mental, or emotional condition.

According to the 2015-2019 ACS, approximately 12 percent of Palmdale residents had a disability. The ACS tallied the number of disabilities by type for residents with one or more disabilities. Among the disabilities tallied, 10.9 percent were hearing difficulties, 10.3 percent were vision difficulties, 21 percent were cognitive difficulties, 24.3 percent were ambulatory difficulties, 13.7 percent were self-care difficulties, and 19.9 percent were independent living difficulties (Table 16). The 2015-2019 ACS reported that 14.8 percent of persons with disabilities in Los Angeles County were living below the poverty level. It also estimates that a majority (52 percent) of persons with a disability in the County are not in the labor force. Of those with a disability in the labor force, 91 percent are employed.

Table 16: Disability Status

Disability Type	% of Disabilities Tallied			
	Under 18	Age 18 to 64	Age 65+	Total
Hearing Difficulty	8.9%	46.5%	44.6%	10.9%
Vision Difficulty	12.2%	54.6%	33.1%	10.3%
Cognitive Difficulty	20.3%	55.4%	24.3%	21.0%
Ambulatory Difficulty	3.8%	52.6%	43.5%	24.3%
Self-care Difficulty	10.8%	50.8%	38.4%	13.7%
Independent Living Difficulty	0.0%	60.1%	39.9%	19.9%

Source: 2015-2019 American Community Survey

According to the State Department of Developmental Services, there are 6,589 persons with a disability that were assisted at the North Los Angeles County Regional Center – Antelope Valley in 2020. In Palmdale, 3,426 (52 percent) of those persons are 17 years of age or younger and 3,163 (48 percent) are over the age of 18. A majority of the persons with disabilities reside in the 93535 ZIP code (26 percent) followed by 93550 (20 percent).

Changes in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by State law, “developmental disability” means a severe, chronic disability of an individual that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;

- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity: a) self-care; b) receptive and expressive language; c) learning; d) mobility; e) self-direction; f) capacity for independent living; or g) economic self-sufficiency; and
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Center for Disease Control and Prevention (CDC) Developmental Disabilities department, approximately 17 percent of children between the ages of 3 and 17 have one or more developmental disabilities.³ This equates to 8,739 persons in the City of Palmdale with developmental disabilities, based on the 2015-2019 ACS population. According to the State Department of Social Services, approximately 1,059 persons with developmental disabilities from Palmdale ZIP Codes sought services at the Regional Center. About half of the developmentally disabled residents in Palmdale were living at home with parents or guardians.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops, and other features necessary for accessibility. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops. "Barrier free design" housing, accessibility modifications, proximity to services and transit, and group living opportunities are important in serving this group. Incorporating barrier-free design in all new multi-family housing is especially important to provide the widest range of choices for the disabled.

State and federal legislation mandate that a specified number of units in new or rehabilitated multi-family apartment complexes be accessible to individuals with limited physical mobility. The City offers flexibility in development standards for projects proposing housing affordable to seniors and persons with disabilities. In addition, a number of residential care facilities are located in Palmdale to accommodate persons with disabilities.

Homeless

The 2020 Greater Los Angeles Homeless Count conducted a one-night survey to collect data on the number of homeless persons in the County at a point in time. The 2020 Homeless Count Report also provided an estimate for the number of persons homeless over the period of a year.

³ CDC. 2019. Facts About Developmental Disabilities. <https://www.cdc.gov/ncbddd/developmentaldisabilities/facts.html>. Accessed October 2020.

Results from the 2020 Los Angeles County Homeless Count indicate that while the total number of people experiencing homelessness has increased overall in the County, the number of homeless individuals has decreased in Palmdale, reporting 289 people experiencing homelessness, down from 325 reported in 2016. Overall Los Angeles County numbers increased from 39,587 in 2016 to 54,291 in 2020.

When compared with the other Service Planning Areas (SPAs), the homeless population of Antelope Valley had the second highest proportion of unaccompanied minors being homeless with 23 individuals being unaccompanied minors.

Palmdale does not have an emergency shelter or any transitional housing programs. Homeless families and individuals call 211 to obtain motel vouchers for a night or weekend and then must go to the Valley Oasis Access Center in Palmdale to obtain assistance with additional motel vouchers, and/or placement in emergency, transitional or permanent housing, as well as case management to obtain supportive services, help applying for public benefits and a range of other needs. There is an emergency shelter in Lancaster, the High Desert MACC, operated by Volunteers of America.

The City of Palmdale funds and operates the South Antelope Valley Emergency Services program (SAVES), which provides a food bank, motel vouchers and clothing distribution for extremely low-income and homeless individuals and families and makes referrals to 211 and the homeless services available in Lancaster. SAVES does not keep records of the number of inquiries, requests for assistance or referrals provided to homeless families and individuals.

Resources

Services for homeless individuals and families in Los Angeles County are organized in a “continuum of care” a planning strategy developed by HUD and implemented as a condition of receiving funding from federal McKinney-Vento funds. In Los Angeles County agencies obtain these funds through applications to the Los Angeles Homeless Services Authority (LAHSA). HUD defines a continuum of care plan as “a community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency.”

Although the Antelope Valley is only one of eight SPAs in Los Angeles County, that could share resources it is a two-hour drive from the major centers of service provision in the City of Los Angeles and other major cities such as Pasadena and Long Beach and coordinates through the Los Angeles County continuum of care. This includes emergency shelter, transitional housing, supportive services and case management along with motel vouchers, and a range of special housing and services for the mentally ill, victims of domestic violence, and emancipated foster youth. Table 17 below provides information on programs that provide emergency and transitional facilities and supportive services for homeless individuals and families in the Antelope Valley.

Emergency shelter for adult men and women is provided at the High Desert MACC, operated by Volunteers of America and located in the City of Lancaster. The High Desert MACC is the only emergency shelter in the Antelope Valley serving the general population of homeless single adults. This all-year emergency shelter facility can accommodate 93 people each night. Valley Oasis operates a 56-bed emergency shelter for victims of domestic violence. The location of this shelter is confidential.

The Valley Oasis Access Center, located in Palmdale, provides case management, service referrals, motel vouchers, and placement in transitional and permanent housing. The Access Center, which is operated by the Valley Oasis, has improved coordination and continuity of services to homeless persons in the Antelope Valley. The Antelope Valley Transit Authority provides bus service throughout the Antelope Valley, allowing referrals from SAVES to the

Department of Public Social Services, the Access Center and the High Desert MACC in Lancaster. However, according to Valley Oasis staff, transportation can be a significant barrier for homeless and very low-income individuals and families without cars whose travel to Lancaster for services means a trip that may require a long walk to bus stops and an hour and a half or more of travel time in each direction. The City of Palmdale has offered space within the SAVES building to the Access Center and other service providers, so that staff from these organizations may process clients from the Palmdale area to minimize the need to travel to receive services.

Table 17: Homeless Services

Name of Service and Location	Operating Agency	Type of Service
Valley Oasis CES Homeless Programs for Families, Adults and TAY 310 Palmdale Blvd Palmdale, CA 93550	Valley Oasis	One stop case management & referral including motel vouchers, supportive services and transitional and permanent housing placement Showers, Laundry, Emergency Transportation, Food and Clothing
Valley Oasis Domestic Violence Shelter (confidential location)	Valley Oasis	60-day domestic violence shelter for individuals and families
Steppin' into the Light	Valley Oasis	Individual & Family Transitional (Domestic Violence)
SAVES in Palmdale	City of Palmdale	Food bank, motel vouchers and referrals to 211, Access Center and Lancaster Shelter. Also provides services to Emancipated Foster Youth.
Scheuer House Antelope Valley Independent Living Program	Gay and Lesbian Adolescent Services Palmdale	Emancipated Foster Youth
Mental Health Case Management and Housing Programs	Mental Health America – Palmdale	Case management & day programs for homeless mentally ill
Permanent Housing with services (up to six years)	25 Shelter + Care Vouchers for Domestic Violence	Permanent housing with services for victims of domestic violence

Farmworkers

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

According to the 2020 *Economic Roundtable Report* produced by the Greater Antelope Valley Economic Alliance (GAVEA), agricultural production in the Antelope Valley is valued at about \$108 million per year. Major crops in order of importance include woody ornamentals, bedding plants, vegetable crops, fruits and nuts and field crops.

The 2015-2019 ACS counted 306 persons employed in agriculture, forestry, fishing and hunting and mining in Palmdale in a wide variety of occupations (Table 12). The number of farmworkers currently residing in Palmdale cannot be estimated from this information. The persons employed

in agriculture and mining could have a variety of occupations that include farm owners or managers, orchard consultants, mining engineers, equipment operators, truck drivers and so on. Also, as there are many active mining operations within the City of Palmdale, the number of farm workers is likely to be significantly lower than 306 persons.

Most farm work is seasonal and large numbers of farm workers are needed only during the harvest. Some farmworkers migrate from area to area during the harvest season, others are local residents who take other seasonal work or receive unemployment once the harvests are finished. Farm work usually pays very low wages and farmworkers in rural areas are often poorly housed, living in substandard dwellings in fields that are sprayed with pesticides or in deteriorated migrant camps. Farmworkers who live in Palmdale have the same housing needs as other extremely low-income families and individuals and are likely to encounter the same barriers. There are not enough units affordable to families or individuals earning minimum wage or less.

Resources

An increase in the number of units affordable to households earning 30 percent or less of area median income and an increase in the number of available Section 8 vouchers would benefit Palmdale farmworkers and their families as well as other low-income Palmdale families. Additionally, the City currently allows for second dwelling units by-right in any zone in which residential development is permitted and on any parcel with an existing or proposed single or multi-family residence, which creates additional opportunities to provide units suitable for very-low and low-income households. The Palmdale Municipal Code (PMC) allows employee housing in the A-1 (agricultural) zone through Site Plan Review approval and employee housing for six or fewer persons in residential zones as of right.

3.7 Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, housing costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Palmdale to identify how well the current housing stock meets the needs of current and future residents of the City.

Growth in the Supply of Housing Stock

The California Department of Finance (DOF) compiles an annual estimate of units constructed by type based on data submitted by each City and County in the State. Population, vacancy and persons per household are all estimates based on 2000 benchmarks and changes in national data. The data in Table 18 is from DOF's Table E-5 published annually in May but dated January 1 of the publication year.

Between 1980 and 2000 Palmdale's housing stock increased from 4,658 housing units to 37,009 an increase of 694 percent. Growth slowed in the last decade, but still continues to provide housing for the growing population. The DOF data shows an increase of 9,535 units between January 1, 2000, and January 1, 2010, an increase of 25.8 percent. In comparison, DOF data for Los Angeles County as a whole during the period of 2000 to 2010 shows an increase of only 4.9 percent. From 2010 to 2021 the growth has slowed significantly with only an increase of 1.7 percent in the housing stock.

Nearly all new units in Palmdale since 2000 have been single-family units. This can be accounted for by several factors: 1) there was a moratorium imposed on new multi-family housing construction in place between 1999 and 2001; 2) there was substantial public opposition to any

new multi-family housing and 3) until October 2012, Palmdale’s highest residential density, R-3, allowed a maximum of only 16 units per acre and imposed very restrictive and inflexible development standards, pushing the price of development up. The Palmdale General Plan update will provide new opportunities for increased housing production, especially affordable housing, as it will accommodate a larger variety of densities and housing types.

Table 18: Housing Unit Growth and Type

Year	Total Units	Single-Family Detached	Attached (Condo)	2-4 Units	5+ Units	Mobile Homes	Occupied	Vacant	Per HH
2000	37,009	28,254	905	940	5,215	1,782	34,285	7.58	3.40
2010	46,544	36,770	852	1,714	5,349	2,147	42,952	7.70	3.55
2021	47,353	37,273	854	1,416	5,653	2,157	43,984	7.10	3.54

Source: California Department of Finance, Report E-5 2010 and 2021

Housing Type

Table 18 shows the distribution of Palmdale’s 46,544 residential structures by type and number of units on January 1, 2021 according to the DOF. Most dwelling units, (37,273) are single-family homes. Only 854 are attached condos or townhomes with 1,416 units in properties or buildings with two to four units, 5,653 of units in properties or buildings with five or more buildings and 2,157 mobile homes. Over the decade between 2000 and 2010 single-family homes increased by 30.1 percent, buildings with two to four units doubled, multi-family housing of five or more units increased by two percent and the number of mobile homes increased by 20.4 percent. Despite the mortgage crisis and economic downturn beginning in 2007-2008 there was a 25.8 percent increase in Palmdale’s housing stock, dominated by single-family homes. Not much has changed other than growth in single-family homes from 2020 through 2021.

Housing Availability and Tenure

Housing tenure and vacancy rates are important indicators of the supply and cost of housing. Housing tenure refers to whether a unit is owned or rented. Tenure is an important market characteristic because it is directly related to housing types and turnover rates. The tenure distribution of a community’s housing stock can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility among others. In most communities, tenure distribution generally correlates with household income, composition and age of the householder.

In 2010, among the City’s occupied housing units, approximately 70 percent were owner-occupied, while 30 percent were renter-occupied (Table 19). According to the 2015-2019 ACS, the home ownership rate in Palmdale decreased to 65 percent of the occupied units. Renter-occupied housing units made up about 35 percent of the City’s occupied housing stock.

Table 19: Tenure of occupied Units (2010-2019)

Tenure	2010		2019	
	Number	Percent	Number	Percent
Owner Occupied	28,196	70.2%	28,336	65.3%
Renter Occupied	11,957	29.8%	15,068	34.7%
Total Occupied	40,153	100.0%	43,404	100.0%

Source: Bureau of the Census, 2010 Census; 2015-2019 American Community Survey

As shown in Table 20 in 2010, average renter-household size was 3.74 persons compared to 3.60 persons for the average owner-household. In 2019, average renter-household size decreased to 3.56 persons compared to 3.61 persons per for the average owner-household, a very slight increase from 2010.

Table 20: Household Size by Tenure

Tenure	Average Household Size	
	2010	2019
Owner-Occupied	3.60	3.61
Renter-Occupied	3.74	3.56
Total	3.64	3.60

Source: Bureau of the Census, 2010 Census; 2015-2019 American Community Survey

Vacancy rates are an important housing indicator because they indicate the degree of choice available. High vacancy rates usually indicate low demand and/or high supply conditions in the housing market. Too high of a vacancy rate can be difficult for owners trying to sell or rent. Low vacancy rates usually indicate high demand and/or low supply conditions in the housing market. Too low of a vacancy rate can force prices up making it more difficult for low- and moderate-income households to find housing. Vacancy rates between two to three percent are usually considered healthy for single-family housing; and five to six percent for multi-family housing. However, vacancy rates are not the sole indicator of market conditions. They must be viewed in the context of all the characteristics of the local and regional market.

According to the 2015-2019 ACS, the overall vacancy rate in Palmdale is about 7 percent and is consistent with the estimates from the DOF (Table 18). Specifically for rent housing units make up the highest number of vacancies with 744 units currently available to rent being vacant.

Housing Age and Condition

Housing age can be an important indicator of housing condition within a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs.

Table 21 shows Palmdale’s housing stock by year built. It shows that almost half (47 percent) of the City’s housing units were built after 1990. The other 53 percent of the City’s housing stock could be in need of some sort of rehabilitation based on the age of the units.

Table 21: Housing Stock Age

Year Built	Number of Units	Percent
2014 to present	138	0.3%
2010-2013	643	1.4%
2000-2009	9,096	19.6%
1990-1999	11,930	25.7%
1980-1989	15,289	32.9%
1970-1979	3,284	7.1%
1960-1969	1,495	3.2%
1950-1959	3,919	8.4%
1940-1949	258	0.6%
Before 1940	410	0.9%
Total	46,462	100.0%

Source: 2015-2019 American Community Survey

The City has serious concerns about the condition and appearance of the approximately 9,578 dwelling units built in 1979 and earlier. Therefore, many of the City’s housing programs focus on improving housing condition and neighborhood infrastructure in older Palmdale neighborhoods. Palmdale regards housing condition as a matrix of issues and has designed several City programs that coordinate the activities of key public agencies to improve older neighborhoods plagued by inadequate infrastructure, deteriorating housing, and poor maintenance and management practices. According to Code Compliance records, the City receives about 200 complaints per year regarding substandard housing units. With these numbers and the number of units built in 1979 or earlier, the City has projected approximately 4,800 substandard units in the City.

Although the Census does not include statistics on housing condition based upon observations, it includes statistics that correlate closely with substandard housing conditions. The three factors most commonly used to determine housing conditions are age of housing, overcrowding, and lack of plumbing/kitchen facilities. Housing that is not maintained can discourage reinvestment, depress neighboring property values, and can negatively impact the quality of life in a neighborhood. Improving housing is an important goal of the City. Table 22 presents substandard units in the City.

Table 22: Substandard Units (2019)

Condition	Number	Percentage
Lacking complete plumbing facilities	80	0.2%
Lacking complete kitchen facilities	345	0.8%
Total occupied substandard units	425	1.0%
Total occupied units	43,404	

Source: 2015-2019 American Community Survey

3.8 Housing Costs and Affordability

Housing costs are indicative of housing accessibility to all economic segments of the community. Typically, if housing supply exceeds housing demand, housing costs will fall. If housing demand exceeds housing supply, housing costs will rise. This section summarizes the cost and affordability of the housing stock to Palmdale residents.

Home Ownership Market

In 2020, median home prices around Palmdale ranged from \$288,000 in Littlerock to \$675,500 in Acton (Table 23). Palmdale’s median home price is on the lower end of the spectrum at \$350,000 in 2020, much lower than the Los Angeles County median price of \$620,000.

Median home sale prices in Palmdale increased by over 28 percent between 2020 and 2021. Other cities and communities also saw similar increases in their median home prices during this time period.

Table 23: Home Sale Prices (May 2020 and May 2021)

Jurisdiction	2020	2021		Percent Change in Median Sale Price
	Price	Number Sold	Price	
Littlerock	\$288,000	20	\$367,500	27.6%
Palmdale	\$350,000	243	\$449,000	28.3%
Acton	\$675,500	16	\$770,000	14.0%
Lancaster	\$312,500	302	\$405,000	29.6%
Santa Clarita	\$595,000	151	\$710,500	19.4%
Los Angeles City	\$817,500	1,235	\$965,000	18.0%
Los Angeles County	\$620,000	7,800	\$775,000	25.0%

Source: Corelogic.com California Home Sale Activity by City, May 2021

Rental Market

In 2021, rents in Palmdale were relatively affordable compared to the City of Los Angeles. In 2012, median and average rents for one-, two- and three-bedroom apartment units in Palmdale still fall within the limits of “fair market rents” set by the federal government. However, rental units are not affordable for households with limited incomes from Social Security, Disability, CalWorks or minimum wage employment. Those households would all have to pay much more than 30 percent of income for rent. Nevertheless, a very low income (31 percent to 50 percent of median) family of four earning \$41,150 could pay the rent for a two- or three-bedroom Palmdale apartment or house and stay within the limits of 30 percent of income for rent and a low-income (51 percent to 80 percent of median) family of four with \$66,250 per year could easily afford the median price for any of the apartments and homes in Table 24 below except the five bedroom house.

Table 24 tabulates the asked-for rents for 55 units in Palmdale listed on Craigslist Antelope Valley and Zillow in May of 2021.

Table 24 shows that average monthly rents in Palmdale ranged from \$700 for a one bedroom to \$2,975 for a five-bedroom house. Rents in Palmdale are still considered to be lower than the rest of Los Angeles County which has an average rent of \$2,450 for a two-bedroom apartment according to Zillow.

Table 24: Average Monthly Rent (2021)

Unit Size	# of Units	Rent Range	Average Rent
1 bedroom	4	\$ 700-\$1,100	\$950
2 bedroom	17	\$1,250-\$1,895	\$1,310
3 bedroom	27	\$1,425-\$2,050	\$1,775
4 bedroom house	4	\$1,800-\$2,500	\$2,100
5 bedroom house	3	\$2,235-\$2,975	\$2,565

Source: Survey of Palmdale rents on Craigslist (34 listings) and Zillow (21 listings), May 2021

However, without a Housing Choice Section 8 Voucher, even a one-bedroom unit is too expensive for individuals or families living on the incomes provided by CalWORKs, Supplemental Security Income, or Disability. These individuals and families must spend nearly all of their income for rent or double up with another family and are vulnerable to losing their housing altogether if the property owner raises the rents or if there is a medical or other family emergency.

Housing Affordability by Income Level

Housing affordability can be inferred by comparing the cost of renting or owning a home in the City with the maximum affordable housing costs for households at different income levels. Taken together, this information can generally show who can afford what size and type of housing and indicate the type of households most likely to experience overcrowding and overpayment.

HUD conducts annual household income surveys nationwide to determine a household's eligibility for federal housing assistance. Based on this survey, HCD developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category. Households in the lower end of each category can afford less by comparison than those at the upper end.

Table 25 shows the annual income for extremely low, very low, low, and moderate-income households by the size of the household and the maximum affordable housing payments based on the federal standard of 30 percent of household income. From these income and housing cost limits, the maximum affordable home prices and rents are determined. The table also shows the maximum amounts that households at different income levels can pay for housing each month (e.g., rent, mortgage and utilities) without exceeding the 30 percent housing cost-to-income ratio. The maximum affordable payments can be compared to current market prices for single-family homes, condominiums, and apartments to determine what types of housing opportunities a household can afford.

Comparison of these maximum affordable housing costs with the sales price data shown previously in Table 23, indicates that not even moderate-income households (101 to 120 percent AMI) would be able to afford single-family homes sold in Palmdale in this market. It should be noted however that asking prices can often be higher than actual sales prices. At a maximum affordable purchase price of about \$347,334, it is not likely that low-income households (51 percent to 80 percent AMI) could afford even a small condominium unit as shown in Table 25. The high price of single-family housing indicates that the opportunities for home ownership in the City are limited for lower and moderate income groups. In addition, the down payment and closing costs may still represent a significant obstacle to home purchase.

The Housing Element acknowledges that opportunities to accommodate housing affordable to lower income households in Palmdale are limited. This is based on rental rates for apartment units in Palmdale (Table 24) as well as information gathered to determine for-sale housing costs (Table 23).

Table 25: Affordable Housing Costs (2020)

Household	Annual Income ¹	Affordable Costs (All Costs)	Estimated Utility Allowance, Taxes & Insurance ²		Affordable Rent	Affordable Home Price
			Utilities	Taxes, Ins., HOA (Ownership)		
Extremely Low-Income (0-30 percent AMI)						
1-Person	\$23,700	\$593	\$151	\$207	\$442	\$61,790
2-Person	\$27,050	\$676	\$166	\$237	\$510	\$72,096
3-Person	\$30,450	\$761	\$190	\$266	\$571	\$80,244
4-Person	\$33,800	\$845	\$223	\$296	\$622	\$86,069
5-Person	\$36,550	\$914	\$264	\$320	\$650	\$86,953
Very Low Income (31-50 percent AMI)						
1-Person	\$39,450	\$986	\$151	\$345	\$836	\$129,241
2-Person	\$45,050	\$1,126	\$166	\$394	\$960	\$149,182
3-Person	\$50,700	\$1,268	\$190	\$444	\$1,077	\$166,966
4-Person	\$56,300	\$1,408	\$223	\$493	\$1,185	\$182,427
5-Person	\$60,850	\$1,521	\$264	\$532	\$1,257	\$191,020
Low Income (51-80 percent AMI)						
1-Person	\$63,100	\$1,578	\$151	\$552	\$1,427	\$230,524
2-Person	\$72,100	\$1,803	\$166	\$631	\$1,637	\$265,026
3-Person	\$81,100	\$2,028	\$190	\$710	\$1,837	\$297,157
4-Person	\$90,100	\$2,253	\$223	\$788	\$2,030	\$327,179
5-Person	\$97,350	\$2,434	\$264	\$852	\$2,170	\$347,334
Median Income (81-100 percent AMI)						
1-Person	\$54,100	\$1,353	\$151	\$473	\$1,202	\$191,981
2-Person	\$61,850	\$1,546	\$166	\$541	\$1,380	\$221,130
3-Person	\$69,550	\$1,739	\$190	\$609	\$1,548	\$247,693
4-Person	\$77,300	\$1,933	\$223	\$676	\$1,710	\$272,361
5-Person	\$83,500	\$2,088	\$264	\$731	\$1,824	\$288,020
Moderate Income (101-120 percent AMI)						
1-Person	\$64,900	\$1,623	\$151	\$568	\$1,472	\$238,233
2-Person	\$74,200	\$1,855	\$166	\$649	\$1,689	\$274,020
3-Person	\$83,500	\$2,088	\$190	\$731	\$1,897	\$307,435
4-Person	\$92,750	\$2,319	\$223	\$812	\$2,096	\$338,527
5-Person	\$100,150	\$2,504	\$264	\$876	\$2,240	\$359,325
Assumptions: 2020 income limits; 30 percent of household income spent on housing; LACDA utility allowance; 35 percent of monthly affordable cost for taxes and insurance; 10 percent down payment; and 3 percent interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.						
Sources: California Department of Housing and Community Development 2020 Income Limits; Los Angeles County Development Authority (LACDA), 2020 Utility Allowance Schedule; Veronica Tam & Associates, 2020.						

3.9 Affordable Housing

Section 65583(a)(8) of California Housing Element law requires each city and county to identify the assisted housing units in its jurisdiction that are at risk of conversion to market rates within 10 years of the beginning of the planning period. The element must conduct an analysis that includes an inventory of all such units, an estimate of the cost of preserving the existing units or producing comparable new units and the availability of nonprofit corporations capable of acquiring and operating these units. Possible financing sources for preservation or replacement must also be identified. Finally the analysis must state the community’s goals, quantified objectives, policies and programs for housing preservation and production (see Section VIII, Policies and Programs). This analysis covers the 10-year period between October 15, 2021 and October 15, 2031.

Identification of At-Risk Units

The City of Palmdale has facilitated the development of numerous projects to improve the supply of affordable housing through construction of new units and the acquisition and rehabilitation of old units. There are 24 developments in the City that provide 2,439 affordable units to residents (Table 26). Three of the developments consisting of 126 affordable units are at-risk of being converted to market rate housing.

Table 26: Assisted Rental Housing

Development Name	Total Units	Low/Mod Units	Household Type	Funding Source	Expiration of Affordability
Carmel Apartments	112	23	Family	Local Mortgage Revenue Bond	2023
Desert View Apartments	55	55	Family	Section 8	9/1/2023
East 35 th Street Apartments	48	48	Family	Section 8	2025
Manzanita Villas	144	29	Family	City Regulatory Agreement	2042
Summerwood Apartments	54	52	Family	Multi-Family Housing Revenue Bond	9/3/2070
La Quinta Apartments	100	98	Family	Multi-Family Housing Revenue Bond	9/3/2070
Park Vista Apartments	28	27	Family	Multi-Family Housing Revenue Bond	9/3/2070
Impressions Apartments	109	107	Senior	Multi-Family Housing Revenue Bond	9/3/2070
Boulders at the Ranch I	358	358	Mobile Home Park	Tax-Exempt (A)and Taxable Bonds secured by Housing Set-Aside funds(B)	5/6/2032
Boulders at the Ranch II	206	206	Mobile Home Park	Tax-Exempt (A)and Taxable Bonds secured by Housing Set-Aside funds(B)	5/6/2032
Boulders at the Lake	222	222	Mobile Home Park	Tax-Exempt (A)and Taxable Bonds secured by Housing Set-Aside funds(B)	5/6/2032
Palmdalia Apartments	64	64	Family	Section 8	7/1/2044
Palmdale Gardens	76	76	Senior	Section 8	N/A
Palmdale East Q	90	90	Family	Section 8, LIHTC	2055
Palmdale Desert Club Apartments	80	80	Family	Section 8, LIHTC	N/A

Development Name	Total Units	Low/Mod Units	Household Type	Funding Source	Expiration of Affordability
Village Garden Apartments	80	80	Family	Section 8	N/A
Whispering Palms	75	74	Senior	Housing Set Aside Funds, Multi-Family Housing Revenue Bond, HOME	2073
Cielo Azul	80	79	Senior	Housing Set Aside Funds, LIHTC	8/13/2063
Summer Terrace	80	79	Senior	Housing Set Aside Funds, LIHTC, HOME	2064
Palo Verde Terrace	78	77	Senior	Housing Set Aside Funds, LIHTC, HOME	12/30/2065
Casablanca Apartments	200	200	Family	LIHTC	2055
Wright Brothers Court	156	156	Family	Housing Set Aside Funds, LIHTC, HOME	2074
Courson Arts Colony – East & West (Meta Housing)	161	159	Family	LIHTC, HOME Housing Assets Fund	2074. 2105
Total	2,656	2,439			

Cost and Resources for Replacement or Preservation

Preservation of the at-risk units can be achieved in several ways: 1) facilitate transfer of ownership of these projects to or purchase of similar units by nonprofit organizations; 2) purchase of affordability covenant; and 3) provide rental assistance to tenants using funding sources other than Section 8.

Transfer of Ownership: Long-term affordability of the units at risk can be secured by transferring ownership of these projects to non-profit housing organizations. A search on LoopNet shows several rental properties for sale, averaging about \$450,000 per unit. The at-risk units are smaller, older units and therefore likely to command lower market prices. Nevertheless, transferring ownership or purchasing replacement units would require significant resources.

Purchase of Affordability Covenant: Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the project as low-income housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the Section 8 subsidy amount received to market levels. The feasibility of this option depends on whether the property is highly leveraged. By providing lump sum financial incentives or ongoing subsidies in rents or reduced mortgage interest rates to the owner, the City can ensure that some or all of the units remain affordable.

Rent Subsidy: Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City, through a variety of potential funding sources could provide assistance to very low income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a very low-income household. Table 27 shows the rent subsidies required for the both of the projects with at-risk units. As shown, subsidizing the very low-income at-risk units would require approximately \$541,800 annually, an average of \$645 per unit per month.

Table 27: Rental Subsidies Required

Unit Size/Household Size	Number of Units	Fair Market Rent ¹	Household Annual Income	Affordable Housing Cost ³	Monthly per Unit Subsidy ⁴	Total Annual Subsidy
Very Low Income (50 percent AMI) ²						
1 Bedroom/ 2-person household	126	\$1,605	\$45,050	\$960	\$645	\$975,240
Source: Veronica Tam and Associates, 2021. Notes: 1. Fair Market Rent (FMR) is determined by HUD. These calculations use the 2021 HUD FMR for the Los Angeles. 2. Rents are restricted to 50 percent AMI, which puts residents in the Very Low Income Category, set by the California Department of Housing and Community Development (HCD). 3. The affordable housing cost is calculated based on 30 percent of the AMI, minus utilities for rentals. 4. The monthly subsidy covers the gap between the FMR and the affordable housing cost						

Replacement Housing Cost: The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$500,000 per unit for multi-family rental housing, replacement of the 126 at-risk units would require approximately \$63 million.

Resources

Preservation of at-risk housing requires not only financial resources but also administrative capacity of nonprofit organizations. These resources are discussed in detail later in this Housing Element in the “Housing Resources” section.

4. Constraints

Various nongovernmental factors, governmental regulations, and environmental issues pose constraints to the provision of adequate and affordable housing. These constraints may result in housing that is not affordable to lower and moderate income households, or may render residential construction market prices economically infeasible for developers. This section addresses these potential constraints.

4.1 Governmental Constraints

The issue of housing constraints refers to land use regulations, housing policies and programs, zoning designations, and other factors that may influence the price and availability of housing opportunities in Palmdale. These housing constraints may increase the cost of housing or may render residential construction economically infeasible for developers. Additionally, constraints to housing production significantly impacts lower income households and those with special needs.

Transparency in Development Process

To increase transparency and certainty in the development application process as required by law, the City provides a range of information online for ease of access, some of which is as follows:

- General Plan: <https://www.cityofpalmdale.org/279/General-Plan>
- Zoning Ordinance: <https://www.codepublishing.com/CA/Palmdale/>
- Site Plan Review Process and Schedule: <https://www.cityofpalmdale.org/287/Site-Plan-Review>
- Specific Plans: <https://www.cityofpalmdale.org/289/Specific-Plans-Other-Plans>
- Development Application Materials: <https://www.cityofpalmdale.org/267/Applications>

Land Use Policies

The Land Use Element of the Palmdale General Plan sets forth policies for residential development. These land use policies, combined with zoning regulations, establish the amount and distribution of land to be allocated for different uses. Housing supply and costs are affected by the amount of land designated for residential use, the density at which residential development is permitted, and the standards that govern the character of development. This Housing Element update is for the State required 6th cycle update that will cover the period beginning on October 15, 2021 and ending on October 15, 2029.

The Land Use Element (1993) provides for the following land use designations which allow for residential development:

- Equestrian Residential (ER): 1 dwelling unit per 2.5 gross acres
- Low Density Residential (LDR): 1 dwelling unit per acre
- Single-family Residential-1: 0 – 2 dwelling units per acre
- Single-family Residential-2: 0 – 3 dwelling units per acre
- Single-family Residential-3: 3.1 – 6 dwelling units per acre
- Medium Residential: 6.1 – 10 dwelling units per acre
- Multi-family Residential: 10.1 – 16 dwelling units per acre
- Medium-High Density Residential: 30-50 dwelling units per acre
- High Density Residential: 50-60 dwelling units per acre

Table 28: Zoning Designations and Density

Land Use Designation	Zoning Designation	Type	Density-DU Per Acre
Equestrian Residential (EQ)	A-1	Single-family	1 du per 2.5 acres
Low Density Residential (LDR)	R-1-1	Single-family	1 du per acre
Single-family Residential 1 (SFR-1)	R-1-15,000 to 20,000	Single-family	0-2 du per acre
Single-family Residential 2 (SFR-2)	R-1-10,000 to 13,000	Single-family	0-3 du per acre
Single-family Residential 3 (SFR-3)	R-1-7,000	Single-family	3.1-6 du per acre
Medium Residential (MR)	R-2	Single-family / Multi-family	6.1 -10 du per acre
Multiple Residential (MFR)	R-3	Multi-family	10.1-16 du per acre
Medium High Density Residential (MFR)	R-4(30)	Multi-family	30-50 du per acre
High Density Residential (HDR)	R-4(50)	Multi-family	50-60 units per acre

Source: City of Palmdale Zoning Ordinance

The City’s current General Plan and Zoning Ordinance leave a void in the continuum of housing options – whereby either low density residential or fairly high density residential uses are permitted. Housing in the moderate density range (16-29.9 dwelling units per acre) is not accommodated under the current land use designations. The City is currently in the process of conducting a comprehensive update to the General Plan. An objective of this General Plan Update is to fill in the density gap to allow for a variety of housing types in the City.

As part of the update, the Land Use Element is being revised in part by replacing the land use categories with Place Types. The previous land use categories with densities higher than single-family will be replaced with four new neighborhood types. Four new mixed-use designations will be added, and a new mixed use Educational Flex District will also be added. The new Land Use Element will identify additional districts, village centers, a corridor and nodes. Table 29 provides the draft Place Types that are being developed as part of the update along with the corresponding residential densities and allowable heights. As shown in Table 29, the draft Place Types, particularly the Mixed Use 4 (MU4)(PTASP – Urban Core) Place Type, allows for significantly higher residential densities than what is allowed in the current Land Use Element. Due to the significant changes in the Land Use Element a comprehensive update of the Development Code will be necessary in order to implement the new Land Use Element.

Table 29: Draft Place Types

Place Types	Descriptions	Min. and Max. Residential Density	Max. Commercial FAR	Height
RESIDENTIAL				
Equestrian Residential (ER)	Rural single-family buildings on lot sizes 2.5 acres or larger. Animal keeping activities permitted, and overall accessed primarily by car	up to 0.4 du/ac		35 feet
Low Density Residential (LDR)	Detached single-family buildings located on hillsides or in valleys and as a transition between rural and suburban areas. Lot sizes range between 1-2.5 acres, and are accessed primarily by car	up to 1 du/ac		35 feet
Single-family Residential 1 (SFR1)	Detached single-family buildings in a semi-rural environment with horse/animal keeping possible. Lot sizes range between 0.5-1 acres, and are accessed primarily by car	up to 2 du/ac		35 feet
Single-family Residential 2 (SFR2)	Single-family buildings, appropriate in those areas between the valley floor and steeper hillside areas (having less than ten percent slope). Lot sizes range between 0.3-0.5 acres, and are accessed primarily by car	up to 3 du/ac		35 feet
Single-family Residential 3 (SFR3)	Detached single-family subdivisions containing the City's standard 7,000 square foot minimum lot size will typically be located within this designation. Accessed primarily by car but also accessible to bicycles and pedestrians	3 to 6 du/ac		35 feet
Residential Neighborhood 1 (RN1)	A neighborhood that may include mobile homes, single-family detached, single-family attached, small lot homes, townhouses, condominiums, duplexes, triplexes, 4-plexes oriented for walking and biking while still accessible by car.	6 to 10 du/ac		35 feet
Residential Neighborhood 2 (RN2)	A neighborhood that may include a variety of attached and detached housing units like a mix of townhomes, 2-3 story walkups, or courtyard style apartments. Oriented for walking and biking while still accessible by car	10 to 20 du/ac		35 feet
Residential Neighborhood 3 (RN3)	A walkable neighborhood where buildings are close to the sidewalk and may include housing types like garden apartments, rowhouses, mid-rise apartment buildings within walking distance of goods, services, and transit	20-30 du/acre		45 feet
Residential Neighborhood 4 (RN4)	A walkable neighborhood where buildings are close to the sidewalk and may include a variety of attached dwelling types like townhouses, condominiums, and mid-rise to high-rise apartments all within walking distance of goods and services, and transit	30 to 50 du/ac		65 feet
Mobile Home	Existing mobile home parks			

Place Types	Descriptions	Min. and Max. Residential Density	Max. Commercial FAR	Height
MIXED USE				
Mixed Use 1 (MU1)	A neighborhood-scale main street with services and active storefronts located at or near the sidewalk. Including some residential above or next to commercial uses with some as 2-story buildings	10-20 du/acre	0.35	35 feet
Mixed Use 2 (MU2) (TASP - General Urban)	A slightly taller neighborhood scale environment with ground floor office or retail located at or near the sidewalk with housing next to or above, some as 3-4 story buildings	20-30 du/ac	1.0-2.0	45 feet
Mixed Use 3 (MU3) (TASP - Urban Center)	A more urban, walkable neighborhood with office, light R&D, and retail ground floor located at or near the sidewalk with housing next to or above, including townhomes and 3-6 story residential	30-50 du/acre	1.5-3.0	65 feet
Mixed Use 4 (MU4) (TASP - Urban Core)	An urban, walkable, downtown environmental with ground floor retail, light R&D, office on the ground floor at or near the sidewalk and some housing next to or above, buildings ranging from 3-7 stories	50-80 du/acre	2.5-4	85 feet
Educational Flex (EDF)	Mix of educational types uses including trade schools, public and private higher educational facilities and satellite campuses, supportive retail, office, and housing.	20-30 du/acre		45 feet

Provisions for A Variety of Housing Types

State Law pertaining to the Housing Element requires that cities’ land use policies and development standards allow for the development of a variety of housing types for all income levels, including single-family dwellings, multi-family dwellings, manufactured homes, and transitional and supportive housing. The City’s General Plan Land Use Element and Development Code designate particular areas within the City for residential development and accommodate various types of housing as discussed in the following section.

The City’s current residential land use designations provided for the development of a wide range of housing types including single-family dwellings, mobile homes, townhomes, condominiums, accessory dwelling units, and multi-family units at various densities. The updated Palmdale General Plan 2045, when adopted, will place more emphasis on creating residential neighborhoods and mixed-use nodes with desired housing types including townhouses, duplexes, triplexes, 4-plexes, courtyard style apartments, garden apartments, rowhouses, mid-rise apartment buildings, and high-rise apartments in areas specifically designated on the General Plan land use map. Adoption of the new General Plan is expected in Spring of 2022.

Conventional Housing

The City of Palmdale allows conventional single and multiple-family housing in four residential zones. Single-family housing is permitted in three zones (A-1, R-1 and R-2). The Light Agriculture A-1 zone permits large-lot single-family residential on lots typically one or more acres. The R-1 zone permits single-family dwelling units at a gross density of 0-6 dwelling units per acre. The R-2 zone permits both single-family and multi-family housing at a gross density of 6.1 – 10 dwelling units per acre.

Multi-family housing is permitted in three residential zones (R-2, R-3, and R-4). As stated above, permitted gross density in the R-2 zone is 6.1 – 10 dwelling units per acre, and R-3 permits a gross density of up to 16 dwelling units per acre. Permitted gross density in the R-4 zone, intended for apartments, is 30-50 dwelling units per acre, and 50-60 dwelling units per acre.

The City also contains several specific plans and community plans that allow for single-family and multi-family development. These plans are discussed in greater detail later in this section.

Mixed-Use Housing

The Palmdale Transit Area Specific Plan (PTASP) was developed for a 746-acre area surrounding the planned Palmdale Station, a multimodal transportation hub in downtown Palmdale. The PTASP was adopted in December 2020, and replaces the previous Palmdale Transit Village Specific Plan, which encompassed just 110 acres, in its entirety. The plan uses a form-based code to provide for a pedestrian-oriented mixed-use district, which will include a variety of housing types, single-family, multi-family and mixed-use housing with residential uses above first floor retail. Housing development is planned at residential densities that range from the Traditional Neighborhood at a maximum of 8 dwelling units per acre; General Urban at 20 – 30 dwelling units per acre; Urban Center at 30 – 50 dwelling units per acre; and Urban Core at 50 – 80 dwelling units per acre. The projected buildout is phased with expected residential buildout to be 367 units by 2025, and 1,229 units by 2035. Future phases will add more residential units; however, these are beyond the 6th cycle Housing Element planning timeframe.

Accessory Dwelling Units (Second Dwelling Units)

Accessory dwelling units can provide an important source of affordable housing for persons and families of low and moderate income. Per the PMC, an accessory dwelling unit is defined as “an attached or detached residential dwelling unit which provides complete independent living facilities for one or more persons. It shall include permanent provisions for living, sleeping, eating, cooking and sanitation on the same parcel as a single-family or multi-family dwelling is situated.” Accessory dwelling units may also include efficiency units and manufactured homes as defined by the California Health and Safety Code.

Numerous new State laws in recent years have impacted the way that local jurisdictions regulate accessory dwelling units, including AB 68, AB 587, AB 881, and SB 13. With the goal of increasing accessory dwelling unit production, these bills have modified allowable fees, application procedures, and development standards that cities are permitted to employ. In response to this legislation, the City adopted an updated accessory dwelling unit ordinance in 2020 that complies with State requirements. Per the ordinance, accessory dwelling units are permitted by-right in any zone in which residential development is permitted and on any parcel with an existing or proposed single-family or multi-family residence.

Manufactured Home Parks and Subdivisions

Mobile homes are an important housing type in Palmdale, comprising 5 percent of the housing stock. Zoning Ordinance Section 17.41.090.G.13 specifically allows for the installation or construction of a manufactured home where the code allows for the construction of a detached single-family structure. Manufactured homes must comply with all standards of development for detached single-family structures.

There are 10 mobile home parks in Palmdale with a total of 2,241 mobile home units. Three of the parks are owned and operated by the Palmdale Housing Authority, which purchased the parks with funding from the City’s Redevelopment Housing Set-Aside. The parks were rehabilitated and all of the 786 spaces in the three parks are reserved for low and moderate-income households. In addition, assistance for purchase of mobile homes has been provided to 74 low

and moderate-income households. The City continues to regulate rents in privately owned mobile home parks.

Manufactured home parks and subdivisions are allowed in the R-3 Zone; the minimum lot area is 5-acres. PMC Sections 17.91.050 and 17.91.060 establish the specific standards for manufactured home parks and subdivisions.

Farmworker Housing and Employee Housing

The City currently provides for agricultural workers' living quarters within the A-1 (Light Agriculture) zone with Site Plan Review. As part of the City's comprehensive update to the Zoning Ordinance, the City will clarify its compliance with the State required provisions for farmworker and employee housing. Specifically, the State Employee Housing Action regarding farmworker housing (Health and Safety Code Section 17021.6) specifies that any farmworker housing consisting of no more than 36 beds in group quarters or 12 units is considered an agricultural land use and therefore similarly permitted where agricultural uses are permitted. Furthermore, the Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation.

Emergency Shelters

Emergency shelters, referred to as Homeless Shelters in the PMC, are permitted in the C-2 zone and the MX overlay zone with a Site Plan Review. The C-2 zone includes 224 acres of vacant land. This offers adequate capacity to accommodate the City's estimated 289 unsheltered homeless.

Section 17.94.040 of the PMC was amended in 2012 to reduce the distance separation requirement between Homeless Shelters to within 300 feet and remove the distance separation requirements to schools and single-family residential uses. This distance requirement is not consistent with State law. State law allows a city to establish a separation requirement from another emergency shelter only, but not other land uses. The City's ordinance includes a separation from transitional or supportive housing, which is not permissible under State law.

Furthermore, AB 139 (Emergency and Transitional Housing) states that local governments may include parking requirements for emergency shelters, but specifies that adequate parking must be based solely on shelter staffing level and not exceed the requirements for residential and commercial uses in the same zone. The City will amend the PMC to comply with State law on the provision of emergency of shelters.

Low Barrier Navigation Centers

Adopted in 2019, AB 101 defines a Low Barrier Navigation Center as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions.

AB 101 requires jurisdictions to permit Low Barrier Navigation Centers that meet specified requirements by-right in mixed-use zones and other nonresidential zones permitting multi-family residential development. The bill also imposes a timeline for cities to act on an application for the development of a Low Barrier Navigation Center. The provisions of AB 101 are effective until 2026 when they sunset. The PMC has not been updated to permit this type of development; therefore, a Housing Program has been added to amend the PMC to ensure consistency with AB 101.

Transitional Housing and Supportive Housing

In 2012 the City amended its Zoning Ordinance to comply with SB 520 and SB 2. The Zoning Ordinance now permits Transitional Housing, Supportive Housing and Residential Care Facilities within a single-family dwelling unit within the A-1 and R-1 zones as an administrative use. Transitional Housing, Supportive Housing and Residential Care Facilities with four or fewer units within the R-2, R-3 and R-4 zones will be permitted with administrative approval; those located with five or more units will require Site Plan Review approval, consistent with the requirements for all residential uses.

AB 2162, adopted in 2018, requires that supportive housing developments with 50 or fewer units be permitted by-right in zones where multi-family and mixed-use developments are permitted, provided the development meets certain requirements. Additionally, the bill prohibits jurisdictions from imposing parking requirements based on the number of units for supportive housing developments within one half mile of a public transit stop. A program is included in the Housing Plan to amend the Development Code to ensure its supportive housing provisions are compliant with State law.

Single Room Occupancy Units

There is no current provision within the PMC for Single Room Occupancy (SRO). These are typically a small unit with shared kitchen and bathroom facilities. There are currently no SROs within Palmdale. Historically there has not been a market demand for the development of SRO's due to the affordability of larger rental properties within the City. The PMC does currently include provisions for Boarding Houses and Rooming Houses within the R-3 and R-4 zones with a Conditional Use Permit. Additionally, at the present time, the PMC does not regulate a single-family residential unit where four or fewer individuals rent individual rooms. A business license for a single-family rental is only required where the property owner is not living within the residence.

Multiple-Family Housing Design Standards

Design criteria such as open space, amenities and landscaping requirements are important to maintaining quality of life in residential developments. The City is in the process of updating the PMC to add design standards for multi-family housing in each of the zones where it is allowed, R-2, R-3, R-4 and the Mixed-use Overlay in order to be consistent with the Goals, Policies and Objectives of the Community Design Element of the General Plan. The standards apply unless in conjunction with a housing project for low-income households, seniors, or assisted living facilities.

The standards ensure that all multi-family housing projects in the City consisting of five or more units are built to include such features as common usable open space, recreational amenities, private walled patios or balconies, private enclosed storage space, washer and dryer hookups or a common laundry room, refuse areas, pre-wiring for cable, and bicycle racks provided in secure locations. Because these standards are objective and applied equally throughout each of the zones that permit multi-family housing, and the standards do not apply to housing for lower income households, seniors, or assisted living facilities, the imposition of these standards is not an impediment to the development of multi-family residential units. Rather, the purpose of these design standards is essentially to improve the livability and functionality of each residential unit. They enhance the development and quality of life for residents.

Development Standards

Environmental Assessment Requirements

Existing environmental settings in Palmdale do not present a major constraint to housing development. The majority of the residential sites in Palmdale would be subject to a (Mitigated) Negative Declaration. Some infill parcels adjacent to existing development may be determined to be Categorical Exempt under the CEQA Guidelines. Sites within the Palmdale Transit Area Specific Plan have been previously assessed within the Environmental Impact Report prepared for a previous study that covered the same geographical area; however, they will still be subject to site-specific review. The General Plan Update EIR, when completed, will provide an opportunity for future developments to tier from the updated document, saving time and cost.

Residential Development Standards

The PMC implements the General Plan. It contains development standards for each zoning district consistent with the land use designations of the General Plan. The PMC was comprehensively updated in 2019. It provides for the following residential zones:

- Light Agriculture (A-1): 1 dwelling unit per 1 or more gross acre
- Single-Family Residential (R-1): 1-6 dwelling units per gross acre
- Medium Residential (R-2): 6.1-10 dwelling units per gross acre
- Multiple Residential (R-3): up to 16 dwelling units per gross acre
- High Density Residential (R-4): 30-50 and 50-60 dwelling units per gross acre

Light Agriculture (A-1) -- (1 dwelling unit/1 or more gross acre): This designation is intended to ensure that existing rural character is maintained. Typical development in this zone is low density, large-lot single-family homes with truck farming, field and tree crops.

Single-Family Residential (R-1) -- (1-6 dwelling units/gross acre): This designation is intended for the development of single-family detached dwellings at gross densities ranging from 0 to 6 dwelling units per acre and a minimum lot size of seven thousand (7,000) square feet. Development within the R-1 zone generally consists of single-family residential neighborhoods of a suburban type and density.

Medium Residential (R-2) -- (6.1-10 dwelling units/gross acre): This designation is intended to allow the development of housing at a gross density of between 6.1 and 10 dwelling units per acre. This zone permits a mix of dwelling unit densities and structure types, including single-family detached and attached; zero lot line and wide-shallow subdivisions; duplexes, triplexes, condominium and townhouse developments; and moderate density apartment and manufactured housing development.

Multiple Residential (R-3) -- (up to 16 dwelling units/gross acre): This designation is intended to promote the development of grouped housing such as townhouses, condominiums and apartments at a density of up to 16 dwelling units per gross acre. This designation permits the development of self-contained residential communities, which provide adequate on-site recreational facilities and open space to meet the immediate needs of its residents.

High Density Residential (R-4) -- (30-50 and 50-60 dwelling units/gross acre): This designation is intended to promote the development of apartments at a density of between 30 to 50 and 50 to 60 dwelling units per gross acre. This designation permits the development of self-contained residential communities that provide adequate on-site recreational facilities and open space to meet the immediate needs of its residents.

The PMC establishes residential development standards for each zone to ensure quality of development in the community. Site Development Criteria as specified in the PMC for each applicable zone is presented in Table 30.

Table 30: Residential Development Standards

	R-1	R-2	R-3	R-4
Minimum net lot area (square feet)	7,000	For SF detached, min. 7000; for SF attached or multiple-family structures, min. 4000/du; min. 3500/du for manufactured home subdivisions	20,000; or 5 acres for manufactured home subdivisions	40,000
Density Ranges (du/gross acre)	0-6	6.1-10	Up to 16	30-50 and 50-60
Minimum Lot Width	Minimum lot width varies by size of lot, and depending on whether the lot is an interior lot, corner lot, reverse corner lot or end of a cul-de-sac or street knuckles. Lots siding onto an arterial, railroad right-of-way, or more intensive land use or designation require additional lot width. A typical interior 7,000 square foot lot will have a minimum required lot width of 70 feet.	For SF detached, same as R-1	100'	100'
Minimum Lot Depth	Minimum lot depth is not less than 100 feet. Each lot that backs up to an arterial, or more intensive land use or designation require a minimum lot depth of 110 feet. Lots backing up to railroad right-of-way require a minimum depth of not less than 130 feet.	--	--	--
Minimum Flag Lot Frontage	20'	--	--	--
Maximum Lot Coverage	40%	50%	50%	80%
Minimum Setbacks¹		For SF detached, same as R-1; all other housing types as follows:		
Front	15'	20'	20'	5'
Side yard²	5'/10'	Min. 5'/story	Street side 20', interior side 5' per story	Street side 5', interior side 5' per story with a max of 15'
Rear³	20'	Min. 15'	Min. 15'	Min. 15'
Maximum Height	35' (two stories)	35' (two stories)	45' (three stories)	5 stories or 60'

	R-1	R-2	R-3	R-4
Private and Common Open Space (sq. ft. per unit)	—	Private: Min. 7' patio depth + Min. average 200 or 25% of average unit size Common: With 5 or more units, minimum 30% usable common open space for passive and active recreational use	Private: Min. average 200 or 25% of ave. du size Common: With 5 or more du's, minimum 30% usable common open space for passive and active recreational use	Private: Min. 7' patio depth + Min. average 150 or 25% of ave. du size Common: With 5 or more du's, minimum 15% usable common open space for passive and active recreational use
Parking Requirements (off-street)	Fully enclosed 2 car garage, min. 20' x 20'	For SF detached, same as R-1; all multiple-family apartments as follows: <u>Studio:</u> 1.25 spaces/unit, 1 of which must be covered and designated for a specific unit <u>One Bedroom:</u> 1.5 spaces/unit, 1 of which must be covered and designated for a specific unit <u>Two or more Bedrooms:</u> 2.25 spaces/unit, 1 of which must be covered and designated for a specific unit		
<p>Source: City of Palmdale, CA, 2021</p> <p>¹All Setbacks measured in feet from the edge of the public right-of-way.</p> <p>²Except on corner or reversed corner lots where both side yards must be a minimum of 10'. When siding onto a designated arterial street, or a more intensive land use or designation, minimum 20', and when siding onto a railroad right-of-way, minimum 50'.</p> <p>³ When backing onto a designated arterial street, or a more intensive use, rear yard setback shall be a minimum 30', when backing onto a railroad right-of-way, minimum 50'.</p>				

Specific Plans

In addition to the above residential land use categories, the City has 11 Specific Plans, seven of which allow for residential development at various densities. The purpose of specific plans is to provide a clear vision and implement comprehensive standards which reflect the unique characteristics of the planning area.

Hillside Specific Plan is built out. Two of the specific plan areas, Rancho Vista and Joshua Hills, are well developed with infrastructure in place and little vacant residential land. City Ranch, also known as Anaverde, contains more than 1,500 existing residential units and major infrastructure has been installed. Ritter Ranch has installed infrastructure but has not yet been developed. Foothill Ranch Specific Plan, formerly known as College Park, is the only one of the specific plan areas where infrastructure is not yet in place. It is located within a fault zone area and has Flood Zone, Hillside and Biological constraints. Palmdale Transit Area Specific Plan was adopted in 2020. It replaces and expands upon the previous Transit Village Specific Plan which was rescinded. Its focus is on Palmdale's downtown area, whereas the other Specific Plans are in the City's periphery.

Table 32 lists the Specific Plans within the City that allow for residential development along with their permitted densities. As shown, the Plans allow for the development of a variety of housing

types from single-family large lot development (Foothill Ranch Specific Plan) to high density multi-family and mixed-use developments (i.e. Palmdale Transit Area Specific Plan). The specific plans with remaining residential development potential for the 6th cycle Housing Element are further discussed in the Housing Resources section.

Table 31: Specific Plans Allowing Residential Uses

Specific Plan	Residential Type Permitted	Density Range Permitted
City Ranch (Anaverde)	Single-family detached, attached, and multi-family residential	3.1 – 6.1 du/ac, 6.2 – 10 du/ac, and 10.1 – 16 du/ac respectively
Foothill Ranch (College Park)	Single-family, one ac minimum	380 units total
Hillside Specific Plan	Single-family, large lot	407 SF residential units
Joshua Hills	Single-family detached and multi-family	1,725 units of SF residential at densities of 4.5 – 5.7 du/ac, 736 MF units at 13.3 – 22.0 du/ac
Palmdale Transit Area SP (2020)	Mix of residential uses permitted as part of a form-based code	Urban Core (T6): 50-80 du/ac Urban Center (T5): 30-50 du/ac General Urban (T4): 20-30 du/ac Traditional Neighborhood (T3): up to 8 du/ac. SF residential
Palmdale Transit Village Addendum	Superseded by the new Transit Area SP	See Palmdale Transit Area SP (above)
Rancho Vista SP	Single-family detached, multi-family at varying densities	Urban Residential: SF – 3.2 du/ac, 2,584 units Urban Medium: SF – 5.6 du/ac, 206 units Urban Village: MF – 13.6 du/ac, 450 units Urban High: MF – 22 du/ac, 176 units
Ritter Ranch	Single-family detached and multi-family	80 SF equestrian estates 5,089 SF detached units 1,189 SF attached units 348 MF units 494 senior housing units

Building Codes and Their Enforcement

Building Code Requirements

The City has adopted the 2019 California Building Code (CBC), which is largely based on the International Building Code, to address building code requirements. Under State law, this code can be amended by local governments only for geological, topographical, or climatological reasons. These codes are considered to be the minimum necessary to protect the public health, safety, and welfare, and are not considered an unnecessary constraint to housing. The City has not adopted any local amendments to the CBC that would significantly increase the cost of housing construction.

Code Enforcement

The City puts a high priority on building code enforcement. It has a Neighborhood Improvement Program in which the Building and Safety Division works with law enforcement, the County of Los Angeles Fire Department, the Los Angeles County Department of Health Services, the Department of Public Works and other agencies to coordinate clean up, infrastructure

improvements, housing rehabilitation, crime reduction and improvements in property management practices in selected areas of the City. A program of the Department of Public Safety and Community Relations, called Partners Against Crime (PAC), works with multi-family properties to reduce criminal activity and encourage residents to be active members in the community. PAC also offers an eight-hour property management program for Palmdale property owners, managers and maintenance personnel.

Off-Site Improvements

Dedication Requirements

In addition to impact fees, new development is required to dedicate land where needed to construct infrastructure improvements to support the residents it generates. These requirements are most commonly applied to dedication of land along street frontages for additional right-of-way needed to widen roads in order to carry additional traffic. All new housing projects are required to dedicate half-width street right-of-way and construct improvements within the interior of the project. Where the project boundary abuts a public street, right-of-way dedication is required along the project frontage, and street improvements are required to be constructed. Street right-of-way may also be used for placement of sewers, storm drains, and utility easements. The requirements placed on the project must be directly related to the project's impacts on infrastructure systems, and must represent a fair share contribution based on the project's share of the facility needs in order to meet the tests of nexus and proportionality.

The requirement to dedicate right-of-way and/or easements for public improvements to support development is typical of all California cities and is specified as a subdivision requirement by the State Subdivision Map Act. There are no unusual requirements in the City of Palmdale for dedication of land to construct infrastructure.

Improvement Requirements

In areas of existing development, the street system is complete and developers only have to install sidewalks, driveways and curbs for their own developments. In the downtown area and near other developments, water, sewer and power may extend to vacant infill lots in one area, but in another area developers of vacant lots may have to bring services to the lots from a distance. The same is true of larger parcels in the City's older areas. Some may already have services close to the site; for other sites a developer may have to make a larger infrastructure investment. If infrastructure is not available to a new development, the developer is required to install the required infrastructure to service the project, with the potential for impact fee credits and reimbursement. The Southern California Gas Company and Southern California Edison provide gas and electricity respectively.

Examples of types of improvements required of developers include the following:

- Street improvements, including curb, gutter and sidewalks; streetlights and traffic control devices, bus turnouts & shelters
- Grading, drainage and drainage structures
- Walls and fences
- Sanitary sewers
- Water mains and fire hydrants
- Street trees and landscaping

Due to the change in traffic impact analysis, affordable housing projects, infill projects of a smaller size, and projects relying on previously approved environmental documents can screen out of VMT standards and are not required to prepare separate traffic studies. A traffic mitigation fee is paid on a per unit basis to offset the costs of transportation related capital improvements. The

City has a Capital Improvement Plan for improvements to the circulation system and the mitigation fee is combined with other funds, including grant funds, to pay for street, traffic light and other improvements that are made according to a prioritized schedule.

Some of Palmdale's residentially zoned land lies in areas that are still largely unimproved. Developers are required to demonstrate the ability to provide and gain access to streets, drainage, sewers, power, and water as a condition of approval for raw land development. This Housing Element focuses on residential land with near-term development potential. Specifically, the City encourages infill development in the central areas of Palmdale where infrastructure is already in place and vacant parcels are available. The cost of on- and off-site improvements in the central areas would be substantially lower than in the peripheral areas.

Water

The City of Palmdale is primarily served by Palmdale Water District (PWD) and Los Angeles County Waterworks District (LACWD) 40, with numerous small water companies providing service to smaller areas.

PWD receives water from Littlerock Creek Dam and Reservoir, the State Water Project (SWP) and groundwater. Groundwater is obtained from underground aquifers via active wells scattered throughout PWD and chlorinated prior to distribution. LACWWD 40 receives water from the SWP, purchased through the Antelope Valley East Kern Water Agency (AVEK), and local groundwater.

The Antelope Valley groundwater basin was in overdraft, which is the condition where annual extraction exceeds the safe-yield for a period of at least approximately 61 years. However the Antelope Valley adjudication process was finalized in 2015. The goal of the adjudication was to bring management to the basin and to limit further subsidence. The adjudication provides a framework to sustainably manage the basin and reduce groundwater declines and subsidence. To administer the judgement, the court directed appointment of the Watermaster (5-member board). The Antelope Valley Watermaster (established in 2016) is charged with administering adjudicated water rights and managing groundwater resources within the adjudicated portion of the Antelope Valley. After 15 years of complex proceedings, the judgement identified a state of overdraft, established respective water rights among groundwater producers, and ordered a ramp-down of production to the native basin safe yield.

Due to the highly variable nature of imported water supply, water purveyors in the Palmdale area are pursuing water banking strategies to store imported SWP water in local aquifers. PWD is currently pursuing development of the Palmdale Regional Groundwater Recharge and Recovery Project, which includes creation of a 160-acre recharge site in the northeastern portion of the city as well as construction of conveyance channels from the SWP, recovery wells, and potable and recycled water pipelines. Other water banks in the region include the Antelope Valley Water Bank, which at full buildout would cover an 18-square mile area and provide up to 500,000 AF of storage (County of Los Angeles 2017).

Maximizing the use of recycled water that will be available from the Palmdale Water Reclamation Plant (Palmdale WRP) and the Lancaster WRP will help the City and the Antelope Valley address its water supply uncertainties by capitalizing on a local, reliable source of water. To date, recycled water infrastructure in the City is limited to a recycled water transmission line connecting the Palmdale Water Reclamation Plant to McAdams Park for delivery of irrigation water supply. However, plans are in place to construct approximately 70,000 linear feet of recycled water pipeline and greatly expand the capability to distribute recycled water for use throughout the region.

According to the PWD Urban Water Management Plan (UWMP), projected water demand would exceed supplies under single dry-year conditions beginning in 2020, and multiple dry-year conditions in 2030. However, PWD anticipates currently underway groundwater banking projects coupled with water transfer and exchange opportunities will allow the District to meet all future demands under all hydrologic conditions.

LACWD 40 does not anticipate any supply deficiencies under normal, single-dry or multiple-dry year conditions, largely due to the availability of banked groundwater supplies.

Sewer

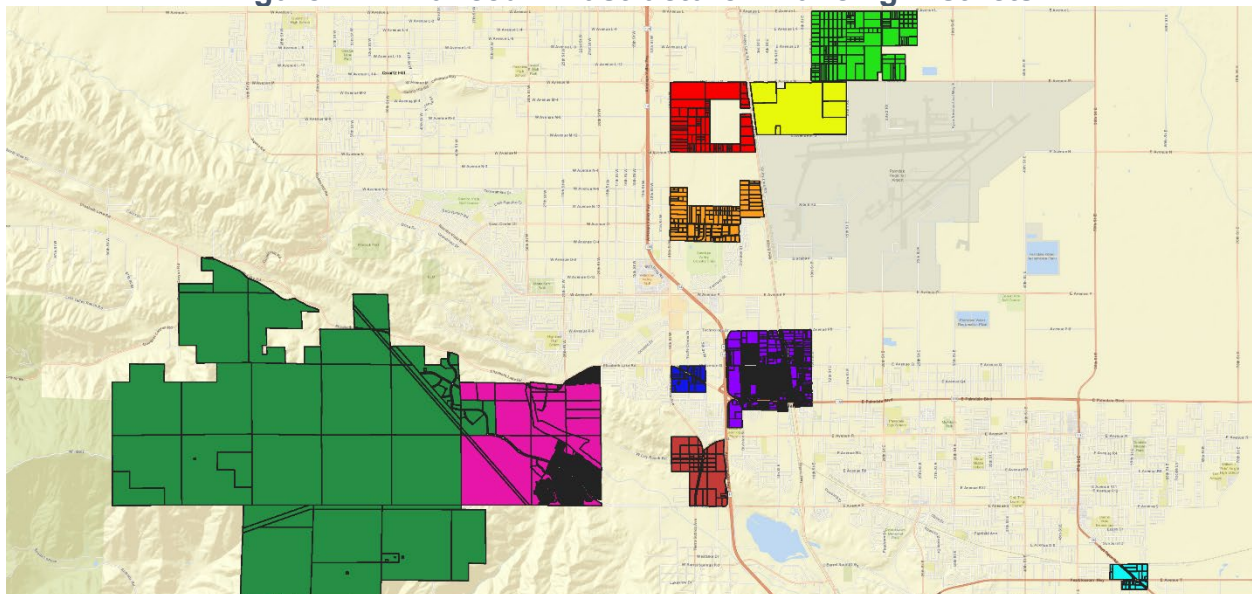
The City of Palmdale owns the wastewater collection system that collects wastewater from all properties on the sewer system pipelines within the City's municipal boundaries and transfers it to large trunk sewers that in turn empty into the Palmdale or Lancaster Water Reclamation Plant.

Most sewers in Palmdale are within Los Angeles County Sanitation District (LACSD) 20, which covers most of the southern half of Palmdale. These sewers carry wastewater for treatment at the Palmdale Water Reclamation Plant. Some of the sewers in the northern portion of Palmdale discharge to LACSD trunk sewers that convey flow to the Lancaster Reclamation Plant within LACSD District 14. The discharge from sewers on-site at USAF Plant 42 is split between LACSD District 20 and LACSD District 14.

There are also approximately 2,726 septic tanks served by the system, of which approximately 1,000 are within Palmdale city limits.

To expand Palmdale's sewer capacity, the City formed an Enhanced Infrastructure Financing District (EIFD) in 2014. EIFD's are special districts with defined boundaries that use local property taxes to issue bonds (tax increment financing) to fund infrastructure projects (e.g. streets, utilities, sidewalks, pedestrian safety enhancements) or affordable housing (see Figure 1). It was formed in partnership with the County of Los Angeles. The goal of the Palmdale EIFD is to support needed infrastructure in the Antelope Valley to help accelerate the production of quality jobs and accessible housing.

Figure 1: Enhanced Infrastructure Financing Districts



The Palmdale EIFD encompasses approximately 22,971 acres of land; 18,860 acres located within Palmdale city limits (representing approximately 28 percent of the City's total approximately 68,032 acres and 4,140 acres located in unincorporated County. The Palmdale EIFD boundaries are non-contiguous, focusing on the jobs and housing centers of the City. These areas include Ritter Ranch, Anaverde and the Palmdale Transit Area Specific Plan (future downtown area). The EIFD can be used to increase sewer capacity should it be needed.

The majority of City's sewage collected by the Districts is sent to Palmdale Water Reclamation Plant (PWRP) (District No. 20) with some flows sent to Lancaster Water Reclamation Plant (LWRP) (District No. 14). PWRP has a design capacity of 15 million gallons per day (mgd). According to the Final Palmdale Water Reclamation Plant 2025 Facilities Plan and EIR (September 2005), the District currently treats 9.4 mgd. However, based upon forecasts of the Southern California Association of Governments (SCAG) within the 2004 Regional Transportation Plan (RTP), LACSD has determined that by 2025 the District's population will be approximately 225,000 and the volume of wastewater will be 22.4 mgd. Under the growth model developed by SCAG, the current capacity of the Palmdale Water Reclamation Plant will be reached by 2013. The LWRP has a design capacity of 16 mgd and currently processes an average flow of 14.0 mgd. The Los Angeles County Sanitation Districts has prepared a Final Lancaster Water Reclamation Plant 2020 Facilities Plan and EIR (May 2004) for the expansion of the Lancaster Water Reclamation Plant, which was expected to reach capacity in 2007-2008 according to information contained within the FEIR. Based upon the Sanitation District's plan to expand capacity, as described within the Final Palmdale Water Reclamation Plant 2025 Facilities Plan and EIR and the Final Lancaster Water Reclamation Plant 2020 Facilities Plan and EIR, it is anticipated that the District will have adequate capacity to serve the existing housing and new units constructed as part of the City's housing allocation within the planning period.

The City analyzed new regulations adopted by the California State Water Resource Board and as of July 1, 2009, the Palmdale Sewer Maintenance District assumed direct control over the wastewater collection system, which had previously been operated by the Los Angeles County Department of Public Works Sewer Maintenance District. In June 2008, prior to assuming responsibility for the Sewer Maintenance District, the City held hearings on fee increases resulting from City management. The annual sewer unit charge for fiscal year 2020-2021 is \$103.63, and has remained the same rate since Fiscal Year 2010-2011.

Fees and Other Exactions

The City charges a range of development fees and exactions to recover the costs of providing services to new development. Fees are designed to ensure that developers pay a pro-rata fair share of the cost of providing infrastructure. While these fees do increase the cost of housing development, they are necessary to ensure public health and safety, as well as to maintain a high quality of life for residents of the City. Additionally, application processing fees are necessary to facilitate thorough and consistent project review and orderly development within the City.

Planning and Development Fees

Planning application fees are established by a Fee Study, which analyzes a number of factors including processing time and number and experience level of people needed to review an application. The purpose of the fee study is to determine fee levels that accurately cover the cost of application review, which are then reviewed and adopted by the City Council. The most recent update to the fee schedule became effective on July 1, 2021. These fees are not considered excessive and are comparable to surrounding communities. Table 32 summarizes the Planning Department fee requirements for residential development applications. Planning and impact fees combined, the City estimates that the fees for a typical single-family home total approximately

\$21,983, slightly below 10 percent of the building valuation. For a typical multi-family development project, average per unit fees total to \$14,800, also approximately 10 percent of the building valuation. Fees in Palmdale are not excessive.

Table 32: Planning Department Application Fees - Residential

Application	Application Fee
Annexation	\$4,144 + \$5/ac + LAFCO fees
Conditional Use Permit Residential	\$7,150
Development Agreement and Density Bonus	\$3,450
Site Plan Review	\$7,150
Subdivision Development Plan Review	\$1,050
Environmental Review	
Initial Environmental Study	\$2,000
Environmental Impact Report	\$8,000
General Plan Amendment	\$3,108 + \$50/acre for first 200 acres
Minor Exception, Minor Site Plan Review	\$1,000
Pre-Application to Development Advisory Board	\$250
Request meeting with DAB	\$250
Specific/Community/Master Plan, New	\$4,869.20 + \$15/res. unit
Specific/Community/Master Plan Amendment	\$2,331
Tentative Parcel Map	\$5,000
Tentative Tract Map	
Small Maps (1-40 lots/units)	\$7,500
Large Maps (over 40 lots/units)	\$9,000
Time Extension (Administrative/PC Approval)	Fee equal to 80% of current base fee, depending on type of application
Variance	\$1,813
Zoning Map Amendment	\$3,108

Source: City of Palmdale, Fee Schedule, June 2021. Note this is a snapshot applicable to June 2021, and does not include all applicable fees.

Table 33: Estimated Total Fees - Single-Family Detached Unit

Source of Cost	Amount
Planning Department Fees Plan Check	\$2,881
Building And Safety Fees Plan Check and Permits	\$3,521
Traffic Impact Fees	\$1,740
Park Impact Fees	\$6,812
Fire Facility Impact Fees	\$2,414
Sewer Fees (Hook-Up)	\$2,864
Public Facility Fees	\$1,751
Total Fees	\$21,983
Prototype Assumption: 2,200 sq. ft. unit- 4 bedrooms plus 500 sq. ft. garage	

Source: City of Palmdale Planning, Building and Safety and Engineering Departments.

Table 34: Estimated Total Fees – Multi-Family Project

Source of Cost	Amount
Planning Department Fees Plan Check	\$88,206
Building and Safety Fees Plan Check and Permits	\$103,901
Park Impact Fees	\$585,888
Fire Facility Impact Fees	\$81,320
Sewer Fees (Hook-Up)	\$117,269
Public Facility Fees	\$59,466
Total Fees	1,036,050
Per Unit Fees	\$14,800
Prototype Assumption: 70-unit development with 64 3-bedroom units and 6 2-bedroom units for a combined 85,600 sq.ft. apartment complex with carports and balconies.	

Source: City of Palmdale Planning, Building and Safety and Engineering Departments

Local Processing and Permit Procedures

Development permits typically must undergo a variety of City approval processes depending upon the scope and scale of a residential project. The purpose of the development review process is to encourage development that is compatible and harmonious with neighborhoods; foster sound design principles resulting in creative and imaginative solutions; utilize quality building design that avoids monotony; promote and maintain the public health, safety, general welfare; and implement General Plan policies that encourage the preservation and enhancement of the unique character of the City. The PMC sets forth the procedures for the various development permits and reviews required by the City. These processes are critical to ensuring quality residential projects that are consistent with City design goals and standards. Table 35 indicates the approximate review timeline and approval authority for various application types.

Overview of the Development Review Process

Figure 1 on the following page provides a flow chart of the development entitlement process. The development review process maximizes efficiency and utilizes a multi-departmental Development Advisory Board (DAB) to review proposed developments. The DAB process expedites project review by ensuring completeness of formal applications and provides an opportunity for early communication between departments in order to minimize contradictory requirements.

The City has a 120-day schedule for getting a development application through to City Council review, once the application is deemed complete. The Building and Safety and Engineering Divisions typically require two to three weeks for each check on a permit plan check.

Multi-family developments of four or fewer units are approved administratively and developments containing five or more units are subject to Site Plan Review. The Site Plan Review hearing is conducted by a Hearing Officer. The Site Plan Review is not considered a constraint on the development of multi-family housing because approval is only subject to conformity with all adopted development standards of the zone and the goals, policies and objectives of the General Plan, including this Housing Element. For a project subject to Site Plan Review approval, the land use itself is permitted as of right; the only discretion the Hearing Officer has is to ensure the site plan and building(s) are consistent with the PMC with respect to development standards such as setbacks, height, maximum site coverage, parking and landscaping.

Figure 2: Development Processing Schedule

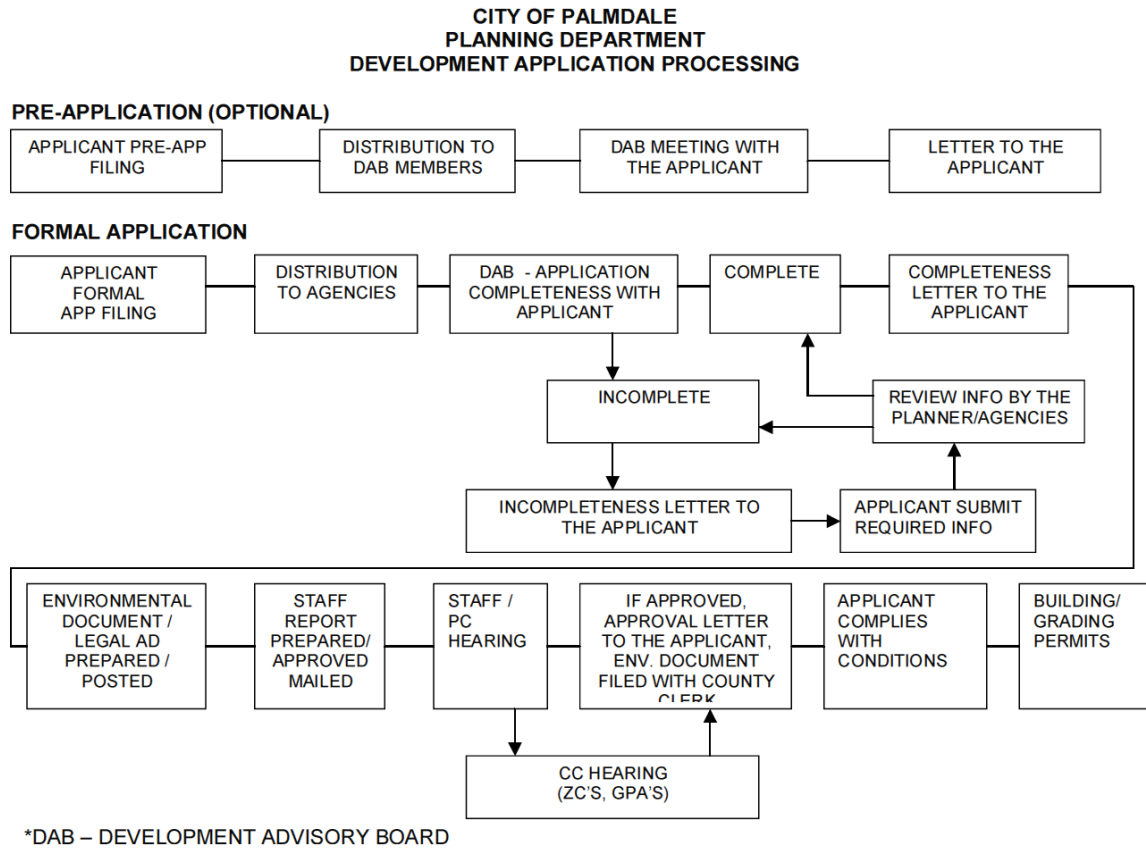


Table 35 and Table 36 below provide timelines for the development approval process. Table 36 assumes all applications and submittals are complete on the first submittal.

Table 35: Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time
Administrative/Ministerial Review	5-10 days
Conditional Use Permit	4-6 months
Zone Change	4-6 months
General Plan Amendment	4-6 months
Site Plan Review	3-6 months
Architectural/Design Review	5-10 days
Tract Maps	4-6 months
Parcel Maps	3-4 months
Initial Environmental Study	2-4 weeks
Environmental Impact Report	9-12 months

Source: City of Palmdale Planning Department

Table 36: Typical Processing Procedures by Project Type

	Single-Family Unit	Subdivision	Multi-Family ≤ 4 units	Multi-Family 5 or more units
Process	Administrative approval	Tentative Map	Administrative approval	Site Plan Review
		Final Map		
		Initial Study – (Mitigated) Negative Declaration		Initial Study – (Mitigated) Negative Declaration
		Subdivision Development Plan		
Estimated Total Processing time	5-10 days	4-6 months	5-10 days	4-6 months

Source: City of Palmdale Planning Department

Tract or Parcel Maps

Tentative Tract or Tentative Parcel Map applications are filed with the Planning Division. These applications are evaluated based on the applicable development standards of the underlying zone, which typically includes minimum lot size, lot width, lot depth, and frontage width. A tentative tract or tentative parcel map processed concurrently with another application, such as a Site Plan Review, does not lengthen or increase the time period for staff to review the application. The Planning Commission is the approval authority for Tentative Tract and Tentative Parcel Maps.

Conditional Use Permits

The purpose of a Conditional Use Permit is to allow certain uses that contribute to the orderly growth and development of the City to be properly integrated into the surroundings in which they are to be located. The Conditional Use Permit process is intended to provide an opportunity for public review and evaluation of site specific requirements and characteristics, to provide adequate mitigation of any potentially adverse impacts, and to ensure that all site development regulations and performance standards are provided in accordance with the PMC. Residential uses that require a Conditional Use Permit are manufactured home parks and subdivisions (R-3), convalescent facilities (R-3 and R-4 zones), boarding and rooming houses (R-3 and R-4 zones), and alcohol and drug treatment facilities (R-3, R-4 and C-3 zones).

The Planning Commission cannot deny a Conditional Use Permit if the facility meets all development standards. As of 2021, the City has 10 mobile home parks and the City works to preserve affordability of the mobile home parks through rent stabilization. While the Conditional Use Permit process may add uncertainty to the development of such housing facilities, the process has not precluded their development in the City.

Variations and Minor Exceptions

Variance and minor exception applications are typically filed to request a deviation from applicable development standards where unique property characteristics would create a hardship in complying with the PMC. The characteristics must be unique to the property, and in general, not shared by other adjacent parcels. Minor exceptions are approved through Administrative Review by the Planning Manager, such as a modification to fence height, setbacks, building height, or other minor deviations from development standards. If the deviations do not qualify for a Minor Exception, a Variance application could be approved by the Planning Commission at a public hearing. Variance requests include such modifications to development standards as fences, walls

and screening; front, rear and side yards; height of structures; parking; landscaping; and usable open space.

Both the variance and minor exception requests require the following findings to be made in order to support approval:

- There are special circumstances or conditions applicable to the property, including size, shape, topography, location or surroundings, so that the strict application of the Zoning Ordinance would deprive such property of privileges enjoyed by other properties in the vicinity and under identical land use classification;
- Granting the minor exception or variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and land use district and denied to the property for which the variance is sought;
- Granting the variance or minor exception will not be materially detrimental to the public health, safety, or welfare or injurious to properties or improvements in such vicinity and land use district in which the property is located; and,
- Granting the minor exception or variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located.

General Plan Amendment, Development Code Amendments, and Zoning Map Amendments

With the comprehensive General Plan update and move toward a “form-based” land use policy, the City would offer increased flexibility in the types of uses and development standards. The need for General Plan and Zoning amendments should be less frequent in the future.

Density Bonus

The City's Affordable Housing Incentives/Density Bonus Provisions assist in the development of affordable housing opportunities in accordance with Government Code §65915-65918. These provisions allow a density bonus and other regulatory concessions to provide incentives for "the production of housing for very low income, lower income, moderate income, and senior households" to "facilitate the development of affordable housing" within the City. The provisions function by allowing a reduction in development standards in exchange for the development of affordable housing units. Based on the number of units provided and the percentage of those units designated for low, very low, and senior households, the applicant may request a density bonus and/or other regulatory concessions to facilitate the development. Regulatory concessions act as incentives, which can include reduced building setbacks, reduced open space, increased lot coverage, increased maximum building height, reduced on-site parking standards, reduced minimum building separation requirements, or other site or construction conditions applicable to residential development. However, the caveat regarding the density bonus is that the development incentive granted must contribute significantly to the economic feasibility of providing the targeted number of units.

On April 2, 2019, the City of Palmdale updated the City's Density Bonus Ordinance to comply with State law, and included the regulations from AB 1763, also enacted in 2019. In the meantime, AB 2345 signed by the Governor in September 2020 further incentivizes the production of affordable housing by increasing the maximum available density bonus from 35 percent to 50 percent for qualifying projects not composed exclusively of affordable housing.

The Housing Plan includes a program to update Zoning Ordinance 17.25.110 in order to comply with the new State provisions related to affordable housing density bonuses.

Housing for Persons with Disabilities

Persons with disabilities often have special housing needs; therefore, housing options for persons with disabilities are often limited. To ensure adequate housing for persons with disabilities, State law requires cities to analyze constraints to the development, maintenance, and improvement of housing for persons with disabilities; demonstrate efforts to remove governmental constraints; and include programs to accommodate individuals with disabilities.

Allowable Housing Types

The PMC defines a Residential Care Facility as a facility as defined in the California Community Care Facilities Act and is any family home, group care facility, or similar facility determined by the State Director of Health Care Services, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual. The PMC further stipulates that a Residential Care Facility must be licensed by the State of California.

Palmdale complies with applicable State law requirements and permits Residential Care Facilities, serving six or fewer persons, to be located in all residential districts. The PMC further distinguishes these as small Residential Care Facilities.

Residential Care Facilities serving seven or more persons, are permitted in the R-2, R-3, and R-4 zones, subject to the Site Plan Review process. The PMC also distinguishes these as Large Residential Care Facilities, which is the same as the definition of an Assisted Living Facility, and does not include nursing homes, convalescent homes, substance abuse recovery facilities, alcohol and drug residential recovery homes, sober living homes alcohol and drug treatment facilities, or transitional housing. The PMC establishes off-street parking requirements for Assisted Living Facilities of one space for every three beds, plus one space for each employee scheduled to work on the largest shift. In addition, all required off-street parking shall be located a maximum of 150 feet from at least one entrance to the facility. When the facility provides individual units that can be considered “dwelling units,” as defined in the PMC, with individual kitchens, the facility shall be subject to the development standards for senior housing projects. The PMC does not establish a maximum concentration in any single area for these facilities, does not establish separation requirements (in addition to those established by State law), and are subject to the applicable review requirements of the base zone.

Definition of Family

The PMC does not have a definition of “family”; however, “household” is defined as, “one or more individuals, related or unrelated, living together in a single dwelling unit.”

This definition does not regulate the number or relationships of occupants in a home (i.e. blood relation), or distinguish residential uses by the type of occupant or disability. Therefore, there are no constraints to the development of housing for persons with disabilities based on household size or type, type of disability or medical condition, or any other arbitrary grouping.

Reasonable Accommodations

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e., modifications or exceptions) in zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

A 2004 update included the establishment of procedures for reasonable accommodations in PMC Section 17.26.100 in compliance with state and federal fair housing laws. Applications for reasonable accommodations are submitted to the Planning Division and are approved through administrative review by the Planning Manager. Applications for reasonable accommodation require

the applicant to identify the basis for the claim that the individual is considered disabled, the applicable PMC provision, regulation or policy from which reasonable accommodation is being requested, and why the reasonable accommodation is necessary to make the specific property accessible to the individual. The decision to approve a reasonable accommodation requires the making of specific findings related to the accommodation, the identification of consideration factors that determine whether the requested accommodation is necessary to provide the individual with a disability an equal opportunity to use and enjoy their residence, and whether a fundamental alteration to the nature of the City's PMC is necessary.

The City's reasonable accommodation procedures are compliant with fair housing laws and sufficient to prevent constraints to development of housing for persons with disabilities by facilitating modifications or exceptions to development standards when necessary.

4.2 Nongovernmental Constraints

Nongovernmental constraints refer to economic and market factors that impact the maintenance, development, and improvement of affordable housing. Although every community is impacted to varying degrees by market constraints, the City of Palmdale has instituted policies and programs to offset the impact of market forces, and conserve and expand the availability of safe, decent, and affordable housing opportunities.

Housing Market

The City of Palmdale offers abundant opportunities for residential development. However, the City has not seen a significant increase in housing supply, especially multi-family housing construction. One key factor relates to the City's current land use and zoning structure that leaves a missing link – moderate density (16-30 du/ac) – between low density single-family residential uses and very high density urban residential uses. As part of the comprehensive update to the General Plan, the City is introducing the Residential Neighborhood 2 (RN2) and Residential Neighborhood 3 (RN3) that would bridge the density (and housing type) gap by allowing residential development between 20 and 30 units per acre.

The market can also constrain the timing between project approval and requests for building permits. In some cases, this may be due to the inability for a developer to secure financing for construction, or the ability of the project applicant in making corrections to plans. In Palmdale, the average time between project approval and request for building permit is typically one to six months.

Land Cost

Palmdale has an abundance of vacant land available on the market. A quick search online (Zillow.com and Redfin.com) indicates over 200 vacant properties available for sale. Prices vary depending on zoning and availability of infrastructure, ranging from about \$30,000 per acre to over \$100,000 per acre for more readily developable land. Sites that appear to require significant infrastructure improvements command significantly less.

Cost of Construction

One indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data is national and does not take into account regional differences, or include the price of the land upon which

the building is built. In 2020, according to the latest Building Valuation Data release, the national average for development costs per square foot for apartments and single-family residences in 2020 are as follows:

- Type I or II, R-2 Residential Multi-family: \$148.82 to \$168.94 per square foot
- Type V Wood Frame, R-2 Residential Multi-family: \$113.38 to \$118.57 per sq. ft.
- Type V Wood Frame, R-3 Residential One and Two Family Dwelling: \$123.68 to \$131.34 per sq. ft.
- R-4 Residential Care/Assisted Living Facilities generally range between \$143.75 to \$199.81 per sq. ft.

In general, construction costs can be lowered by increasing the number of units in a development, until the scale of the project requires a different construction type that commands a higher per square foot cost. These costs are exclusive of the costs of land and soft costs, such as entitlements, financing, etc. The City's ability to mitigate high construction costs is limited without direct subsidies. Another factor related to construction cost is development density. For multiple-family attached units, construction costs are slightly lower as developers can usually benefit from economies of scale with discounts for materials and diffusion of equipment mobilization costs. Construction costs are relatively consistent throughout Los Angeles County, and therefore high construction costs are a regional constraint on housing development rather than a local constraint.

Financing

The availability of mortgage financing can impact the ability of a household in achieving homeownership. According to the Home Mortgage Disclosure Act (HMDA) data for 2020, more than 600,000 households applied for home mortgage financing in 2020, with an approval rate of 65 percent and a denial rate of about 13 percent. About 22 percent of the loan applications were either deemed incomplete or withdrawn by applicants. This approval rate is fairly consistent with the average rates in recent years. Interest rates have also been at the historic lows, hovering slightly below three percent. However, the major obstacle to homeownership for many households, especially lower income households, is the ability to save up for the required downpayment. Prior to the elimination of redevelopment, many communities were able to provide downpayment assistance to first-time buyers. Most communities have suspended these programs along with the elimination of redevelopment.

Another impediment to decent housing is the access to financing for home improvement, which usually has much lower approval rates than mortgage financing. Often households are already highly leveraged with the first mortgage loan to qualify for a second loan for home improvement. Unfortunately, similar to homebuyer assistance, many communities have to suspend home rehabilitation assistance as well.

The City of Palmdale had to suspend both its Mortgage Assistance Program and Single-family Rehabilitation Program due to lack of funding.

The City of Palmdale had to suspend both its Mortgage Assistance Program and Single-Family Rehabilitation Program due to lack of funding.

5. Housing Resources

Housing resources refer to the land, financial, and administrative resources that are available to meet Palmdale's housing needs to mitigate the housing constraints identified in earlier sections of this Housing Element. This section provides an inventory, analysis, and assessment of the City's resources to address its housing needs, including the City's share of the Regional Housing Needs Assessment (RHNA).

5.1 Potential for Future Housing

State law requires that jurisdictions provide an adequate number of and properly zoned sites to facilitate the production of their regional share of housing. To determine whether a jurisdiction has sufficient land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” Under State law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning designations and development regulations—with services and facilities—needed to facilitate and encourage the development of a variety of housing for all income levels. The land resources available for the development of housing in Palmdale are addressed here.

Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. The State Department of Housing and Community Development (HCD) allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the housing goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Assessment, or RHNA. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura) and 191 cities in an area covering more than 38,000 square miles. The major goal of the RHNA is to assure an equitable distribution of housing among cities and counties within the SCAG region so that every community provides for a mix of housing for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The current RHNA for the SCAG region covers an eight-year planning period (June 30, 2021 to October 15, 2029)⁴ and is divided into four income categories: very low, low, moderate and above moderate. As determined by SCAG, the City of Palmdale's allocation is 6,640 units divided among the four income categories shown in Table 37.

⁴ The Housing Element planning period differs from the RHNA planning period. The Housing Element covers the planning period of October 15, 2021 through October 15, 2029.

Table 37: RHNA 2021-2029

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	1,777	27%
Low	935	14%
Moderate	1,004	15%
Above Moderate	2,924	44%
Total	6,640	100%

Source: Southern California Association of Governments (SCAG)

Note: The City has a RHNA allocation of 1,777 very low-income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low income. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low-income category.

Credits Towards the RHNA

State law allows local governments to receive credits towards its RHNA housing goals with housing units constructed, building permits issued, and projects approved during the RHNA planning period. Table 38 summarizes Palmdale’s RHNA credits and the remaining housing need through October 15, 2029. The City will be able to meet all of its above moderate income RHNA with anticipated ADUs and current pipeline projects. The City must accommodate the remaining RHNA of 5,440 lower and moderate-income units with vacant and nonvacant sites with development potential.

Table 38: RHNA Credits and Remaining Need

	Extremely/Very Low/Low	Moderate	Above Moderate	Total
RHNA	2,712	1,004	2,924	6,640
Potential ADUs	109	3	48	160
Pipeline Projects	0	0	7,037	7,487
City Ranch SP (Anaverde)	0	0	2,318	2,318
Ritter Ranch SP	0	0	5,169	5,169
Remaining Need	2,603	1,001	0	3,604

ADU Projection

SCAG has conducted analysis that provides jurisdictions in the region with assumptions for ADU affordability that can be used to assign ADUs to income categories for RHNA. The analysis examined current market rents for reasonably comparable rental properties. The analysis relied on a survey of 150 existing ADUs between April and June of 2020. Based on the rent survey, SCAG developed an appropriate income distribution for potential ADUs by county. This income distribution has already been approved by HCD for use in the 6th cycle Housing Element.

Between 2018 and 2020, Palmdale permitted 50 ADUs:

- 2 units permitted in 2018
- 26 units permitted in 2019
- 22 units permitted in 2020

Based on the City’s trend, it is reasonable to anticipate an annual average of 20 ADUs between 2021 and 2029, 160 over the planning period Table 39.

Table 39: Potential ADUs

Income Group	SCAG Affordability Assumption (Percentage of Total ADUs)	Potential ADUs
Extremely Low	15.0%	24
Very Low	8.5%	14
Low	44.6%	71
Moderate	2.1%	3
Above Moderate	29.8%	48

Pipeline Projects

The City currently has many residential projects at different stages of development. For purposes of this analysis and the sites inventory, two pipeline projects will provide adequate capacity for the City’s above moderate income RHNA:

- **City Ranch Specific Plan or Anaverde:** There are 2,318 single-family detached homes currently in the pipeline to be constructed as a part of the specific plan. These units will be credited toward the City’s above moderate income RHNA.
- **Ritter Ranch Specific Plan:** New tract maps have been submitted for the first phase of development. The specific plan will provide 5,169 single-family detached homes that will be credited toward the City’s above moderate income RHNA.

Remaining RHNA

Accounting for potential ADUs and current pipeline projects, the City has a remaining RHNA of 3,604, specifically 2,603 for extremely low/very low and low income and 1,001 moderate income units. The City has already been able to meet its above moderate income RHNA with pipeline projects.

Residential Sites Inventory

Government Code §65583(a)(3) and §65583.2 requires "an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services for these sites". The availability of vacant residential land is the sole resource needed to meet the City’s affordable housing needs.

State law requires that jurisdictions demonstrate that the land inventory is sufficient and adequate to accommodate the jurisdictions’ share of the regional housing need. The Housing Element must identify those sites within the City of Palmdale that can accommodate the RHNA. Potential development sites at adequate densities and appropriate development standards must be made available to accommodate these remaining units. Pursuant to State law, the default density of 30 units per acre is considered an adequate density to facilitate and encourage the development of lower income housing.

The City of Palmdale’s General Plan Update is facilitating development by introducing a new Land Use Plan that transforms select areas of the City into specialty districts, corridors, place types and neighborhoods with a diverse mix of uses. The updated General Plan will incorporate a range of housing densities and mixed-use infill that will guide the development of more diverse housing opportunities.

The Housing Element utilizes the General Plan Land Use Element and Development Code updates for the provision of residential sites for RHNA.

Methodology

The development of the sites inventory started with vacant sites that were identified using GIS and assessor data that were labeled with an existing use of vacant. The status of vacant parcels was then confirmed with staff knowledge and input. These parcels were also cross-checked with sites used in the previous housing element cycle so that sites being used for a second cycle could be identified as such.

When estimating residential development potential, some factors were considered:

- Not all vacant sites will be developed over the eight-year period
- Not all vacant sites will develop at the maximum density permitted

Taking these factors into consideration, the residential sites inventory for this Housing Element was compiled using a very conservative assumption that development will occur at the lowest allowable density on each site based on the zoning. Further analysis was done to identify sites feasible for lower income housing that are larger than 0.5 acre and smaller than 10 acres.

Vacant Sites

For the purposes of this sites inventory vacant sites under the new General Plan Land Use designation of Residential Neighborhood 3 (RN3) were selected. Under the new Land Use Plan RN3 will have an allowable density range of 20-30 dwelling units per acre and is suitable for the development of lower income housing. Vacant sites were chosen if they were designated as RN3, had access to sewer and water, and were of appropriate size for lower income housing. In total, 108 sites of vacant land comprising of about 249 acres were selected. The vacant sites in Table 40 have the capacity to provide a minimum of 3,705 lower income units and 1,234 moderate income units.

Table 40: Vacant Sites

Income/ Affordability¹	Land Use Designation	Total Acres	Minimum Potential Units
Low Income	Residential Neighborhood 3	187.52	3,705
Moderate Income	Residential Neighborhood 3	61.94	1,234
Total		249.47	4,939

1. Based on density level, RN3 can facilitate lower income housing. However, some sites are also identified and assumed to be feasible for moderate income housing.

Adequacy of the Sites for RHNA

Based on the development potential on vacant sites throughout the City and the new General Plan Land Use Element, the City can fully accommodate its RHNA for the planning period (Table 41).

Table 41: Summary of RHNA

	Extremely/Very Low/Low	Moderate	Above Moderate	Total
RHNA	2,712	1,004	2,924	6,640
Potential ADUs	109	3	48	160
Pipeline Projects	0	0	7,037	7,487
City Ranch SP (Anaverde)	0	0	2,318	2,318
Ritter Ranch SP	0	0	5,169	5,169
Remaining Need	2,603	1,001	0	3,604
Sites Inventory	3,705	1,234	0	4,939

Availability of Site Infrastructure and Services

All sites identified in the inventory are located within areas where infrastructure and public services are readily available or can be extended. Lateral water and sewer lines would be extended onto the properties from the adjoining public rights-of-way as development occurs. Within both the Ritter Ranch and City Ranch specific plan areas, the master developer has installed trunk water and sewer lines and arterial roadways. Any missing public improvements (e.g., curbs, gutters, sidewalks, etc.) along property frontages would also be constructed at that time. None of the housing sites are subject to significant environmental constraints that would prevent development of these sites into housing.

Financial Resources

The ability of a City to provide affordable housing opportunities requires substantial public subsidies. The City of Palmdale has access to a number of local, State, and Federal resources. The key funding sources are described below.

SB 2 Grants

In 2017, Governor Brown signed a 15-bill housing package aimed at addressing the State's housing shortage and high housing costs. Specifically, it included the Building Homes and Jobs Act (SB 2, 2017), which establishes a \$75 recording fee on real estate documents to increase the supply of affordable homes in California. Because the number of real estate transactions recorded in each county will vary from year to year, the revenues collected will fluctuate.

The first year of SB 2 funds are available as planning grants to local jurisdictions. The City of Palmdale received \$310,000 for planning efforts to facilitate housing production. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG). The City anticipates receiving approximately \$935,000 annually.

Community Development Block Grant

CDBG funds are provided by the U.S. Department of Housing and Urban Development (HUD) and are based on a formula that considers census data, extent of poverty, and age of the housing

stock. Based upon these criteria, the CDBG program allows local governments to utilize Federal funds to alleviate poverty and blight. The CDBG program provides funds for a wide range of community development activities, including the acquisition and/or disposition of property, public facilities and improvements, relocation, housing rehabilitation, homeownership assistance, and support to public services.

In 2021, the City of Palmdale received \$1,541,561 in CDBG entitlement funding. The City's CDBG program provides funding for: 1) public improvements to lower income areas of the City, 2) public service groups, including South Antelope Valley Emergency Services, and 3) Administration including fair housing services.

Home Investment Partnerships Program

The HOME Investment Partnerships Program (HOME), similar to CDBG, is a formula-based block grant program funded through HUD. HOME funds are provided to eligible state and local governments for the creation of affordable housing opportunities for low-income families. HOME funds must be spent only on housing, and are intended to provide incentives for the acquisition, construction, and rehabilitation of affordable rental and home ownership properties.

In 2021, the City of Palmdale received \$577,747 of HOME funds. The City's HOME activities include tenant-based rental assistance and Community Housing Development Organization (CHDO) set-aside funds for affordable housing development.

Administrative Resources

The City of Palmdale actively works with a number of nonprofit organizations to expand and preserve affordable housing in the City. The following nonprofit agencies are either actively providing or preserving affordable housing:

- Housing and Development Law Institute: The Housing and Development Law Institute is a nationwide non-profit member organization whose mission is to serve as a legal resource for stakeholders in the affordable and public housing industry.
- California Housing Partnership Corporation: The California Housing Partnership Corporation (CHPC) is chartered by the state legislature to provide education and technical assistance concerning expiring uses issue to cities, nonprofits and tenants.
- Meta Housing: Meta Housing develops affordable and mixed-income apartment communities throughout California including family housing, supportive housing and arts colonies in Palmdale.
- Homes4Families: Building and providing low-income veterans and active-duty military with affordable homes in Palmdale.

Opportunities for Energy Conservation

California Government Code §65583(a)(8) requires "[a]n analysis of opportunities for energy conservation with respect to residential development."

Water Conservation

The City of Palmdale addresses water conservation in new housing through the provisions of Title 24 of the California Building Code. In accordance with California Government Code Section 65591, the Water Conservation and Landscaping Act, the City has a Water Efficient Landscape

Ordinance (Ordinance No. 1262, adopted October 2008) that includes a point system for water conservation techniques.

These techniques include:

- No turf is permitted in any single-family residential front yard and is permitted only in designated active recreational areas in multi-family projects;
- No turf is permitted on commercial or industrial projects, except in designated recreational areas;
- Decorative water features must use recirculating water;
- Use of low water use plant material that does not exceed the Maximum Applied Water Allowance;
- Plants grouped in hydrozones (by water requirements);
- Soil management plan (laboratory soil analysis, on-site assessment including identification of amendment needed);
- A minimum 2-inch layer of mulch on all shrub and ground cover areas;
- Climatic conditions considered in plant selection (i.e. north vs. south facing slopes, wind conditions, shading requirements); and
- All projects must utilize an active evapotranspiration (ET)-based irrigation controller.

Each project must provide a water budget calculation worksheet that includes:

- Irrigation system design and efficiency;
- Automatic ET-based controller (commercial grade or designed for homeowners);
- Water supply type (reclaimed or recycled water, potable, blended or gray water);
- Compliance with Maximum Applied Water Allowance;
- Slope factors and climatic conditions considered in design; and
- Hydrozone information.

The City also has a Landscape Ordinance and lists of approved plants and trees. The water and landscape ordinances and the approved plant and tree lists are published on the City's website.

Energy and water provisions of proposed new development are reviewed as part of the landscape plan review. The water conservation ordinance is applicable to City and private development projects requiring a permit, plan check or design review. It also applies to all new single-family residences, and any property that has a recorded Declaration of Substandard Property due to landscape deficiencies.

In 2009, the City of Palmdale became the retail recycled water supplier for that portion of the City of Palmdale not served by Los Angeles County Waterworks, District No. 40. The Recycled Water section is sanctioned to install and maintain the backbone and distribution system for the City's recycled water region to provide recycled water to city facilities such as parks and landscape maintenance districts. The City's goal is to provide 2,000 acre-feet of water to City facilities and schools upon build out of the recycled water system and to reduce the City's dependence on

imported water as mandated by the State. Any increase in the utilization of recycled water will result in more potable water available for residential development.

Energy Conservation

Recommended or required construction methods for energy and water conservation include the following:

- All windows double glazed;
- Increase south facing glazing;
- Reduce west facing glazing;
- Landscape to shade windows;
- Deciduous plants for winter solar gain/summer shade;
- Roof overhangs on southerly windows;
- Attic ventilation;
- Solar heating for pools;
- Flow restrictions on faucets/showers;
- Weatherization;
- Energy efficient lighting systems; and,
- Peak load management.

The City of Palmdale currently offers the following programs for enhancing the energy efficiency of existing residential structures:

- AB 811: In partnership with the County of Los Angeles, the City of Palmdale is participating in the development of a program to use Assembly Bill 811 funds for a program that would provide energy audits, energy efficiency upgrades and installation of photovoltaic solar power systems on residential units for little or no out-of-pocket cost to the property owner.
- Energy Upgrade California in Los Angeles Program: Energy Upgrade California is designed for home improvement projects that lower energy use, conserve water and natural resources, and make homes healthier and more comfortable. Program participants receive an assessment of their homes' energy use and specific recommendations to make their homes more energy efficient. Assistance from specially trained contractors will ensure the highest level of service from nationally recognized home performance and green building organizations.

6. Housing Plan

The previous sections of this Housing Element provided an assessment of the City's housing needs, an assessment of constraints to the development of housing, and an inventory of housing resources. This section establishes the City of Palmdale's strategy for addressing the housing needs and mitigating constraints with available resources.

6.1 Goals and Policies

Goal 1: Promote the construction of a variety of residential development opportunities for all income groups.

- Encourage the production of housing for all segments of the City's population, including all income levels (including extremely low-income households) and those with special needs.
- Encourage a variety of housing types such as single-family attached (townhomes), multi-family units, planned unit developments, mixed-use housing, and other housing types to fulfill regional housing needs.
- Encourage the development of new affordable units through the provision of incentives.
- Encourage the development of housing that is affordable to lower income groups in areas well served by public transportation, schools, retail, and other services.

Goal 2: Preserve and improve the existing supply of affordable housing.

- Require that all units developed under any of the City affordable housing programs remain affordable for the longest possible time or at least 30 years.
- Use regulatory and financial tools to make mobile home spaces permanently affordable.
- Preserve or replace units with expiring subsidies.

Goal 3: Mitigate local government constraints on housing.

- Assess financial impacts of zone changes on housing affordability.
- Assess feasibility of land use concessions and fee reductions to make new housing more affordable.
- Revise the Zoning Ordinance when necessary to remove constraints in compliance with State law.

Goal 4: Promote equal housing for all persons regardless of their special characteristics as protected under State and Federal fair housing laws.

- Ensure that mixed income housing is focused in areas that have access to transit and resources, specifically in Residential Neighborhoods of RN2 and above and all the Mixed-Use Districts.
- Provide fair housing services that include public information, counseling, and investigation.

Goal 5: Facilitate adequate housing for households with special needs.

- Permit a variety of housing types for seniors including dependent housing units and congregate housing with supportive services.
- Recognize the unique characteristics of elderly and disabled households and address the special needs of these households.
- Establish and maintain standards for units designated as senior units to ensure that they are accessible and convenient for older persons and persons with disabilities.

Goal 6: Address the needs of persons experiencing homelessness.

- Provide emergency food, shelter and referrals to homeless and very low-income individuals and families.
- Provide zoning designations for the development of shelters for the homeless.
- Cooperate in regional homeless assistance feasibility studies.
- Provide referral services and accept referrals from homeless service agencies for emergency housing placement.
-

Goal 7: Increase access to safe and adequate housing for people with disabilities.

- Ensure access for the disabled in residential, commercial, and public structures.
- Educate property managers about the reasonable accommodation provisions of the Americans with Disabilities Act and Federal and State fair housing laws through the Partners Against Crime program and the fair housing services provider.

Goal 8: Implement energy and water conservation measures.

- Ensure that energy and water conservation measures are included in all new development and redevelopment projects using an energy conservation checklist.
- Inform the public about retrofitting their homes with energy and water conservation measures.
- Incorporate native desert vegetation as a condition of approval for all proposed housing projects.

Goal 9: Enhance vitality and safety of existing residential neighborhoods.

- Actively enforce compliance with health, safety, building, fire, law enforcement and other regulations in all neighborhoods.
- Actively enforce the City's property maintenance ordinance.
- Improve property maintenance and management by providing training to owners and managers.

Goal 10: Promote neighborhood versatility by encouraging a mix of new housing alternatives to increase affordability and promote home ownership.

- Encourage voluntary inclusionary housing by offering incentives to developers.
- Evaluate the feasibility of small lots, reduced setbacks or other modifications to reduce cost of development.
- Encourage mixed-use housing in designated areas along transportation corridors and other commercial areas.

6.2 Housing Programs

The City of Palmdale administers various housing programs to implement its housing goals. Each housing program can implement multiple housing goals. Therefore, the housing programs are categorized by their main objectives:

- Promote new housing affordable to all income groups
- Mitigate governmental constraints
- Preserve and Improve the Existing Supply of Affordable Housing
- Address the housing needs of special needs populations
- Affirmatively Further Fair Housing

Pursuant to State law, housing programs must have specific actions, measurable outcomes, and schedule for achievements. Routine functions and funding sources are not considered housing programs per se in the Housing Element.

Promote New Housing Affordable to All Income Groups

Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss

The City of Palmdale has been assigned a Regional Housing Needs Assessment (RHNA) of 6,640 units. Accounting for pipeline projects and potential ADUs, the City has a remaining RHNA of 3,604 units (1,739 very low income, 864 low income, and 1,001 moderate income units). Through the General Plan update, the City is creating a new land use designation Residential Neighborhood 3 (20 to 30 units per acre) to facilitate the development of affordable and workforce housing. The General Plan update is anticipated to be adopted by Summer 2022.

To ensure that the City monitor its compliance with SB 166 (No Net Loss), the City will develop a procedure to track:

- Unit count and income/affordability assumed on parcels included in the sites inventory.
- Actual units constructed and income/affordability when parcels are developed.
- Net change in capacity and summary of remaining capacity in meeting remaining Regional Housing Needs Allocation (RHNA).

Pursuant to SB 166, the No Net Loss requirements are:

- Make findings at the time of project approval regarding any site in the Housing Element sites inventory (must be implemented immediately);
- Identify or rezone sufficient, adequate sites within 180 days of project approval to accommodate any shortfall; and
- Acknowledge projects may not be denied solely because No Net Loss would require rezoning.

Responsible Agency: Planning Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Adopt the Preferred Land Use Plan as part of the General Plan update that provides increased residential development capacity by Summer 2022, ensuring that the updated General Plan offer adequate capacity for the City's remaining RHNA of 3,604 units (1,739 very low income, 864 low income, and 1,001 moderate income units). Specifically, the Residential Neighborhood 3 proposed for meeting the City's remaining lower and moderate income RHNA will meet the following conditions:
 - Allows residential development up to 30 units per acre with a minimum density of 20 units per acre;
 - Each site can accommodate at least 16 units (a site can comprise of multiple parcels); and,
 - Allows multi-family ownership and rental housing by right if 20 percent of the units are set aside as housing affordable to lower income households (see Program 2 below).
- Develop a procedure in 2022 to monitor the development of sites in the sites inventory and ensure adequate sites are available to meet the remaining RHNA by income category.
- Develop implementing zoning standards for Residential Neighborhood 3 by October 2024.
- Provide information on available sites and development incentives to interested developers and property owners on City website.

Program 2: By-Right Approval of Projects with 20 Percent Affordable Units

Pursuant to AB 1397 passed in 2017, the City will amend Zoning Ordinance to require by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households. This requirement applies to sites identified to meet the lower income RHNA (refer to RN3 sites in Appendix B: Sites Inventory) when rezoning to make these sites available occurs after October 15, 2021 (statutory deadline of the Housing Element).

Responsible Agency: Planning Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Amend the Zoning Ordinance to provide by-right approval pursuant to AB 1307 by the end of 2022.

Program 3: Accessory Dwelling Units (ADUs)

Accessory Dwelling Unit (ADU) represents an important affordable housing option to lower and moderate-income households. The City will explore incentives and tools to facilitate ADU construction. Incentive and tools may include, but not are limited to:

- Preapproved site and floor plans
- Expedited reviews

- Reduced fees beyond State law requirement
- Allowance of larger ADUs subject to discretionary review
- Online resources on the City website

Responsible Agency: Planning Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Develop incentives and tools to facilitate ADU construction by the end of 2022.
- Promote ADU construction by providing resources on the City’s website and at public counters.

Program 4: Small Lot Consolidation Program

The City will play an active role in facilitating lot consolidations, particularly as it relates to parcels listed within the sites inventory contained within Appendix B. As an example, the City will work with non-profit developers and owners of small sites (less than one-half acre) to identify and consolidate parcels to facilitate the development of housing affordable to lower income households. The lot consolidation procedure will also be discussed with developers during the Pre-Application process. Lot consolidation will include allowing higher densities and larger parcels once consolidated, flexibility in development standards, expedited processing and/or reduced fees related to consolidation.

Responsible Agency: Planning Division, Housing Division

Funding Sources: State and Federal funds

Objectives and Timeframe:

- The City will offer the following incentives for lot consolidation:
 - Priority processing for maps that include affordable housing units
 - Expedited review for sites available for consolidation where the development application can be found consistent with the General Plan or the Palmdale Transit Area Specific Plan
 - Financial assistance (based on availability of Federal, State, Local, and private housing funds)
 - Density bonuses; and,
 - Modification of development requirements such as reduced parking standards for low-income housing on a case-by-case basis.
- Administer an ongoing program to facilitate small lot consolidation

Program 5: Large Site Development Program

The City will play an active role in facilitating land divisions and lot line adjustments on larger sites to assist the development of housing for lower income households. Parcel sizes that would facilitate multi-family developments affordable to lower income households in light of federal, State and local financing programs are general between two and ten acres in size. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development.

Responsible Agency: Planning Division, Housing Division

Funding Sources: State and Federal funds

Objectives and Timeframe:

- The City will offer the following incentives for the division of large sites suitable for multi-family development:
 - Priority processing for maps that include affordable housing units
 - Ministerial review of lot line adjustments
 - Expedited review for sites available for division where the development action can be found to be consistent with the General Plan or the Palmdale Transit Area Specific Plan;
 - Density bonuses; and,
 - Modification of development requirements such as reduced parking standards for low-income housing on a case-by-case basis.
- Administer an ongoing program to facilitate the division of sites appropriate for multi-family housing affordable to lower income households.

Program 6: Affordable Housing Land Bank

The City acquired one lot in the Palmdale Transit Area Specific Plan for affordable housing. As funding permits, the City will continue to acquire and assemble parcels of land for the new construction of affordable housing.

Responsible Agency: Housing Division

Funding Sources: CDBG; HOME; and other State and Federal funds

Objectives and Timeframe:

- Continue to purchase and assemble developable land to accommodate lower income housing, specifically targeting parcels within the Palmdale Transit Area Specific Plan.
- Beginning 2022, annually explore funding availability at State and Federal levels and pursue funding for land acquisition.

Program 7: Affordable Housing Development

The City will actively facilitate the development of affordable housing. As funding permits, the City will provide funding in the form of land (see Program 6), and/or low-interest, deferred interest or residual receipts loans to nonprofit affordable housing organizations to construct new affordable units. In addition, the City will also facilitate affordable development with assistance in site identification and technical assistance.

Responsible Agency: Economic Development, Housing Division

Funding Sources: CDBG; HOME; Multi-Family Housing Revenue Bond; and other State and Federal funds

Objectives and Timeframe:

- By 2024, evaluate the financial feasibility of issuing new Multi-Family Housing Revenue Bonds to finance affordable housing development.
- Provide financial assistance to affordable housing projects with the goal of facilitating the development of 200 lower income units over eight years.
- Maintain a list of interest of affordable housing developers. Provide information on opportunity sites (available for sale or partnership with owners) to interested developers.
- Conduct pre-application meetings with prospective developers to promote the use of State Density Bonus in exchange for affordable housing.

Mitigate Governmental Constraints

Program 8: Zoning Amendments

Recent changes to State law necessitates amendments to the Zoning Ordinance. Specifically, these include:

- **Density Bonus:** AB 2345 signed by the Governor in September 2020 incentivizes the production of affordable housing by increasing the maximum available density bonus from 35 percent to 50 percent for qualifying projects not composed exclusively of affordable housing.
- **Emergency Shelters:** SB 2 allows a separation requirement of no more than 300 feet. The Palmdale Zoning Ordinance requires the distance separation requirement between Homeless Shelters to be at least 300 feet.
- **Emergency and Transitional Housing:** AB 139 states that local governments may include parking requirements for emergency shelters, but specifies that adequate parking must be based solely on shelter staffing levels and not exceed the requirements for residential and commercial uses in the same zone.
- **Low Barrier Navigation Center:** AB 101 defines a Low Barrier Navigation Center as “a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing.” Low Barrier shelters may include options such as allowing pets, permitting partners to share living space, and providing storage for residents’ possessions.

AB 101 requires jurisdictions to permit Low Barrier Navigation Centers that meet specified requirements by-right in mixed-use zones and other nonresidential zones permitting multi-family residential development. The bill also imposes a timeline for cities to act on an application for the development of a Low Barrier Navigation Center.

- **Supportive Housing:** AB 2162 requires that supportive housing developments with 50 or fewer units be permitted by-right in zones where multi-family and mixed-use developments are permitted, provided the development meets certain requirements. Additionally, the bill prohibits jurisdictions from imposing parking requirements based on the number of units for supportive housing developments within one half mile of a public transit stop.
- **Farmworker and Employee Housing:** The State Employee Housing Act regarding farmworker housing (Health and Safety Code Section 17021.6) specifies that any farmworker housing consisting of no more than 36 beds in a group quarters or 12 units is considered an agricultural land use and therefore similarly permitted where agricultural uses are permitted. Furthermore, the Employee Housing Act (Health and Safety Code Section 17021.5) specifies that any employee housing providing accommodations for six or fewer employees must be deemed a single-family structure with a residential land use designation.

Responsible Agency: Planning Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Amend the Zoning Ordinance to address the requirements outlined in this program by the end of 2023.

Preserve and Enhance the Existing Supply of Affordable Housing

Program 9: Homeownership Assistance Programs

The City administers a number of programs to assist in homeownership. However, funding for these programs has depleted. The City will pursue funding to reinstate these programs during the 2021-2029 Housing Element. Specific program parameters may be adjusted to reflect funding program requirements and current market conditions.

- **Mortgage Assistance Program:** Program to provide down payment assistance for qualified first-time homebuyers. To be used with the Homes for Families CalVet REN development, the Transit Village project for sale of townhomes to low-moderate income families, and resale of Housing Authority single-family residential properties
- **Mobile Home First Time Homebuyer Program:** Provides down payment assistance to first time homebuyers who wish to purchase a new mobile home to be placed in one of the three City of Palmdale-owned mobile home parks.

Responsible Agency: Housing Division

Funding Sources: State and Federal housing funds

Objectives and Timeframe:

- Beginning in 2022, pursue funding available at the State and Federal levels (such as HCD, CalHFA, HUD) to reinstate these programs with the goal of achieving 40 MAP loans and 5 Mobile Home First Time Homebuyer loans over eight years.

Program 10: Housing Rehabilitation Assistance

The City administers a number of housing rehabilitation programs to assist lower income homeowners in making necessary repairs and improvements. Assistance to rental properties also help lower income tenants access decent and adequate housing. The City’s programs include:

- **Emergency Grant:** Provides one-time grants for housing repairs to very low income (50 percent AMI) owner-occupants of single-family homes.
- **Single-Family Residential Rehabilitation:** Designed for three specific categories of low income, owner-occupied households:
 - Seniors and/or disabled persons
 - Homeowners who purchased a HUD home in need of repairs
 - Homeowners to correct unsafe or unhealthy conditions
- **Multi-Family and Single-Family Rental Unit Rehabilitation:** Make low-interest loans to owners of single- and multi-family rental properties. Owners must agree to rent their properties to eligible low-income households and to maintain the affordability of the assisted units for a period governed by the funding source.

However, due to funding limitation, the City has not been able to issue loans under the Single-Family Residential Rehabilitation or Multi-Family and Single-Family Rental Unit Rehabilitation programs. The City will pursue funding to reinstate these programs during the 2021-2029 Housing Element. Specific program parameters may be adjusted to reflect funding program requirements and current market conditions.

Responsible Agency: Housing Division

Funding Sources: CDBG; HOME; Housing Asset Funds; and other State and Federal housing funds

Objectives and Timeframe:

- Beginning 2022, explore funding available at the State and Federal levels to reinstate and/or continue housing rehabilitation assistance, with the goal of assisting:
 - Emergency Grant: 20 grants over eight years
 - Single-Family Rehabilitation: 12 loans over eight years
 - Multi-Family and Single-Family Rental Unit Rehabilitation: 40 units over eight years
- If and when programs are reinstated, implement an outreach program to publicize that availability of assistance to low- and moderate-income neighborhoods.

Program 11: Rental Housing Inspection Program

The Palmdale Building and Safety Division will proactively inspect all residential rental properties on a regular schedule. All rental properties are required to register with the City. Buildings in compliance must be re-inspected at 5-year intervals; buildings with violations must be re-inspected annually. The Building and Safety Division will also continue to respond to code violation complaints.

Responsible Agency: Building and Safety Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Inspect all rental housing units on a regular schedule (at five-year intervals).
- Direct potentially eligible properties to the City's Multi-Family and Single-Family Rental Unit Rehabilitation program for assistance.

Program 12: Vacant and Abandoned Property Registration Program

The City administers an abandoned and vacant property registration program as a mechanism to protect neighborhoods and commercial areas from becoming blighted through the lack of adequate maintenance and security of abandoned and vacated properties by requiring any beneficiary or any trustee of a Deed of Trust to register the property with the City.

Responsible Agency: Community Compliance Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Perform an inspection on every registered vacant property to ensure the property is secure and maintained in an appropriate manner.

Program 13: Mobile Home Space Rent Control

This ongoing program regulates increases in month-to-month rent costs for mobile home park spaces to ensure that the spaces remain affordable to low- and moderate-income occupants.

Responsible Agency: Mobile Home Park Rental Review Board, Housing Division

Funding Sources: Departmental budget

Objectives:

- Continue to administer the Mobile Home Space Rent Control program.

Program 14: Conversion of At-Risk Units

Three projects totaling 126 assisted units are considered at risk of converting to market-rate housing – Carmel Apartments (23 units); Desert View Apartments (55 units); and East 35th Street Apartments (48 units). In order to meet the housing needs of persons of all economic groups, the

City must guard against the loss of housing units available to lower income households. The City's objective is to retain all at risk units in the City as lower income housing.

Responsible Agency: Housing Division

Funding Sources: HOME; Housing Asset Funds; and other State and Federal funds as available

Objectives and Timeframe:

- Maintain and annually update the inventory of "at-risk" projects through the use of existing databases (e.g., HUD and California Housing Partnership).
- Take all appropriate steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project, including proactively ensuring notices to qualified entities, coordinating an action plan with qualified entities upon notice and assisting with financial resources or supporting funding applications where possible. Recent changes to state law require notification three years, one year, and six months prior to conversion.
- Annually monitor local investment in projects that have been acquired by non-or for-profit entities to ensure that properties are well managed and maintained and are being operated in accordance with the City's Rental Housing Inspection Program.
- Work with owners, tenants and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects to ensure long-term affordability of the development. Annually contact property owners, gauge interest and identify non-profit partners and pursue funding and preservation strategy on a project-by-project basis.
- Annually identify funding sources for at-risk preservation and acquisition rehabilitation and pursue these funding sources at the federal, State or local levels to preserve at-risk units on a project-by-project basis.
- Where feasible, provide technical assistance and support to public and non-profit agencies and organizations interested in purchasing and/or managing units at-risk with respect to financing.
- The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures.

Address the Housing Needs of Special Needs Populations

Program 15: Senior Housing

The City will pursue the development of a variety of housing options suitable for seniors with different needs. Specifically, pursue affordable housing opportunities for seniors with lower income (especially extremely low income) in areas with access to transportation and services.

Responsible Agency: Housing Division

Funding Sources: CDBG; HOME; Housing Asset Funds; and other State and Federal funds as available

Objectives and Timeframe:

- Beginning 2022, annually pursue funding available at the State and Federal levels for the development of affordable senior housing.
- As funding permits, acquire land and provide financing for affordable senior housing with the goal of achieving 100 affordable senior housing units over eight years.

Program 16: Housing for the Developmentally Disabled

Work with the North Los Angeles County Regional Center (NLARC) to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City’s website.

Responsible Agency: Housing Division

Funding Sources: Departmental budget

Objectives and Timeframe:

- Conduct ongoing outreach.

Program 17: South Antelope Valley Emergency Services Program (SAVES)

The City provides administrative funding to the South Antelope Valley Emergency Services Program, which provides service referrals, motel vouchers and emergency food and clothing to homeless and very low income individuals and families in Palmdale. SAVES refers clients to the Antelope Valley Access Center and accepts referrals from the center when appropriate.

Responsible Agency: City Manager/SAVES Division

Funding Sources: CDBG, EFSP, Donations

Objectives and Timeframe:

- Continue to fund and administer the existing program with the goal of assisting 5,000 people annually with emergency services.

Affirmatively Further Fair Housing

Program 18: Place-Based Neighborhood Improvement Program

This is a comprehensive program to improve the quality of selected low- and moderate-income single-family Palmdale neighborhoods by enforcing compliance with building, safety, health, fire, and other regulations and improving the overall appearance of neighborhoods. The program is implemented by a team made up of officials from the City Departments of Planning, Building and Safety, Public Works, the Housing Division, Code Enforcement, the Fire Department, the Sheriff’s Department and other agencies. This program sponsors neighborhood clean-ups, installs infrastructure improvements such as sidewalks and streetlights and uses City assistance to make loans or grants for facade improvements such as paint, landscaping and fences.

Responsible Agency: Housing Division

Funding Sources: CDBG

Objectives and Timeframe:

- Annually identify neighborhoods targeted for improvements and provide infrastructure improvements and make referrals for neighborhood improvement grants for home and property repair.

Program 19: Partners Against Crime (PAC)

Partners Against Crime (PAC) coordinates the activities of the Sheriff's Department, Code Enforcement, Housing, Public Safety, Public Works, Los Angeles County Fire Department and Los Angeles County Department of Health Services to address multiple problems of crime and poor property management and maintenance in the City's multi-family housing. The team meets monthly to share information about problem properties or areas. PAC is an important component of the Neighborhood Improvement Program.

PAC offers a Crime Free Multi-Family Housing and Mobile Home Park Certification to building owners/managers. It is a three-phase program that includes: 1) an 8-hour property management training session; 2) how to start and maintain a neighborhood watch program for building tenants; and 3) a building inspection referred to as CPTED (crime prevention through environmental design). Information on affirmative marketing requirements is included in the training workshops.

Responsible Agency: Public Safety Division

Funding Sources: Department Budget

Objectives:

- Administer an ongoing program with the goal of conducting one training workshop annually.

Program 20: Fair Housing Services

Contract with the Housing Rights Center or other fair housing provider to provide fair housing services to Palmdale residents that include a monthly three-hour walk-in fair housing clinic at City Hall, intake and investigation of housing discrimination complaints and referrals for other types of issues, periodic public service announcements on fair housing law, and mailings to lenders. Housing Rights staff also attends the monthly meeting of the Antelope Valley Homeless Coalition. The City and the Housing Rights Center or other fair housing provider will conduct outreach and education activities, distribute literature and publicize the availability of fair housing services through various media.

Appendix D summarizes the fair housing issues and concerns in Palmdale based on findings from the 2020 AI and additional research conducted as part of this Housing Element update. Table 42 presents a summary of the issues, contributing factors, and the City's actions in addressing these issues.

Responsible Agency: Housing Division

Funding Sources: CDBG

Objectives and Timeframe: See Table 42 below.

Table 42: Summary Matrix of Fair Housing Issues and Actions for Mitigation

Contributing Factor	Meaningful Actions
Insufficient and Inaccessible Outreach and Enforcement	
<ul style="list-style-type: none"> • Lack of marketing community meetings • Lack of targeted outreach • Lack of local public fair housing enforcement • Lack of resources for fair housing agencies and organizations 	<p>Expand Fair Housing program or scope of work to target Downtown Palmdale and census tracts identified as being of low resource or high segregation and poverty. The Fair Housing Provider’s outreach plan should:</p> <ul style="list-style-type: none"> • Plan to hold in-person meetings in various locations in downtown Palmdale. • Seek sites that are transit-accessible and/or consider options to assist residents without vehicle access with transportation. • Hold meeting at a variety of times <p>Create an interest list of residents that will provide updates on fair housing and affordable housing projects by 2022. On an ongoing basis, contact interest list with updates regarding upcoming development and meetings.</p> <p>Expand outreach and education of the State’s new Source of Income Protection (SB 329 and SB 222), defining public assistance including HCVs as legitimate source of income for housing. Increased outreach and education to the census tracts with a higher concentration of HCV users.</p> <p>Provide information to managers of rental housing who participate in Partners Against Crime (PAC) landlord training on compliance with affirmative marketing practices. Continue to provide fair housing information in the PAC property management training program for lenders who participate in the mortgage assistance programs.</p> <p>Utilize non-traditional media (i.e. social media, City website) in outreach and education efforts, in addition to print media and notices.</p>

Table 42: Summary Matrix of Fair Housing Issues and Actions for Mitigation

Contributing Factor	Meaningful Actions
Segregation and Integration	
<ul style="list-style-type: none"> • Lack of private investments in specific neighborhoods • Lack of public investments in specific neighborhoods, including services or amenities • Location and type of affordable housing 	<p>As part of a Fair Housing Outreach Plan, inform tenants and landlords of the State’s new Source of Income Protection (SB 329 and SB 222).</p> <p>Annually, coordinate with Public Works to prioritize areas identified as Disadvantaged Communities (SB 535) for actions and improvements.</p> <p>Work with developers to create a sites list for potential affordable housing developments in areas lacking affordable housing (see program 6)</p>
Access to Opportunities	
<ul style="list-style-type: none"> • Lack of private investments • Lack of public investments in specific neighborhoods, including services or amenities • Lack of access to local jobs 	<p>If feasible, create a targeted investment plan to focus on improving community assets (infrastructure, public facilities) as well as improving quality of housing and increasing affordable housing in low resource and high segregation and poverty areas.</p> <p>If feasible, provide economic development opportunities in the low resource and high segregation and poverty areas through microenterprise loans and technical assistance.</p> <p>Recruit residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies.</p>
Racially and Ethnically Concentrated Areas of Poverty	
<ul style="list-style-type: none"> • Location and type of affordable housing • Displacement of residents due to economic pressures • Lack of private investments in specific neighborhoods 	<p>In Downtown Palmdale, help local businesses through microloans, technical assistance, and vocational training.</p> <p>Pursue funding opportunities for acquisition and rehabilitation efforts targeted in the areas of concentrated poverty.</p> <p>As part of the project application review, require applicant to provide advance noticing to existing tenants. Create a registry for “first-right of refusal” for displaced lower income tenants to return if affordable housing is created in the new project.</p> <p>By 2029, explore policies to preserve Single Room Occupancy (SRO) housing and mobile home parks.</p>

6.3 Summary of Quantified Objectives

Table 43 below summarizes the City’s proposed quantified objectives for new construction, preservation of existing housing stock, and conservation of at-risk affordable housing based on available and projected resources.

Table 43: Summary of Quantified Objectives

	Extremely Low (0-30%)	Very Low (31-50%)	Low (51-80% AMI)	Moderate (81-120% AMI)	Above Moderate (Over 120% AMI)	Total
RHNA	888	889	935	1,004	2,924	6,640
New Construction	5	80	80	400	2,000	2,565
Preservation	24	24	24	---	---	72
Conservation of At-Risk Housing	63	63	---	---	---	126

Appendix A: Public Outreach

The 2021-2029 Housing Element, especially the strategy for housing growth, reflects the outcomes of the public outreach process. Conversations with the community focused on areas of change in the City, emphasizing on focusing growth within the City limits in areas where infrastructure improvements exist or expansions are planned. The desire to see higher intensity development with affordable housing options as a strategy to attract young workforce to live and work in Palmdale is also reflected in the Housing Element.

Stakeholder Focus Group Meetings

On March 6th and 7th, the City conducted five stakeholder group meetings with Palmdale industry leaders, educational entities, faith-based organizations, and community-based organizations about issues and opportunities for the Palmdale General Plan Update. The comments received at these meetings have been categorized into one of four major categories – opportunities, challenges, needs, and examples of desirable, model communities and areas. Agencies and organizations interviewed:

- Antelope Valley Union High School District
- AV Career Prep Council
- The Palmdale Aerospace Academy
- Westside Union School District
- Palmdale School District
- Antelope Valley College
- W.E.C.A.R.E. Education & Employment Services - Antelope Valley Union High School District
- Opportunities for Learning
- Airforce Plant 42
- NASA Armstrong
- Northrop Grumman
- Lockheed Martin
- Los Angeles Airport Land Use Commission
- Palmdale Chamber of Commerce
- Antelope Valley Hispanic Chamber of Commerce
- Local businessowners
- Palmdale Vineyard
- Seventh-Day Adventist Church
- The Highlands Christian Fellowship
- St. Mary's Catholic Church
- Palmdale United Methodist Church
- Crosswind Church
- LA County Sheriff's Department - Palmdale Station
- Children's Bureau
- Vets 4 Veterans
- Antelope Valley League of United Latin American Citizens (LULAC)
- Valley Oasis
- Pueblo Y Salud
- Mental Health American Military Resource Center
- Los Angeles Homeless Services Authority (LAHSA)
- First 5 LA – Communities Department
- P.A.Ws Forward

Housing related opportunities and issues identified:

- Existing desire for vertical mixed use development
- Vacant parcels within City limits allow for targeted infill development projects

- Existing infrastructure needs improvements and/or upgrades (water, sewer, and roads)
- Difficult to attract young workforce to live/work in Palmdale
- Palmdale’s homeless rate is increasing
- Palmdale has a high rate of foster care/emancipated youth who need services
- Diverse housing types including market rate, affordable, and high-end options
- Senior housing and recreation options are needed

General Plan Update Workshops

On Saturday, August 24, 2019 and Tuesday August 27, 2019, the City of Palmdale hosted two workshops to engage the community in crafting a vision and key priorities for the General Plan Update, Envision Palmdale 2045. Both workshops had mirroring agendas, beginning with open house style interactive activities in five main stations.

The workshop interactive activities included:

1. Demographic Information: Participants provided feedback on their age, if they live in the city of Palmdale, and if so, how long.
2. Where do you live? Participants placed a small sticker dot approximately where they live in Palmdale.
3. What should go where? In this activity participants placed custom stickers of land uses to propose what uses or infrastructure should go where on an aerial map of Palmdale.
4. Top Priorities: Participants were given three sticker dots and asked to select their top three priorities for the future in Palmdale. The list of priorities comes from stakeholder focus groups, GPAC meeting feedback, and initial results from the first survey.
5. My Vision Activity: This activity allowed participants to write out or draw their vision for the future of Palmdale.

Following the activities and presentation attendees were invited to participate in small group discussions led by General Plan Team facilitators. Participants were asked the following questions in groups.

1. What makes Palmdale unique and special?
2. What should be preserved or changed in the future?
3. What are key issues and opportunities facing Palmdale today and in the future?
4. How can we build community collaboration during the General Plan Update process?

Major takeaways of both workshop small group discussions were:

- Preserve Assets. Many participants noted the natural environment and open space, aerospace industry and Plant 42, small town atmosphere, sense of community, and affordability of homes as key assets which should be preserved in the future. Participants also mentioned the location and proximity to the Los Angeles basin as an asset and diversity of residents as unique and special.
- Issues. Participants expressed similar issues in Palmdale which they’d like to address in the future. These include: lack of housing type diversity, lack of higher education or

training, poor access to healthcare and mental healthcare services, lack of activity and programs for youth, bicycle infrastructure, long commutes, need for improved transportation and transit, environmental concerns like wildfire and water availability, negative reputation, division between East and West Palmdale, and contentious relationship with nearby city of Lancaster.

- Opportunities. Participants noted active transportation and infrastructure like High Speed Rail, Brightline Virgin Trains USA, and airport as key opportunities for the future. Others like infill development, expanded education and training, expanded housing options, additional entertainment and restaurant options were also noted.
- Palmdale Boulevard. Participants named Palmdale Boulevard as an area in need of revitalization. Many folks expressed a desire for Palmdale Boulevard to look and feel like a downtown with a town square.
- Community Collaboration. Many of the ideas proposed for building collaboration during the General Plan process are currently underway. New ideas proposed by participants included high school student engagement, photo contest, meetings in parks, and online voting.

General Plan Advisory Committee

The City conducted a meeting before the GPAC on December 11, 2019 to provide an overview of existing housing conditions in Palmdale to solicit input on housing needs. Housing Element requirements, Regional Housing Needs Allocation (RHNA), and potential areas of change and stability were also discussed in the meeting. Comments received include:

- Consider funding sources for development in Palmdale
- Consider limitations with infrastructure and utilities
- Desire for more dense development, however Palmdale has existing vacant land that is affordable, but denser development is typically more expensive
- What funding sources are available for new development in Palmdale?
- Interested in programs that support aging in place and first-time home buyers
- Interested in the variety of housing types like mixed-use development, cottage clusters, mobile homes, small lot single family, etc.
- Palmdale has a need for low-income housing, currently a 12-month waiting list for HUD section 8 housing
- Desire for multi-unit complexes with surrounding entertainment, shopping and restaurants
- Interest in inclusionary housing

Areas of stability and change proposed by meeting participants include:

- Areas of stability
 - Preserve residential neighborhoods east of Highway 14 and South of Avenue R
- Areas of proposed change
 - Areas for future multifamily: South of Avenue S; Mixed use West of Highway 14; Higher density off Tierra Subida Avenue near Palmdale Regional Medical Center
 - Increase density along Palmdale Boulevard

- Multi dwelling and support services for Plant 42
- Walmart Shopping center off 10th street West could have additional development at higher density
- Southeastern area of intersection of Avenue O and 10th Street West could be developed at higher density
- Higher density residential development north of Palmdale Boulevard at 47th Street East
- Higher density development located at the intersection of Fort Tejon Road and Pearblossom Highway
- Higher density residential east of Lake Palmdale South of Avenue S and off Tierra Subida Avenue west between West Avenue Q8 and Rayburn Road
- Commercial mixed use located at the southern city boundary northwest of Lake Palmdale

Planning Commission

On May 13, 2021, the City conducted a meeting before the Planning Commission on the Housing Element policy framework. During the meeting, the Planning Commission was given a presentation on the housing needs in Palmdale, recent changes to housing laws, and the Housing Element requirements. Specifically, major changes to the current Palmdale Housing Element were discussed and the areas of change were identified as the City's strategy for meeting the RHNA.

Draft Housing Element for Public Review

The City released the Draft Housing Element for public review on September 3, 2021. An email blast was sent to 1,156 interested parties, including community stakeholders, key property owners and developers. The City also published an announcement on City website and social media.

Appendix B: Sites Inventory

Table B-1: Residential Neighborhood 3 (RN3) Sites							
APN	Acres	Min. Density	Max. Density	Income Level	Minimum Units	Vacant	In Previous HE
3001027001	2.59	20	30	Lower	51	Vacant Land	
3001027008	2.53	20	30	Lower	50	Vacant Land	
3001027009	2.56	20	30	Lower	51	Vacant Land	
3001027010	2.56	20	30	Lower	51	Vacant Land	
3001027015	2.55	20	30	Lower	51	Vacant Land	
3001027016	2.56	20	30	Lower	51	Vacant Land	
3001027017	2.56	20	30	Lower	51	Vacant Land	
3001027018	2.56	20	30	Lower	51	Vacant Land	
3001027023	2.55	20	30	Lower	51	Vacant Land	
3001027024	2.56	20	30	Lower	51	Vacant Land	
3001027025	2.52	20	30	Lower	50	Vacant Land	
3001027026	2.52	20	30	Lower	50	Vacant Land	
3001027032	2.62	20	30	Lower	52	Vacant Land	
3005005022	5.26	20	30	Moderate	105	Vacant Land	
3005005023	5.09	20	30	Moderate	101	Vacant Land	
3009005034	0.75	20	30	Lower	14	Vacant Land	
3009005035	0.78	20	30	Lower	15	Vacant Land	
3009006055	2.10	20	30	Lower	41	Vacant Land	
3009008004	1.18	20	30	Lower	23	Vacant Land	
3009009012	1.84	20	30	Lower	36	Vacant Land	
3009011027	1.27	20	30	Lower	25	Vacant Land	
3010002003	3.59	20	30	Lower	71	Vacant Land	
3010002004	2.22	20	30	Lower	44	Vacant Land	
3010002005	1.43	20	30	Lower	28	Vacant Land	
3010002006	3.53	20	30	Lower	70	Vacant Land	

Table B-1: Residential Neighborhood 3 (RN3) Sites

APN	Acres	Min. Density	Max. Density	Income Level	Minimum Units	Vacant	In Previous HE
3010002007	1.58	20	30	Lower	31	Vacant Land	
3010002017	2.86	20	30	Lower	57	Vacant Land	
3010002019	1.09	20	30	Lower	21	Vacant Land	
3010002021	0.81	20	30	Lower	16	Vacant Land	
3010002026	1.49	20	30	Lower	29	Vacant Land	
3010002027	1.10	20	30	Lower	22	Vacant Land	
3010002028	2.70	20	30	Lower	54	Vacant Land	
3010019008	1.02	20	30	Lower	20	Vacant Land	
3010019012	1.56	20	30	Lower	31	Vacant Land	
3010020007	0.77	20	30	Lower	15	Vacant Land	
3010020011	0.58	20	30	Lower	11	Vacant Land	
3010020014	0.50	20	30	Lower	10	Vacant Land	
3010020015	0.55	20	30	Lower	10	Vacant Land	
3010020016	1.19	20	30	Lower	23	Vacant Land	
3010020020	2.38	20	30	Lower	47	Vacant Land	
3010020024	1.38	20	30	Lower	27	Vacant Land	
3010021006	1.48	20	30	Lower	29	Vacant Land	
3010021007	0.76	20	30	Lower	15	Vacant Land	
3010022026	0.58	20	30	Lower	11	Vacant Land	
3010024008	1.11	20	30	Lower	22	Vacant Land	
3010025044	5.12	20	30	Moderate	102	Vacant Land	
3010025046	0.83	20	30	Lower	16	Vacant Land	
3012024017	0.63	20	30	Lower	12	Vacant Land	
3012025017	1.35	20	30	Lower	27	Vacant Land	
3012025018	6.23	20	30	Moderate	124	Vacant Land	
3012025024	3.96	20	30	Lower	79	Vacant Land	
3012026010	3.86	20	30	Lower	77	Vacant Land	

Table B-1: Residential Neighborhood 3 (RN3) Sites

APN	Acres	Min. Density	Max. Density	Income Level	Minimum Units	Vacant	In Previous HE
3012046001	2.19	20	30	Lower	43	Vacant Land	
3014002009	1.00	20	30	Lower	20	Vacant Land	
3014005019	7.85	20	30	Moderate	156	Vacant Land	Y
3014006017	0.90	20	30	Lower	18	Vacant Land	
3014006019	0.55	20	30	Lower	10	Vacant Land	
3014007018	0.59	20	30	Lower	11	Vacant Land	
3014007019	0.61	20	30	Lower	12	Vacant Land	
3014007021	0.77	20	30	Lower	15	Vacant Land	
3014010007	1.76	20	30	Lower	35	Vacant Land	
3014011001	0.50	20	30	Lower	10	Vacant Land	
3014011003	3.03	20	30	Lower	60	Vacant Land	
3014011004	0.88	20	30	Lower	17	Vacant Land	
3014011010	0.86	20	30	Lower	17	Vacant Land	
3014011011	0.86	20	30	Lower	17	Vacant Land	
3014011012	0.79	20	30	Lower	15	Vacant Land	
3014026004	0.84	20	30	Lower	16	Vacant Land	
3014026012	0.73	20	30	Lower	14	Vacant Land	
3014026014	0.73	20	30	Lower	14	Vacant Land	
3014026018	2.66	20	30	Lower	53	Vacant Land	
3014026019	0.59	20	30	Lower	11	Vacant Land	
3014026020	1.33	20	30	Lower	26	Vacant Land	
3014027003	1.47	20	30	Lower	29	Vacant Land	
3018015025	1.68	20	30	Lower	33	Vacant Land	
3018015028	2.81	20	30	Lower	56	Vacant Land	
3018015033	4.60	20	30	Lower	91	Vacant Land	
3018015901	4.36	20	30	Lower	87	Vacant Land	
3018017064	1.77	20	30	Lower	35	Vacant Land	

Table B-1: Residential Neighborhood 3 (RN3) Sites

APN	Acres	Min. Density	Max. Density	Income Level	Minimum Units	Vacant	In Previous HE
3018018005	0.98	20	30	Lower	19	Vacant Land	
3018018009	1.11	20	30	Lower	22	Vacant Land	
3018018027	1.26	20	30	Lower	25	Vacant Land	
3018018029	0.94	20	30	Lower	18	Vacant Land	
3018021001	1.16	20	30	Lower	23	Vacant Land	
3018021002	1.17	20	30	Lower	23	Vacant Land	
3018021003	2.56	20	30	Lower	51	Vacant Land	
3018021017	1.17	20	30	Lower	23	Vacant Land	
3018021018	1.39	20	30	Lower	27	Vacant Land	
3018021020	1.06	20	30	Lower	21	Vacant Land	
3018022001	1.27	20	30	Lower	25	Vacant Land	
3018022003	1.39	20	30	Lower	27	Vacant Land	
3018022028	1.06	20	30	Lower	21	Vacant Land	
3018022029	0.94	20	30	Lower	18	Vacant Land	
3018026001	4.67	20	30	Lower	93	Vacant Land	
3018027036	8.42	20	30	Moderate	168	Vacant Land	Y
3022011014	2.44	20	30	Lower	48	Vacant Land	
3022012041	4.98	20	30	Lower	99	Vacant Land	
3022013013	5.00	20	30	Lower	99	Vacant Land	
3022013025	2.94	20	30	Lower	58	Vacant Land	
3022014001	4.14	20	30	Lower	82	Vacant Land	
3022014002	4.71	20	30	Lower	94	Vacant Land	
3022014033	4.71	20	30	Lower	94	Vacant Land	
3022014035	4.21	20	30	Lower	84	Vacant Land	
3022015012	9.96	20	30	Moderate	199	Vacant Land	
3022015013	8.89	20	30	Moderate	177	Vacant Land	
3022015015	1.08	20	30	Lower	21	Vacant Land	

Table B-1: Residential Neighborhood 3 (RN3) Sites

APN	Acres	Min. Density	Max. Density	Income Level	Minimum Units	Vacant	In Previous HE
3022015016	4.27	20	30	Lower	85	Vacant Land	
3022015017	5.13	20	30	Moderate	102	Vacant Land	

Appendix C: Review of Past Accomplishments

This section evaluates the City’s overall progress in implementing the 2013-2021 Housing Element. Table C-1 summarizes the quantifiable accomplishments. Table C-2 provides a program-by-program evaluation of accomplishments, effectiveness, and continued appropriateness.

Table C-1: Quantified Objectives 2013-2021

Housing Type	Extremely Low 30% or less of median	Very Low 50% or less of median	Low 51% to 80% of median	Moderate 81% to 120% of median	Above Moderate >120% of median	Total
RHNA	697	698	827	898	2,332	5,452
New Construction Anticipated	0	65	207	0	3,000	3,272
Affordable Housing Anticipated	11	65	207	0	0	283
Total Units Constructed	0	91	70	530	166	857
Affordable Housing Units At-Risk	116	117	0	0	0	231
Units Preserved	142	142	0	0	0	284
Single-Family Rehabilitation	0	6	6	0	0	12
Loans Provided	0	0	0	0	0	0
Mortgage Assistance Program (MAP)	0	1	19	30	0	50
Assistance Provided	0	0	0	0	0	0
Mobile Home First Time Homebuyer	0	0	19	30	0	49
Assistance Provided	0	0	0	0	0	0
Emergency Grant Program	60	0	0	0	0	60
Grants Provided	9	0	0	0	0	9

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
Goal H1: Promote the Construction of New Housing Affordable to All Income Groups				
<p>H1.A New Housing Development: Provide adequate sites for the development of 5,452 new housing units between October 2013 and October 2021. This is Palmdale’s Fair Share of regional housing growth established by SCAG’s Regional Housing Needs Assessment (RHNA) adopted in 2012.</p>	<ul style="list-style-type: none"> ▪ Construct 3,272 new units (2013-2021). ▪ Approve residential development applications consistent with the General Plan policies and Zoning Regulations (2013-2021). 	<p>As of 2020, 857 new units were built:</p> <ul style="list-style-type: none"> ▪ 91 very low income ▪ 70 low income ▪ 530 moderate income ▪ 166 above moderate income. <p>Homes 4 Families CalVet REN 56-unit project for Low Income veteran households approved. 6 units completed by 7/2021, 10 units to be completed by 9/2021</p>	<p>During the planning period, a total of 857 of the projected 3,272 new residential units were built. The City continues to approve residential development applications.</p>	<p>Modify to reflect the updated RHNA.</p>
<p>H1.B Density Bonus Ordinance: Provide a 20% density bonus for housing developers who make 10% of their units affordable to low income households or 5% of units affordable to very-low income households income in accordance with California Government Code 65915.</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program to grant density bonuses as provided in the Zoning Code (2013-2021). 	<p>City staff met with several developers to discuss various projects in 2019. Two density bonus agreements were approved in 2019 and two were approved in 2015.</p> <p>2 pending projects for September 2021 City Council meeting.</p>	<p>The City continues to meet with developers to approve density bonus agreements. Four density bonus agreements were approved during the planning period.</p>	<p>The City’s Density Bonus Ordinance will be updated to be consistent with State law. Implementation of the City’s Density Bonus program is combined with the program to facilitate affordable housing development.</p>
<p>H1.C Second Unit Ordinance: Permit second dwelling units by administrative review in compliance with AB 1866.</p>	<ul style="list-style-type: none"> ▪ Administer program to approve second units (2013-2021). 	<p>Section 91.03 of the Zoning Ordinance was amended on November 4, 2009 in compliance with the provisions of AB 1866. The Zoning Ordinance was amended in 2019 (effective January 2020) to comply with</p>	<p>The Zoning Ordinance has been amended to reflect State law.</p>	<p>Pursuant to State law, the 2021-2029 Housing Element includes actions to facilitate the development of ADUs.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
		<p>State laws, including AB 68, AB 881, SB 13, AB 587, and AB 670. The City continues to amend the Zoning Ordinance as needed.</p> <p>Palmdale issued one ADU building permit in 2019 and one ADU building permit in 2018. Approval of ADU projects in the City is on-going.</p>		
<p>H1.D Mortgage Assistance Program (MAP): Program to provide down payment assistance for qualified first-time homebuyers. To be used with the Transit Village project and for sale of townhomes to low-moderate income families.</p>	<ul style="list-style-type: none"> ▪ Revise program for use with the Transit Village and to help purchasers of townhomes by low and moderate income families (2014). ▪ Provide 46 loans within the Palmdale Transit Village (2013-2021). 	<p>The City added an additional Mortgage Assistance Program August 2020 in response to the COVID-19 pandemic for assistance with missed mortgage payments. The CDBG-CV Mortgage Assistance Program will provide up to \$6,000 in assistance grants to low and moderate income individuals and families.</p> <p>The Palmdale Transit Area Specific Plan was proposed and an EIR was completed in 2018. The Palmdale Transit Area Specific Plan would replace the Palmdale Transit Village project.</p>	<p>64 loans and 30 grants were allocated during the planning period.</p> <p>2017 1 loan for 38464 30th Street East SFR Low income household (MAP-GAP)</p> <p>2013-2019 26 loans for SFR Neighborhood Stabilization Program Low income households (NSP HAP)</p> <p>2020-2021 Homes for Families CalVet REN development. 37 approved loans for SFR duplex units. Of these 6 units closed by July</p>	<p>City will work to identify funding for this program.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
			<p>2021 and 10 to close by September 2021 (VPAL)</p> <p>2020-2021 COVID-CV Mortgage Assistance Program 30 households assisted with missed mortgage payments.</p>	
<p>H1.E Mobile Home First Time Homebuyer Program: Provide down payment assistance to first time homebuyers who wish to purchase a new mobile home to be placed in one of the three City of Palmdale-owned mobile home parks.</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program for first-time mobile homebuyers (2013-2021). ▪ Administer a program to provide 49 loans (2013-2021). 	<p>The City did not allocate any loans during the planning period.</p>	<p>Although there were not any applications during planning period the City believes there will be a need for this program in the future as spaces become available within the City's three mobile home parks.</p>	<p>City will work to identify funding for this program.</p>
<p>H1.F Affordable Housing Land Bank: Acquire and assemble parcels of land for the new construction of affordable single and multi-family housing units. The intent of this program is to acquire separate parcels of land in order to create a developable site for affordable housing.</p>	<ul style="list-style-type: none"> ▪ Continue to purchase and assemble developable land to accommodate very low and low income units, specifically targeting parcels within the Palmdale Transit Village Specific Plan area (2013-2021). 	<p>There were no land transfers made in 2019 for the purpose of developing transit priority projects, permanent supportive housing, or housing for special needs groups. In 2014, the City acquired one vacant lot in Focus Neighborhood No. 3 for future development.</p> <p>The Palmdale Transit Area Specific Plan was proposed and an Initial Study was completed in 2018. The Palmdale Transit Area Specific Plan would replace the</p>	<p>The City acquired one lot in the Palmdale Transit Village Specific Plan area during the planning period.</p>	<p>City will work to identify funding for this program.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
		Palmdale Transit Village project.		
<p>H1.G Affordable Housing Construction Program: Provide funding in the form of land and/or low-interest, deferred interest or residual receipts loans to nonprofit affordable housing organizations to construct new affordable units to replace units demolished by public actions and build new affordable. As needed, provide predevelopment grants or loans to these projects.</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program and develop new guidelines as needed (2013-2021). ▪ Provide assistance to Paving the Way/Youth Build to provide 11 extremely low income units to emancipated youth/students (2013-2014). ▪ Provide funding for 65 very low income family housing units and 207 low income family housing units (2013-2021). 	<p>The following affordable housing contracts were approved during the planning period:</p> <ul style="list-style-type: none"> ▪ Courson Arts Colony – West: Approved June 1, 2016 ▪ Courson Arts Colony – East: Approved June 22, 2015 ▪ 38709 Larkin Avenue: Approved June 1, 2016 Rehab H2B ▪ Valley Oasis: Approved February 4, 2020 507 Q4 Terminated agreement 12/2020 Rehab H2B ▪ 509 and 515 East Ave Q-6: Approved June 4, 2014 Rehab H2B ▪ ACT 10th Place: Approved June 4, 2014. Rehab H2B <p>In 2019, City staff met with several developers to discuss various projects, but no new agreements were signed. The City approved 78 affordable units for very low and low income earners within the Palmdale Transit Village Specific Plan in 2013.</p> <p>Construction of the Paving the Way/Antelope Valley Youth Build project began in 2014. The rehabilitation project</p>	<p>A total of 319 affordable units were completed during this planning period.</p>	<p>Program continued. Construction of new affordable family units planned for 2021-2029.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
		accommodates up to 22 extremely low income students/ emancipated youth.		
<p>H1.H Small Lot Consolidation Program: The City will play an active role in facilitating lot consolidations, particularly as it relates to parcels listed within the sites inventory.</p>	<ul style="list-style-type: none"> ▪ Offer the following incentives for lot consolidation (2013-2021) ▪ Administer an ongoing program to facilitate small lot consolidation (2013-2021). 	<p>The City continues to offer incentives for lot consolidation. No applications for lot consolidation were submitted during the planning period.</p> <p>Palmdale approved one application for lot consolidation in 2019.</p>	<p>Program expected to be useful in assembling sites for development of affordable multi-family housing in Transit Village</p>	<p>Program continued.</p>
<p>Program H1.I Large Site Development Program: The City will play an active role in facilitating land divisions and lot line adjustments on larger sites to assist the development of housing for lower income households. Parcel sizes that would facilitate multi-family developments affordable to lower income households in light of federal, State and local financing programs are general between two and ten acres in size. The City will work with property owners and non-profit developers to target and market the availability of sites with the best potential for development.</p>	<ul style="list-style-type: none"> ▪ The City will offer incentives for the division of large sites suitable for multi-family development (2013-2021). ▪ Administer an ongoing program to facilitate the division of sites appropriate for multi-family housing affordable to lower income households (2013-2021). 	<p>Rezoning was completed in October 2012. No applications for lot divisions or lot line adjustments were submitted during the planning period.</p>	<p>Though there were no applications for lot division during the planning period, the program continues to be effective in facilitating multi-family development.</p>	<p>Program continued.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
GOAL H2: PRESERVE AND IMPROVE THE EXISTING SUPPLY OF AFFORDABLE HOUSING				
<p>H2.A Single-Family Rehabilitation Loan Program: The Single-Family Residential Rehabilitation Program is designed for three specific categories of low-income, owner-occupied households. Under some conditions, loans do not have to be repaid.</p>	<ul style="list-style-type: none"> ▪ Administer a program to provide 12 loans over eight years (2013-2021) <ul style="list-style-type: none"> • 6 very low income loans • 6 low income loans 	<p>No single-family rehabilitation loans were allocated during the planning period.</p>	<p>The City continues to identify funding sources for this program.</p>	<p>Continue program.</p>
<p>H2.B Multi-family and Single-Family Rental Unit Rehabilitation Program: Make low-interest loans from available funds to owners of both single and multi-family rental properties. Owners must agree to rent their properties to eligible low-income households and to maintain the affordability of the assisted units.</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program (2013-2021). ▪ Provision of loans depends on the availability of funds. 	<p>Palmdale administered two multi-family rental unit rehabilitation loans during the planning period.</p> <ul style="list-style-type: none"> ▪ 38709 Larkin Avenue: Approved June 1, 2016 ▪ Valley Oasis: Approved February 4, 2020 507 Q4 Terminated agreement 12/2020 ▪ 509 and 515 East Ave Q-6: Approved June 4, 2014 ▪ ACT 10th Place: Approved June 4, 2014. ▪ Victory Outreach : Approved February 2, 2021 507 Q4 <p>Construction of the Paving the Way/Antelope Valley YouthBuild project began in 2014. The rehabilitation project accommodates up to 22 extremely low income students/emancipated</p>	<p>The City continues to identify funding sources for this program.</p> <p>31 units rehabilitated during the planning period.</p>	<p>Continue program.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
		youth.		
<p>H2.C Emergency Grant Program: Provide one-time grants for housing repairs to very low-income (50% or less of median income) owner-occupants of single-family homes.</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program that provides 60 loans to extremely low income households (2013-2021). 	<p>The City assisted 9 very low and low income single-family households in 2014. Assistance comprised of services and repairs to water heaters, swamp coolers, air conditioners, gas liners, and sewer.</p>	<p>Palmdale assisted a total of 9 households during the planning period.</p>	<p>Continue program.</p>
<p>H2.D Rental Housing Inspection Program: The Palmdale Building and Safety Division will proactively inspect all residential rental properties on a regular schedule. All rental properties required to register. Buildings in compliance re-inspected at 5-year intervals; buildings with violations re-inspected annually. Building and Safety will also continue to respond to code violation complaints.</p>	<ul style="list-style-type: none"> ▪ Inspect all rental housing units on a regular schedule (2013-2021). 	<p>Inspections of registered rental units conducted on a regular schedule. Units inspected:</p> <p>2014 - 1,762 2015 - 1,946 2016 - 2,685 2017 - 2,151 2018 - 3,132 2019 - 2,313 2020 - 1,130 2021 - 202 thru 8/12/2021</p>	<p>The City continues to inspect rental units regularly.</p>	<p>Continue program.</p>
<p>H2.E Vacant and Abandoned Property Registration Program: Establish and maintain an abandoned and vacant property registration program as a mechanism to protect neighborhoods and commercial areas from becoming blighted through</p>	<ul style="list-style-type: none"> ▪ Perform an inspection of every registered vacant property to ensure the property is secure and maintained in an appropriate manner (2013-2021). 	<p>Vacant and abandoned properties can be registered on the City's website. Units registered:</p> <p>2014 – 311 2015 – 263 2016 – 148 2017 – 83 2018 – 64 2019 – 60</p>		<p>Continue program.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
<p>the lack of adequate maintenance and security of abandoned and vacated properties by requiring any beneficiary or any trustee of a Deed of Trust to register the property with the City.</p>		<p>2020 – 38 2021 – 18 (to date)</p>		
<p>H2.F Mobile Home Space Rent Control: This ongoing program regulates increases in month-to-month rent costs for mobile home park spaces to ensure that the spaces remain affordable to low and moderate income occupants.</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program (2013-2021). 	<p>Chapter 5.44 of Palmdale’s Municipal Code controls mobile home rents to protect citizens from excessive rent prices. In 2014, the City took action for a violation at Joshua View Mobile Home Park and reached a settlement agreement with the property owner.</p> <p>In 2018, the City took action for a violation at Sagetree Mobile Home Park and reached a settlement agreement with the property owner.</p> <p>In 2019 corrected rent for 24 residents of Thousand Elms Mobile Home Park.</p> <p>In 2021 corrected rent for 1 resident at Grecian Isles Mobile Home Park.</p>		<p>Continue program.</p>
<p>H2.G Enforcement of Mobile Home Park Lease Terms Ordinance: Enforce a City ordinance forbidding owners of mobile home parks to require any</p>	<ul style="list-style-type: none"> ▪ Process complaints and take corrective action (ongoing). 	<p>No enforcement actions were taken during planning period.</p>	<p>Until December 31, 2020 Owners were required to submit per Civil Code Section 798.21</p>	<p>This program is combined with the Mobile Home Rent Control program.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
<p>resident or prospective resident to sign a lease or rental agreement that exempts the space from local rent control.</p>			<p>disclosures signed by new residents. This is a disclosure alerting residents that any long-term lease would exempt the space from the local rent control ordinance.</p> <p>AB 2872 in 2021 eliminated long term leases for new residents.</p>	
<p>H2.H Mobile Home Park Homeownership and Rehabilitation: This program makes loans to eligible households for purchase of mobile homes in three City-owned Mobile Home Parks. Loans limited by available park spaces.</p>	<ul style="list-style-type: none"> ▪ Make loans as spaces become available (2013-2021). 	<p>The program was on-going during the planning period.</p>	<p>This program considered very effective in providing affordable housing in City owned Mobile Home Parks.</p>	<p>Continue program and identify funding.</p>
<p>H2.I Mortgage Revenue Bond Program: The City has the power to issue mortgage revenue bonds for purchase and rehabilitation or new construction. These bonds could be used to preserve the affordability of housing that is at risk of losing local or federal subsidies.</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program (2013-2021). 	<p>In 2015, the Housing Authority issued \$1.4 million in Multi-family Housing Revenue Bonds, Series 2015 (Impressions, La Quinta, Park Vista, and Summerwood Apartments), to rehabilitate 291 rental units (26 very low income and 258 low income).</p>	<p>City will continue to issue bonds as possible to preserve existing affordable housing through purchase and rehab and construct new units as possible.</p>	<p>This is a funding tool and not a housing program. This is incorporated into the Affordable Housing program.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
<p>H2.J Conversion of At-Risk Units: In order to meet the housing needs of persons of all economic groups, the City must guard against the loss of housing units available to lower-income households. A total of 231 units in six projects are at-risk of conversion to market-rate prior between 2013 and 2021.</p>	<ul style="list-style-type: none"> ▪ Maintain and annually update the inventory of “at-risk” projects. ▪ Take all appropriate steps to ensure that a project remains in or is transferred to an organization capable of maintaining affordability restrictions for the life of the project. ▪ Annually monitor local investment in projects that have been acquired by non-or for-profit entities. ▪ Work with owners, tenants and nonprofit organizations to assist in the nonprofit acquisition of at-risk projects. ▪ Annually identify funding sources for at-risk preservation and acquisition rehabilitation. ▪ Where feasible, provide technical assistance and support to public and non-profit agencies and organizations. ▪ Work with tenants of at-risk units and provide them with education regarding tenant rights and conversion 	<p>Palmdale continues to monitor for affordable housing at risk of conversion. In 2015, the following four apartment complexes had affordability covenants expiring in 2028, were acquired by the Housing Authority of the City of Palmdale and have ongoing rehabilitation. The recorded bond covenants are through 2045 and Housing Authority covenants are through 2070:</p> <ul style="list-style-type: none"> ▪ Summerwood Apartments (52 affordable units) ▪ La Quinta Apartments (98 affordable units) ▪ Park Vista Apartments (27 affordable units) ▪ Impressions Apartment (107 affordable units) 	<p>City is committed to preserving existing affordable housing.</p>	<p>Continue program.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
	procedures.			
GOAL H.3: REMOVE GOVERNMENT CONSTRAINTS ON HOUSING				
<p>H3.A Housing Impact Review: Pursuant to CEQA requirements, review housing impacts of proposed City policies, programs, and actions for consistency with RHNA fair share projections and prepare an assessment letter for submittal to the California Department of Housing and Community Development when adverse impacts are identified that would preclude meeting RHNA fair share numbers.</p>	<ul style="list-style-type: none"> ▪ Through the CEQA process, consider impacts on housing opportunities for each zone change, General Plan Amendment or Zoning Ordinance Amendment (2013-2021). 	<p>All applications are reviewed, and an environmental document prepared in compliance with CEQA and the CEQA Guidelines.</p>	<p>This program is important to identify and prevent unintended impacts on housing cost or affordability due to new or existing City policies.</p>	<p>Compliance with CEQA requirements is not considered a housing program and is not included in the 2021-2029 Housing Element.</p>
<p>H3.B Housing for Agricultural Employees and Employee Housing: Pursuant to the requirements of California Health and Safety Code Section 17021.5 and 17021.6, allow for employee housing for six or fewer persons subject to the same review procedure as any other single-family residence occupied by six or fewer persons and agricultural workers living quarters will be permitted within the A-1 (Light</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program (2013-2021). 	<p>Zoning Ordinance Amendment completed in October 2012. No applications were submitting during the planning period.</p>	<p>The City will continue to review housing for agricultural employees and employee housing in compliance with applicable regulations.</p>	<p>Program completed and is not included in the 2021-2029 Housing Element.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
<p>Agriculture) zone subject to Site Plan Review approval and consistent with the requirements of Health and Safety Code Section 17021.6</p>				
<p>GOAL H4: PROMOTE EQUAL HOUSING FOR ALL PERSONS REGARDLESS OF RACE OR COLOR, RELIGION, SEX, FAMILIAL STATUS, ANCESTRY OR HANDICAP</p>				
<p>H4.A Fair Housing Services: Contract with the Housing Rights Center provider to provide fair housing services to Palmdale residents that include a monthly three hour walk-in fair housing clinic at City Hall, intake and investigation of housing discrimination complaints and referrals for other types of issues, periodic public service announcements on fair housing law, and mailings to lenders. The City and the Housing Rights Center will conduct outreach and education activities, distribute literature and publicize the availability of fair housing services through various media.</p>	<ul style="list-style-type: none"> ▪ Continue to contract for Fair Housing Services with the Housing Rights Center to provide a monthly fair housing clinic at Palmdale City Hall and related services. The City shall publicize the availability of fair housing services through various media such as the City’s website and local TV channel, Palmdale 27 (2013-2021). 	<p>The City partners with the Housing Rights Center (HRC) to provide fair housing services to all residents.</p> <p>In 2020, in response to the COVID-19 pandemic, the HRC moved educational services to a virtual platform. Housing Rights Workshops and trainings. Virtual housing clinics are offered three times a week and Q&A sessions are facilitated once a week.</p> <p>Palmdale drafted an Analysis of Impediments to Fair Housing Choice in 2020. From 2014-2019, the HRC received a total of 145 discrimination complaints. Out of the 145 complaints, 14 ended in successful conciliation, one client was referred to the Litigation Department, 5 clients withdrew their complaints, 6 complaints were unenforceable, and 12 are pending.</p>	<p>Successful program provides information about fair housing programs, education for tenants and landlords and clinics for cases of discrimination. Agency pursues discrimination cases as indicated.</p>	<p>This program is expanded to address the new Affirmatively Furthering Fair Housing (AFFH, AB 686) requirements.</p>
<p>H4.B Fair Housing Affirmative Marketing Practices: Provide</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program (2013-2021). 	<p>The City continues to facilitate the Partners Against Crime (PAC) program. Property</p>	<p>Palmdale continues to administer the Fair Housing</p>	<p>This program is incorporated into as one of the</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
<p>information to managers of rental housing who participate in Partners Against Crime (PAC) landlord training on compliance with affirmative marketing practices. Continue to provide fair housing information in the PAC property management training program for lenders who participate in the mortgage assistance programs.</p>		<p>managers/owners who participate in the Landlord Training Class receive up-to-date information on various housing topics and tips to identify and resolve criminal activity.</p>	<p>Affirmative Marketing Practices Program.</p>	<p>meaningful actions to address the new Affirmatively Furthering Fair Housing (AFFH, AB 686) requirements.</p>
<p>GOAL H5: ADEQUATELY HOUSE HOUSEHOLDS WITH SPECIAL NEEDS</p>				
<p>H5.A Senior Housing: Develop housing for households in which one person is age 55 or older. Section 91.04 of the Zoning Ordinance establishes development standards for senior group housing. Congregate care facilities that do not provide individual kitchens for residents are exempt from General Plan density provisions applicable to the particular parcel(s). Otherwise, the parcels on which senior group housing is constructed must conform to all standards of the underlying land use district. Senior housing is</p>	<ul style="list-style-type: none"> ▪ Acquire land and provide financing for affordable senior housing. The Housing Division has a long-term project to develop senior housing in the Courson District downtown, which is designated as a Senior Housing Target Area (2013-2021). 	<p>The Courson Connection project, including Courson Arts Colony East and West, was completed during the planning period. Courson Arts Colony – East, completed in 2019, contains 81 affordable units for lower income families and families with special needs. Courson Arts Colony – West completed in 2020 includes 80 family units.</p> <p>During the planning period, the following senior housing projects were completed:</p> <ul style="list-style-type: none"> ▪ Impressions Senior Apartments (109 units) – Completed 2015. 	<p>The Courson Connection project and other senior housing projects were completed during the planning period.</p>	<p>Implementation of the Zoning Ordinance is not a housing program. Program modified to focus on City efforts to pursue senior affordable housing projects.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
limited to units occupied by one person over age 55 or married couples of which one spouse is over age 55.				
<p>H5.B Housing for the Developmentally Disabled: Work with the North Los Angeles County Regional Center (NLARC) to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.</p>	<ul style="list-style-type: none"> ▪ Develop an outreach program (June 2014). ▪ Conduct ongoing outreach (2013-2021). 	<p>As of 2020, there were 57 licensed residential care facilities accommodating 345 residents.</p> <p>This program was on-going throughout the planning period.</p>		Continue program.
<p>H5.C Transitional and Supportive Housing Facilities: Pursuant to California SB 2, allow both Transitional Housing and Supportive Housing within all zones that permit residential uses. Within the A-1 and R-1 zones, Transitional and Supportive Housing will be a permitted</p>	<ul style="list-style-type: none"> ▪ Amend the Zoning Ordinance to permit Transitional and Supportive Housing within all zones without a Conditional Use Permit and not subject to any distance separation requirement. 	<p>Zoning was revised in compliance with SB 2 in November 2012. Conditional Use Permit (CUP) 12-006 was approved on September 13, 2012 and in the process of receiving a Certificate of Occupancy in 2015.</p> <p>The proposed project approved under CUP 12-006, completed in 2015, established a boarding house that provides affordable</p>	Zoning Ordinance was amended.	A modified version of this program will be included in the updated Housing Element.

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
<p>use within a single-family dwelling unit. Within the R-2, R-3 and R-4 zones, Transitional and Supportive Housing with four or fewer units will be permitted with administrative approval and with 5 or more units with Site Plan Review approval. The approval process for Transitional and Supportive Housing is consistent with the requirements for any other type of residential use within the respective zones. The City will ensure that Transitional and Supportive Housing is permitted within the MX (Mixed Use Overlay) Zone consistent with the requirements of other residential uses and will ensure that any future amendments to the Zoning Ordinance are consistent with the requirements of SB 2.</p>		<p>transitional housing for up to 22 at-risk young adults. The 22 individuals residing in the boarding house are required to be enrolled in school or college.</p>		
<p>H5.D South Antelope Valley Emergency Services Program (SAVES): Provide administrative funding to the South Antelope Valley Emergency Services Program, which provides service referrals, motel</p>	<ul style="list-style-type: none"> ▪ Continue to fund and administer existing program (2013-2021). 	<p>SAVES continues to serve residents throughout Palmdale. In 2020, SAVES provided food to residents in response to the COVID-19 pandemic. In 2018, the City invested \$240,201 of CDBG funds to SAVES to serve an estimated 7,000 people.</p>	<p>Palmdale continues to provide services through the SAVES program.</p>	<p>Continue program.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
<p>vouchers and emergency food and clothing to homeless and very low-income individuals and families in Palmdale. SAVES refers clients to the Antelope Valley Access Center and accepts referrals from the center when appropriate.</p>		<p>Funding for this program ongoing 2018-2019.</p> <p>On average, this program provides 4,500 meals per month.</p>		
<p>H5.E Homeless Persons Facility Designation: Pursuant to California SB 2, allow Homeless Shelters within the C-2 (Office Commercial) zone without a Conditional Use Permit and allow Homeless Shelters within the R-3 (Multiple Residential) with a Conditional Use Permit. Section 94.04 of the Zoning Ordinance sets the distance between Homeless Shelters at a minimum of 300 feet.</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program (2013-2021). 	<p>The Zoning Ordinance was amended in November 2012 to allow Emergency Shelters within the C-2 zone without a Conditional Use Permit and within the R-3, C-3 and PF zones with a CUP. Shelters are no longer permitted within industrial (M-1 and M-2) zones.</p> <p>No new actions were taken during the planning period.</p>	<p>The Zoning Ordinance has been updated to reflect SB 2.</p>	<p>Program is modified in the 2021-2029 Housing Element to comply with AB 139.</p>
<p>Program H5.F Disabled Access to Housing: A request for reasonable accommodation may be made by any person with a disability when the application of a zoning law or other land use regulation, policy or</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program to grant reasonable accommodation requests as provided in the Zoning Ordinance (2013-2021). 	<p>In the City of Palmdale, a request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. No requests for</p>	<p>Program mandatory pursuant to state law.</p>	<p>Implementation of the Zoning Ordinance is not a housing program.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
<p>practice acts as a barrier to fair housing opportunities. Section 26.10 of the Zoning Ordinance, adopted in 2004, establishes a formal procedure for persons with disabilities seeking equal access to housing to request reasonable accommodation in the application of the City’s Zoning Ordinance and to establish relevant criteria to be used when considering such requests.</p>		<p>reasonable accommodations were made during the planning period.</p>		
<p>H5.H Residential Care Facilities: In the R-2 and R-3 zones, permit Large Residential Care Facilities subject to Site Plan Review approval in the same way that multi-family housing for five or more units within the R-2 and R-3 is permitted.</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program (2013-2021). 	<p>Zoning Ordinance Amendment completed in 2012 in compliance with State law.</p> <p>Conditional Use Permit (CUP) 14-017 was approved on December 11, 2014 to construct an assisted living facility and a memory care unit totaling 114,760 square feet on 6.08 acres.</p>	<p>Zoning Ordinance has been amended and the City approved the development of an assisted living facility in 2014.</p>	<p>This program is modified in the 2021-2029 Housing Element.</p>
<p>GOAL H6: IMPLEMENT ENERGY AND WATER CONSERVATION MEASURES</p>				
<p>Program H6.A Energy and Water Conservation: Enforce the provisions of Title 24 of the California Building Code during building plan check process and the provisions of California GC 65591, the Water Conservation and</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program (2013-2021). 	<p>The City continues to enforce Title 24, the Water Conservation and Landscaping Act, and Ordinance 1262.</p> <p>Palmdale received a Beacon Spotlight Award for Energy Conservation in 2018 for achieving a 12 percent energy savings. The Palmdale Transit Area Specific</p>	<p>The City continues to adhere to objectives.</p>	<p>Implementation of the Building Code is not included in the 2021-2029 Housing Element as a housing program.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
<p>Landscaping Act, and City Ordinance No. 1262 for water conservation during landscape plan check.</p>		<p>Plan is currently being prepared and would encourage transit-oriented development</p> <p>The City provides direct information and links to other sites containing information on energy and water conservation, efficiency and retrofit measures.</p>		
<p>GOAL H.7: ENHANCE THE VITALITY AND SAFETY OF EXISTING RESIDENTIAL NEIGHBORHOODS</p>				
<p>H7.A Neighborhood Improvement Program: This is a comprehensive program to improve the quality of selected low and moderate income single-family Palmdale neighborhoods by enforcing compliance with building, safety, health, fire, and other regulations and improving the overall appearance of neighborhoods. The program is implemented by a team made up of officials from the City Departments of Planning, Building and Safety, Public Works and the Redevelopment Agency, the Fire Department, the Sheriff’s Department and other agencies.</p>	<ul style="list-style-type: none"> ▪ Implement new project strategy focusing on homes in poor condition neighborhoods (2013-2021). ▪ Provide infrastructure improvements and make referrals for neighborhood improvement grants for home and property repair (2013-2021). ▪ Provide 100 grants with Focus Neighborhoods 4 and 5 (2013-2021). 	<p>The City continues to work in Focus Neighborhood Nos. 1 through 5 with small local nonprofits and property owners to rehabilitate and increase the availability of small to medium size affordable housing, one to eleven units. The program includes outreach working with neighborhood houses and community partners to provide low and moderate income residents of the Focus Neighborhood’s information regarding fair housing, the arts, affordable housing, local education opportunities, WorkSource Center job seeking services, South Antelope Valley Emergency Services (SAVES), and neighborhood community events to bring residents together.</p> <p>Four loans were provided to rehabilitate housing units.</p>	<p>City will continue to work in Focus Neighborhoods and identify funding sources.</p>	<p>Continue program as funding permits.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
<p>H7.B Partners Against Crime (PAC): Partners Against Crime (PAC) coordinates the activities of the Code Enforcement, Housing, Sheriff's Department, Public Safety, Public Works, LA County Fire Department and Los Angeles County Department of Health Services to address multiple problems of crime and poor property management and maintenance in the City's multi-family housing.</p> <p>PAC offers a Crime Free Multi-family Housing and Mobile Home Park Certification to building owners/managers.</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program (2013-2021). 	<p>The City facilitated the PAC program throughout the planning period, offering training classes for project managers, Crime Prevention Through Environmental Design (CPTED) inspections, and neighborhood watch meetings.</p> <p>On average, one training per year was held for property managers (average of about 30 participants). Also held an average of 18 neighborhood watch meetings (1/3 turnout of those invited to the meeting)</p>	<p>Successful program to address issues of property maintenance and crime.</p>	<p>Continue program.</p>
<p>H7.C Partners for a Better Palmdale: This program incorporates both strategic planning and programs for public safety and neighborhood development.</p>	<ul style="list-style-type: none"> ▪ Administer an ongoing program (2013-2021). 	<p>This program was on-going throughout the planning period. The program incorporates both strategic planning and programs for public safety and neighborhood development; includes youth programs, Neighborhood Houses, Neighborhood Watch program, citizen academy, family-oriented education and mediation programs, centralized volunteer recruitment and coordination program.</p>	<p>Majority of elements deleted when City staff were reduced.</p>	<p>Program removed from the 2021-2029 Housing Element.</p>

Table C-2: Review and Revised Policies and Programs 2013 – 2021

Program	Objectives	Result 2014-2021	Evaluation	Continue, Modify, Delete
GOAL H8: PROMOTE NEIGHBORHOOD VERSATILITY BY ENCOURAGING A MIX OF NEW HOUSING ALTERNATIVES TO INCREASE AFFORDABILITY AND PROMOTE HOME OWNERSHIP				
<p>H8.A Transit Village Specific Plan and New Construction Affordability Program: The Transit Village Specific Plan was developed for a 110-acre area adjacent to the Palmdale Transportation Center, a multimodal transportation hub in downtown Palmdale. The plan provides for a variety of housing types, single, multi-family and mixed-use housing with residential uses above first floor retail. Housing development at 30 du per acre with development standards for a pedestrian oriented village environment. The projected buildout is between 637 and 1,027 homes.</p>	<ul style="list-style-type: none"> ▪ Provide planning services to ensure development of a variety of denser housing types in Transit Village Specific Plan area to meet RHNA objectives (2014-2021). ▪ Provide mortgage assistance to 16 low and 30 moderate income family households to purchase homes in the Transit Village (2021): <ul style="list-style-type: none"> • Transit Village (Phase 1) – 156 family units (multi-family) (completed Wright Brothers Court 2014) • Transit Village (Phase 1) – 46 family townhomes (2024) • Transit Village (Phase 2) – 75 family townhomes (2024) 	<p>The Transit Village has not been completed. Therefore, no mortgage assistance has been provided under this program.</p>	<p>The City will provide mortgage assistance when the project is completed and as funding becomes available.</p>	<p>Continue program.</p>

Effectiveness in Addressing Special Needs

Overall, delivery of housing programs in Palmdale was severely affected by the elimination of redevelopment, and the City was hard hit by the collapse of the housing market between 2007 and 2012. Recovery of the housing market was slow in Palmdale. Limited loans and grants were made to senior or disabled households to pursue repair and rehabilitation. However, the City was able to extend the affordability covenants on four projects (totaling 284 units) from 2028 to 2070 through acquisition/rehabilitation. The City was also able to continue providing assistance to special needs households, including extremely low income households, through rent control on mobile home parks and a limited number of emergency repair grants.

The City was effective also in addressing housing and neighborhood condition issues that tend to disproportionately impact lower income and renter-households through the Neighborhood Improvement, Rental Inspection Program, Partners Against Crimes, and Vacant and Abandoned Property Registration Program. For the 2021-2029 Housing Element, the City will actively pursue funding in order to reinstate some of the key programs that are unfunded currently.

Appendix D: Assessment of Fair Housing

D.1 Introduction and Overview of AB 686

In January 2017, Assembly Bill 686 (AB 686) introduced an obligation to affirmatively further fair housing (AFFH) into California state law. AB 686 defined “affirmatively further fair housing” to mean “taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the City’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and disparities in access to opportunities;
- An assessment of contributing factors; and
- An identification of fair housing goals and actions.

The AFFH rule was originally a federal requirement applicable to entitlement jurisdictions (with population over 50,000) that can receive State Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) funds. Before the 2016 federal rule was repealed in 2019, entitlement jurisdictions were required to prepare an Assessment of Fair Housing (AFH) or Analysis of Impediments to Fair Housing Choice (AI). AB 686 states that jurisdictions can incorporate findings from either report into the Housing Element. This AFH analysis includes information from the City’s 2020 Analysis of Impediments to Fair Housing Choice (AI).

D.2 Assessment of Fair Housing Issues

D.2.1 Fair Housing Enforcement and Outreach

Los Angeles County jurisdictions including Palmdale, have the option of contracting with the Housing Rights Center (HRC). The Housing Rights Center investigates and resolves discrimination complaints, conducts discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. They also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection regulations, as well as mediating disputes between tenants and landlords. The Housing Rights Center has a main office location in downtown Los Angeles. The City of Palmdale provides links to all of the Housing Rights Center’s Fair Housing Information on the city web page.

According to the City’s Analysis of Impediments (AI), between 2014 and 2018 the HRC received 145 housing discrimination complaints from Palmdale residents (Table D-1). A majority of discrimination complaints were based on physical or mental disability. As well as the HRC, HUD maintains a record of all housing discrimination complaints filed in local jurisdictions. These grievances can be filed on the basis of race, color, national origin, sex, disability, religion, familial status and retaliation. From October 1, 2014 to September 30, 2019, 968 fair housing complaints in Los Angeles County were filed with HUD. In the County and the City of Palmdale, disability-related discrimination was the most commonly reported revealing a lack of understanding and sensitivity of the fair housing rights of the disabled.

Basis	#
Familial Status	9
Gender	5
Mental Disability	27
Physical Disability	83
Race	9
Religion	1
General Discrimination Inquiry	11
Total	145
Source: The Housing Rights Center, FY 2015-2019.	

The City of Palmdale advertises fair housing services through placement of fair housing service brochures at public counters and provides a link to the HRC and all of the available brochures on the City’s website. According to the City’s AI a general lack of knowledge, understanding and sensitivity of fair housing rights and responsibilities continues to exist. The City will continue to coordinate with its fair housing provider, HRC, to enhance its outreach efforts in Palmdale and the local region through fair housing education workshops for homebuyers, renters, management companies, independent landlords and real estate agents.

D.2.2 Integration and Segregation

Race and Ethnicity

Ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns, as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. The City of Palmdale, like most communities throughout the Antelope Valley, has experienced gradual changes in the racial and ethnic composition of its population. Shifts in Palmdale’s race and ethnicity profile have continued to occur since 2010. HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAPs) as census tracts with a non-White population over 50 percent and with 40 percent or three times the overall poverty rate. Currently, there are four R/ECAPs located in the City. Figure D-1 shows racial/ethnic concentrated block groups from in 2010 and Figure D-2 shows them in 2018. Consistent with the increase in population Citywide, most block groups in Palmdale have seen an increase in racial/ethnic minority populations since 2010. Areas in downtown and along Palmdale Boulevard have grown substantially in racial/ethnic minorities.

According to the 2015-2019 American Community Survey (ACS), in Palmdale Hispanics or Latinos of any race continue to make up the largest racial/ethnic group, accounting for 60 percent, followed by people who identify as White only accounting for 46 percent of the population. Asian-Americans account for five percent of the population and African Americans account for 13 percent. The White population in Palmdale experienced a decrease of about three percent since 2010 while those who identify as Hispanic or Latino has increased about six percent.

Figure D-1: Racial/Ethnic Minority Concentrations (2010)

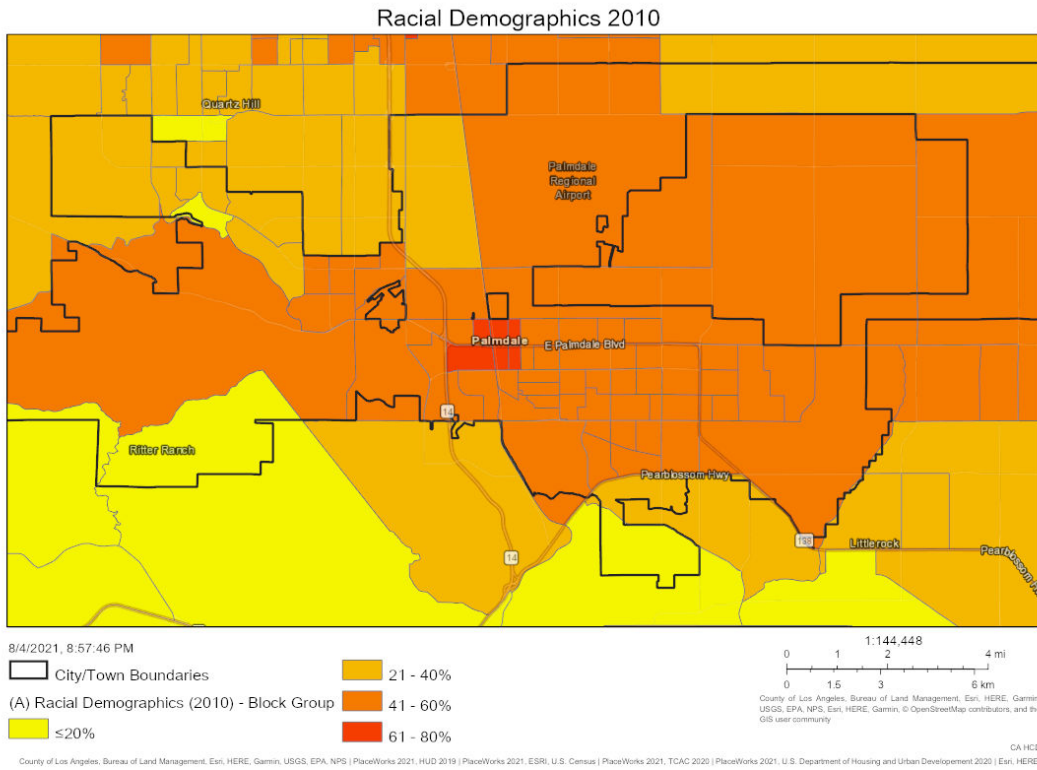
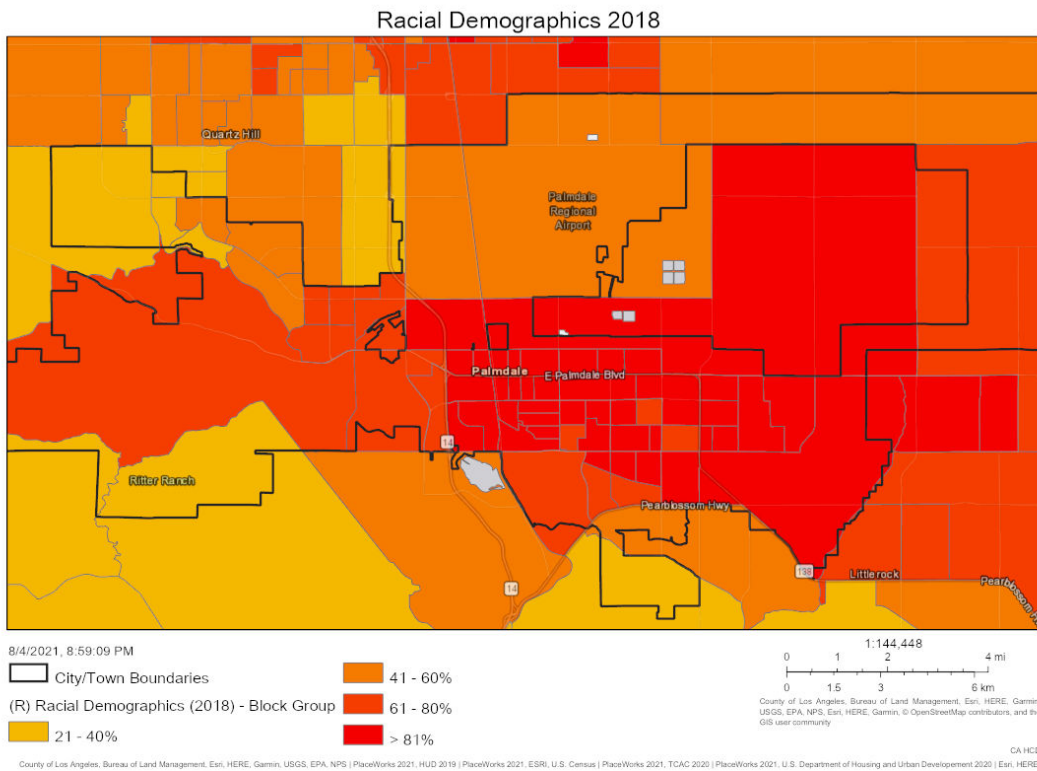


Figure D-2: Racial/Ethnic Minority Concentrations (2018)



HUD tracks racial or ethnic dissimilarity⁵ trends for jurisdictions and regions. Dissimilarity indices show the extent of distribution between two groups, in this case racial/ethnic groups, across census tracts. The following shows how HUD views various levels of the index:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

The indices for Palmdale and the Los Angeles County region from 1990 to 2020 are shown in Table D-2. Dissimilarity between non-White and White communities in Palmdale and throughout the Los Angeles County region has worsened since 1990. In Palmdale, dissimilarity between Black/White, Hispanic/White and Asian or Pacific Islander/White communities has worsened. In the County the dissimilarity between Black/White communities has improved. Based on HUD's index, segregation in Palmdale is low compared to Los Angeles County as a whole.

Table D-2: Racial/Ethnic Dissimilarity Trends				
	1990 Trend	2000 Trend	2010 Trend	Current
Palmdale, CA				
Non-White/White	13.52	20.77	30.74	31.78
Black/White	17.05	20.47	28.72	30.21
Hispanic/White	14.46	24.21	34.61	35.31
Asian or Pacific Islander/White	10.35	13.43	18.12	22.15
Los Angeles-Long Beach-Anaheim, CA Region (County)				
Non-White/White	55.32	55.50	54.64	56.94
Black/White	72.75	68.12	65.22	68.85
Hispanic/White	60.12	62.44	62.15	63.49
Asian or Pacific Islander/White	43.46	46.02	45.77	49.78

Source: Decennial Census, 1990-2010. HUD AFFH Data, 2020.

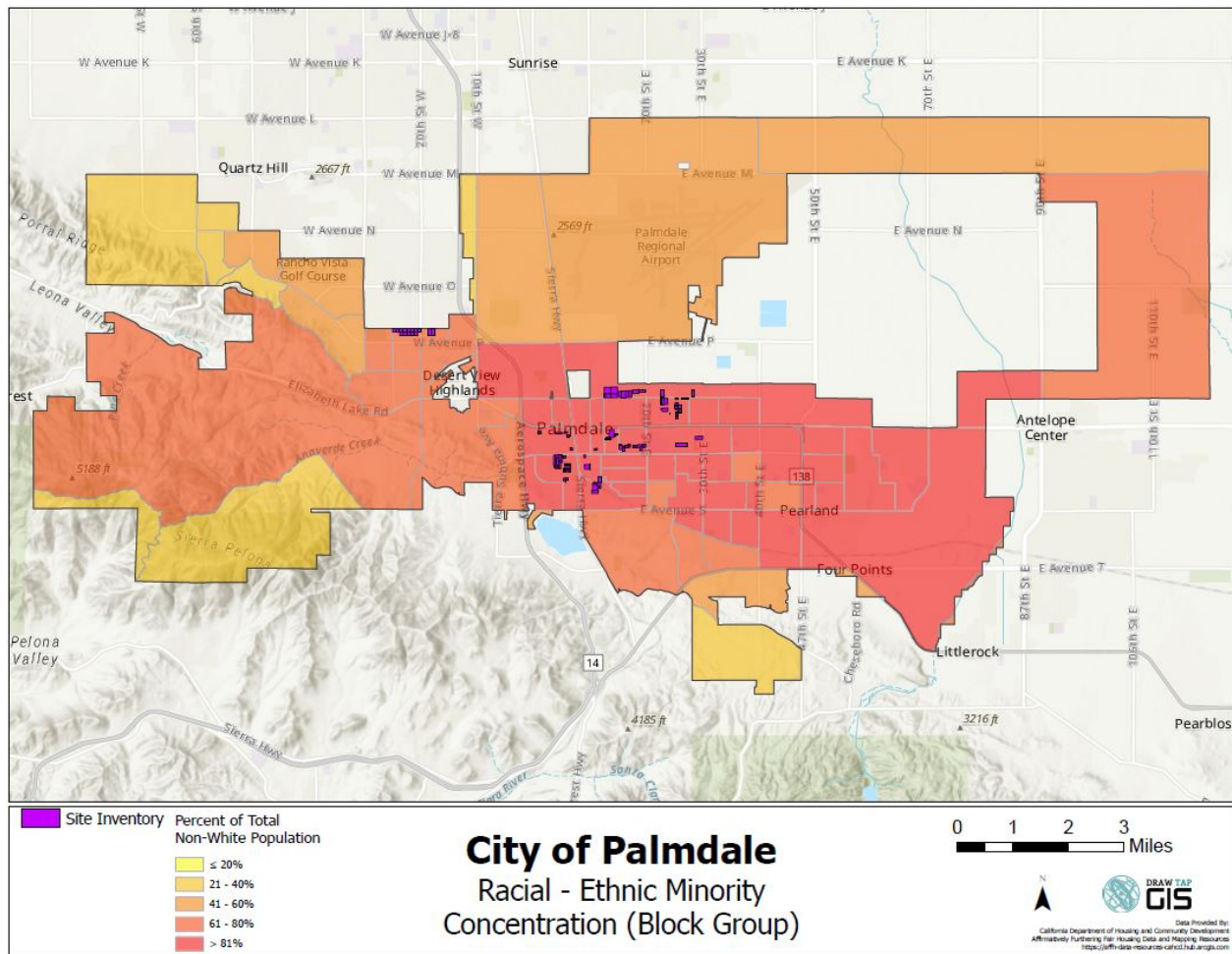
Most of the City's block groups have a minority population from 61 percent to more than 80 percent (Figure D-3). The City identified about 82 percent of its Regional Housing Needs Allocation (RHNA) units in block groups with more than 80 percent minority concentration. This happens to be the most prevalent percentage of minority population in the City where there is adequate services to facilitate housing development within City limits. Table D-3 shows that a smaller proportion of the RHNA units are distributed in block groups with a slightly lower minority concentration (61-80 percent). These block groups account for 12 percent of the RHNA. The distribution of the sites for the inventory can be seen in relation to minority concentration by block group in Figure D-3.

⁵ Index of dissimilarity is a demographic measure of the evenness with which two groups are distributed across a geographic area. It is the most commonly used and accepted method of measuring segregation.

Table D-3: RHNA Unit Distribution by % Minority Concentration			
% Minority Concentration	Low	Moderate	Total Units
<= 20%	0.0%	0.0%	0.0%
21 - 40%	0.0%	0.0%	0.0%
41 - 60%	0.0%	0.0%	0.0%
61 - 80%	17.8%	16.7%	17.6%
> 81%	82.2%	83.3%	82.4%
Total	3,705	1,234	4,939

All of the City's Above Moderate Income RHNA has been met with entitled projects

Figure D-3: RHNA Unit Distribution by % of Minority Concentration



Persons with Disabilities

According to 2015-2019 ACS data, disabled persons make up approximately 12 percent of the population in Palmdale. Between 2015 and 2019, 46 percent of the City's population with disabilities was made up of residents aged 65 and older, 45 percent were aged 18 to 64 and nine percent under the age of 18. Of the residents 65 years and older, ambulatory, hearing and independent living difficulties were prevalent. In Los Angeles County, about 15 percent of the population has a disability. Within Palmdale, there is no concentration of persons with disabilities

as all tracts within the City have a population with a disability ranging from 10 to 20 percent or lower (Figure D-5).

Palmdale’s RHNA units are not disproportionately concentrated in areas that have more persons with disabilities as most tracts in the City have 10 to 20 percent of the population being persons with a disability. These are also the areas where the City has adequate services to facilitate housing development.

Table D-4: RHNA Unit Distribution by % Population with Disabilities			
% Persons with Disabilities	Low	Moderate	Total
< 10%	4.2%	0.0%	3.1%
10% - 20%	95.8%	100.0%	96.9%
20% - 30%	0.0%	0.0%	0.0%
30% - 40%	0.0%	0.0%	0.0%
> 40%	0.0%	0.0%	0.0%
Total Units	3,705	1,234	4,939
All of the City's Above Moderate Income RHNA has been met with entitled projects			

In the City of Palmdale, a request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning or other land use regulation, policy or practice acts as a barrier to fair housing opportunities.

Region: Persons with Disability

The 2021 County Health Rankings in Figure D-4 shows that the area surrounding Palmdale, such as the City of Lancaster, also has no areas with an increased population of persons with disabilities. In Santa Clarita there are areas with higher numbers of persons with disabilities; however, these areas also have high numbers of persons 65 years of age or older. In the region surrounding the City, concentrations of persons with disabilities range between 10 and 20 percent or below.

Figure D-4: Percent Population with Disabilities in the Region

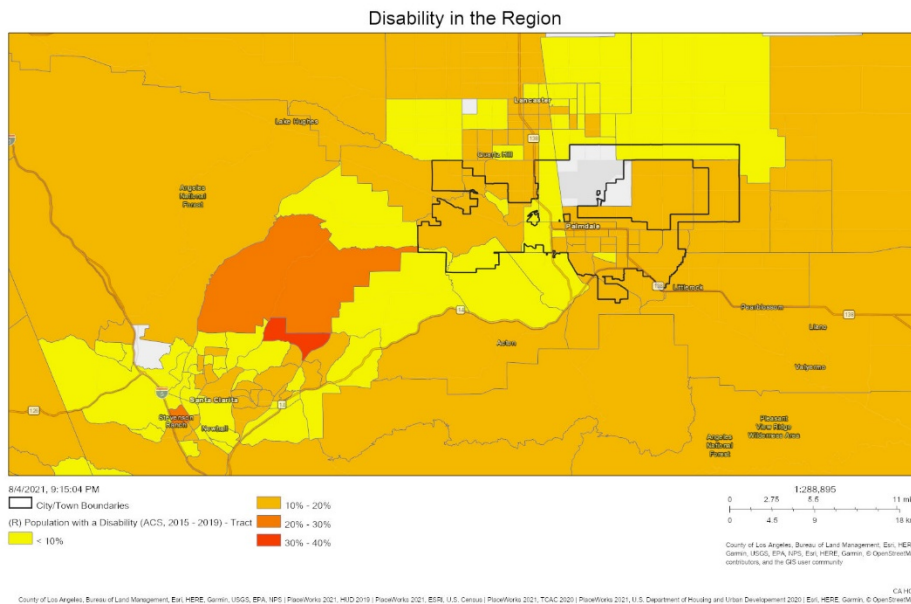
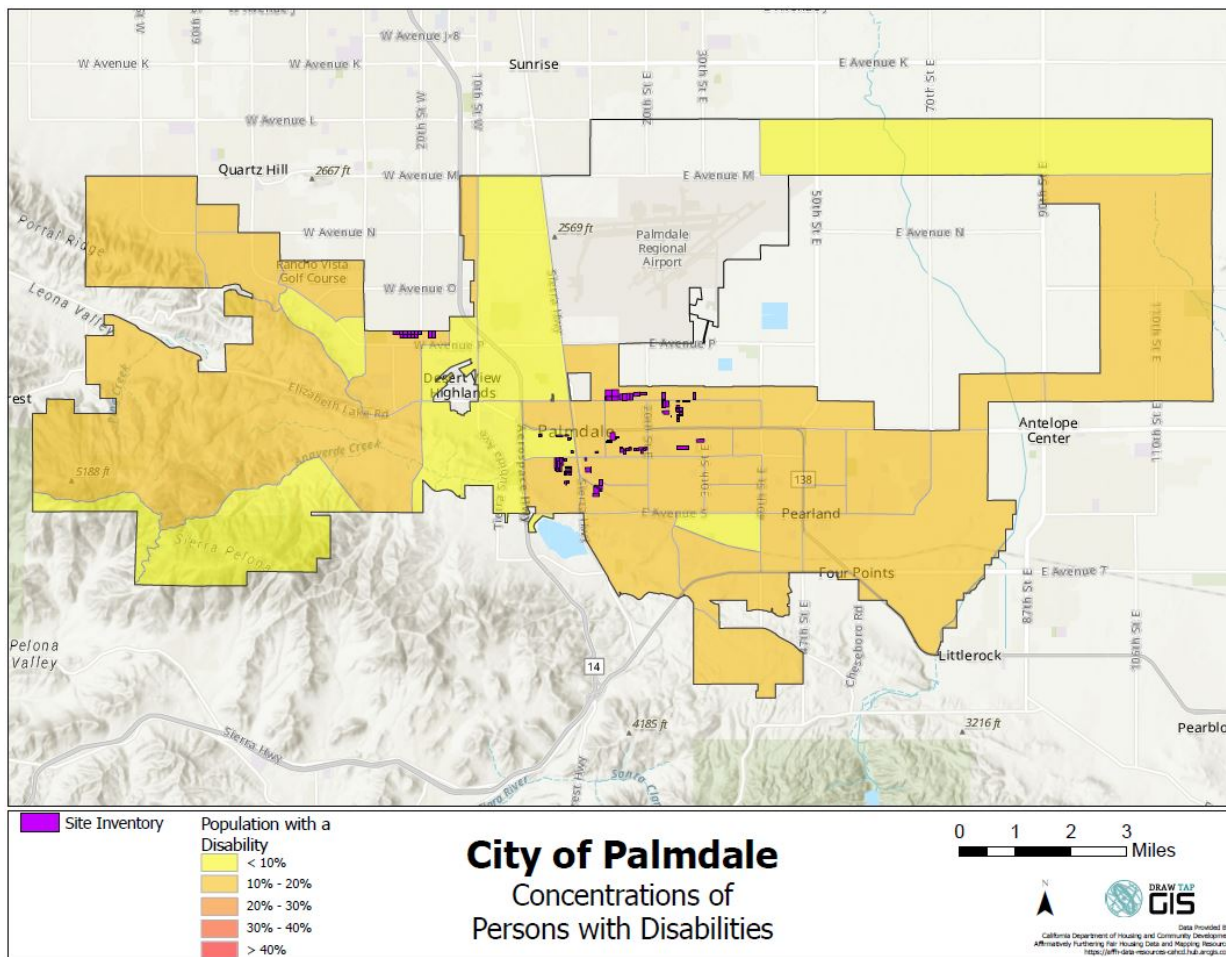


Figure D-5: Percent Population with Disabilities in Palmdale and Distribution of RHNA



Familial Status

Familial status refers to the presence of any children in the household under the age of 18, regardless of whether or not the child is biologically related to the head of household or the marital status of the head of households. According to the HCD AB686/AFFH data tool maps (Figure D-6), there is one area with a concentration of households of adults living alone in the City. Adults living with their spouse are mainly concentrated between Avenue R and Avenue S. The population of adults living with their spouse is either 20 to 40 or 40 to 60 in all census tracts of the City (Figure D-7).

Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Single parent households are also protected by fair housing law. As shown in Table D-5, 48 percent of Palmdale households are families with children. The City's share of families with children is higher than the County overall. According to the HCD AFFH map in Figure D-8, children in married households are very spread out through the City. The percent of households with children in most tracts is between 20 and 60 percent, probably due to the housing types available in these areas. The majority of the City's RHNA units are located in census tracts with 40 to 60 percent of the population being married-couple households with children (Table D-6).

Jurisdiction	% Families	% Families with Children	% Female-Headed Households with Children
Palmdale	78%	48%	16%
Los Angeles County	67%	33%	6%

Source: 2015-2019 ACS

% Children in Married-Couple HH	Lower	Moderate	Total Units
< 20%	0.0%	0.0%	0.0%
20% - 40%	7.2%	13.6%	8.8%
40% - 60%	67.9%	68.1%	68.0%
60% - 80%	24.9%	18.3%	23.2%
> 80%	0.0%	0.0%	0.0%
Total Units	3,705	1,234	4,939
All of the City's Above Moderate Income RHNA has been met with entitled projects			

Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. In Palmdale, female headed households with children are slightly concentrated in the Center of the City with one area having 40 to 60 percent of its households being female-headed households with children (Figure D-9). An estimated 19 percent of Palmdale households were headed by single persons, with or without children, in 2019. The large majority of the single parent households were headed by females (75 percent). According to the

2015-2019 ACS, 42 percent of the female-headed households with children had incomes below the poverty level. The City's RHNA sites are almost all located in the census tracts with 20 to 40 or less than 20 percent of female-headed households with children (Table D-7).

Table D-7: RHNA Unit Distribution by % Children in Female-Headed Households			
% Children in Female-Headed HH	Lower	Moderate	Total Units
< 20%	17.8%	16.7%	17.6%
20% - 40%	81.6%	83.3%	82.0%
40% - 60%	0.5%	0.0%	0.4%
60% - 80%	0.0%	0.0%	0.0%
> 80%	0.0%	0.0%	0.0%
Total Units	3,705	1,234	4,939
All of the City's Above Moderate Income RHNA has been met with entitled projects			

Figure D-6: Percent Population of Adults Living Alone

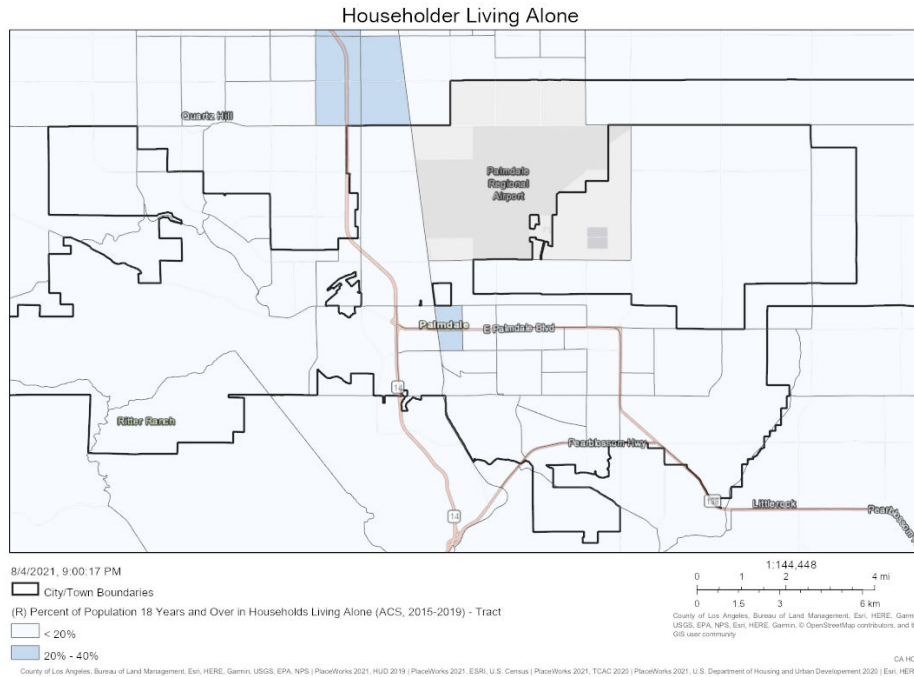


Figure D-7: Percent Population of Adults Living with their Spouse

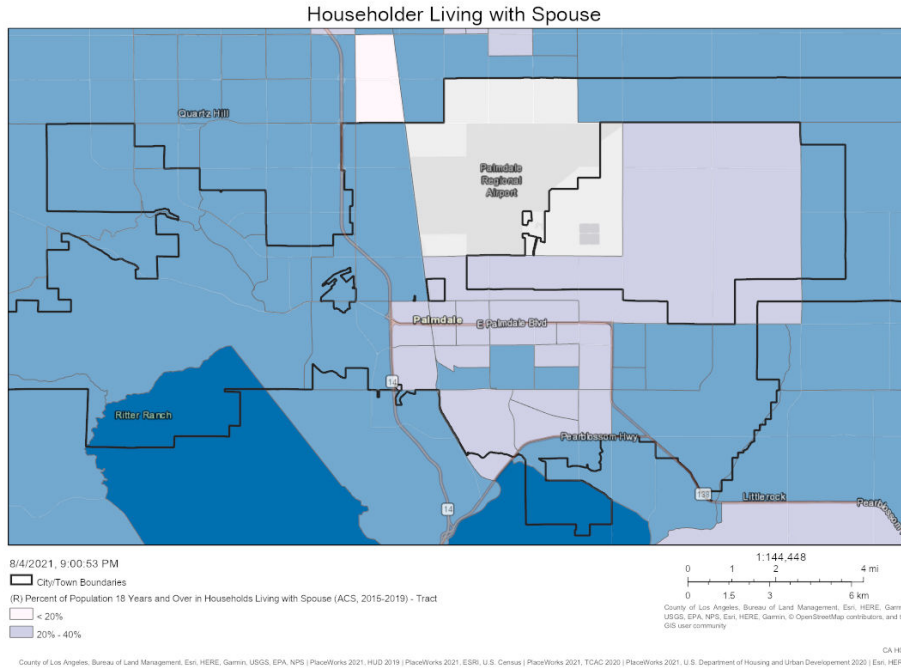


Figure D-8: Percent of Children in Married Couple Households and RHNA Distribution

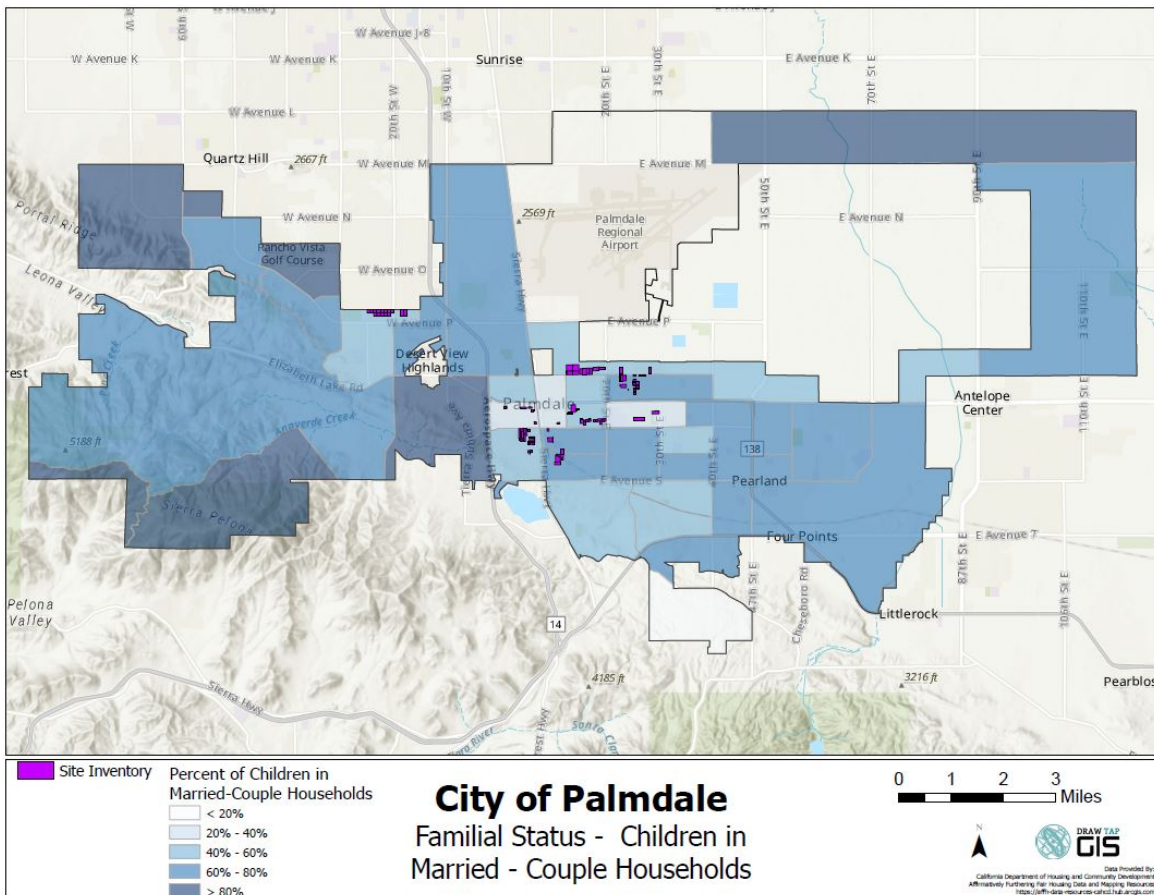
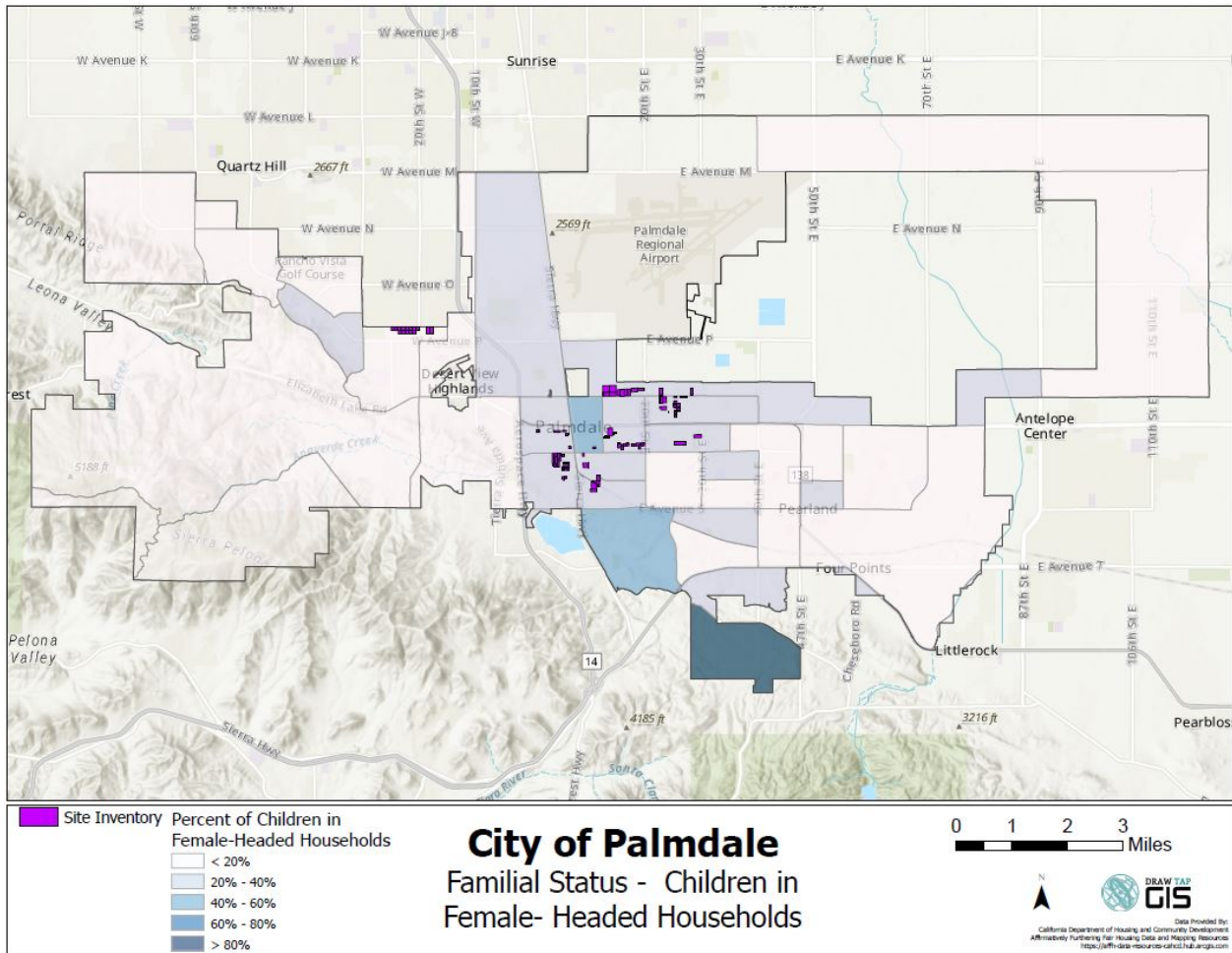


Figure D-9: Percent of Children in Single Female-Headed Households and RHNA Distribution



Income Level

Household incomes in Palmdale tend to be substantially higher than many cities in the region as a whole. Median household income in the City was \$62,865 according to the 2015-2019 ACS, as compared to the Los Angeles County median household income of \$64,251. The City of Lancaster (\$55,237) had a lower median income while Santa Clarita (\$99,666) and Acton Census Designated Place (CDP) (\$97,857) have higher median household incomes.

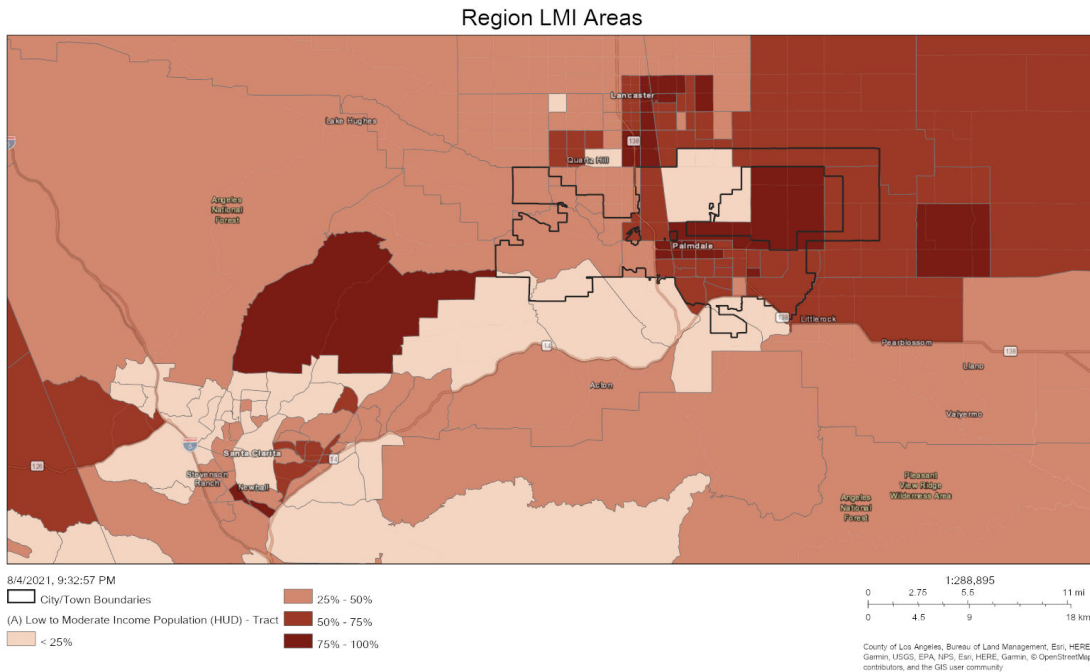
Identifying Low or Moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. Figure D-10 shows the LMI areas in the surrounding region by census block group. HUD defines a LMI area as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the AMI). The majority of the City is considered LMI with the highest concentration of LMI population being 75 to 100 percent, which is most prevalent along Palmdale Boulevard (Figure D-11). The City’s RHNA is spread out through the three categories most prevalent in the City (Table D-8).

Table D-8: RHNA Unit Distribution by % LMI Households in Census Tract			
% LMI HH	Lower	Moderate	Total Units
< 25%	0.0%	0.0%	0.0%
25% - 50%	17.8%	16.7%	17.6%
50% - 75%	43.5%	18.3%	37.2%
75% - 100%	38.6%	65.0%	45.2%
Total Units	3,705	1,234	4,939
All of the City's Above Moderate Income RHNA has been met with entitled projects			

Region: Income Level

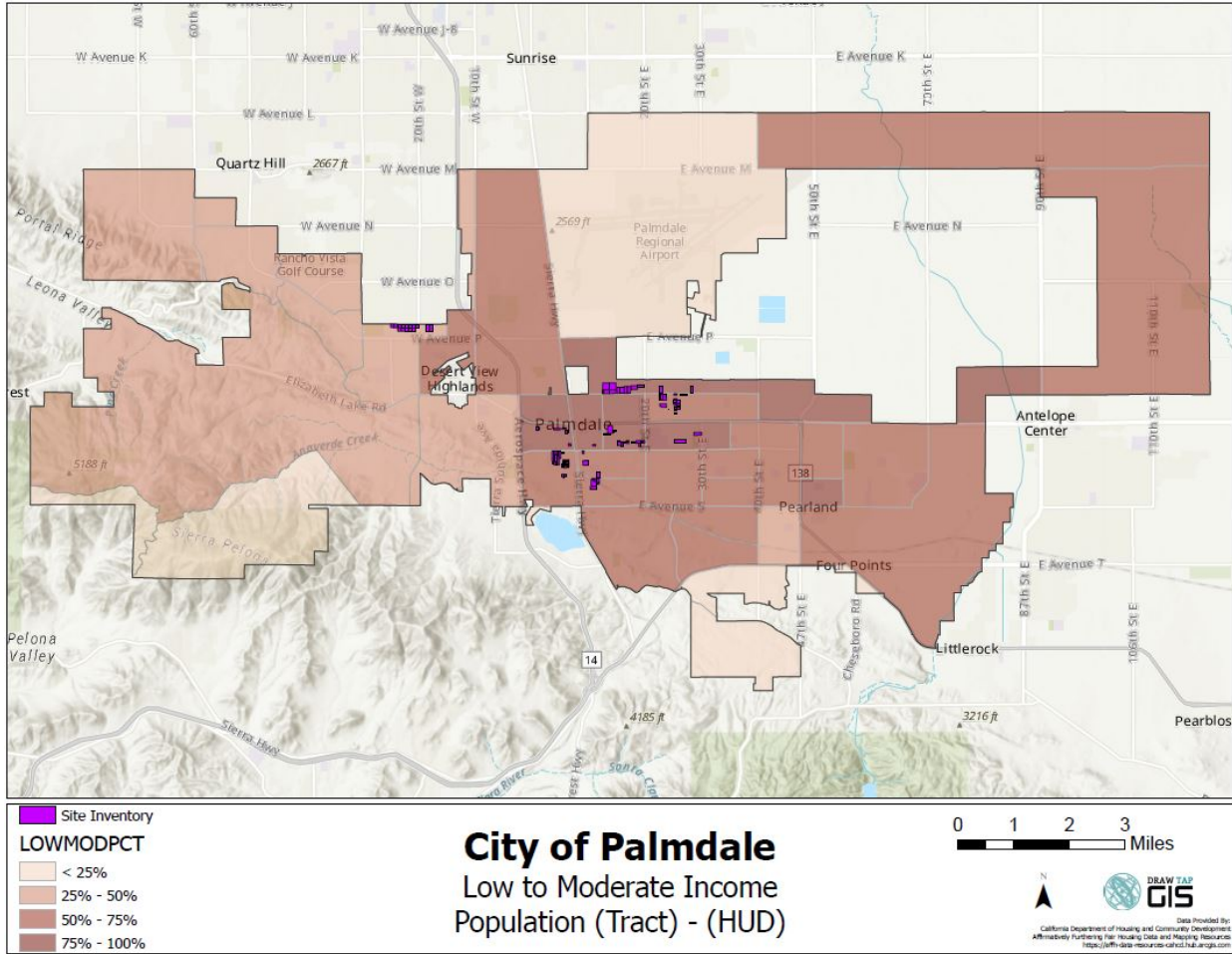
In the surrounding region, LMI areas are concentrated in Lancaster in the north and to the west toward Santa Clarita. Most of these areas also have high environmental scores and high concentrations of minority populations (Figure D-13).

Figure D-10: Low and Moderate Income (LMI) areas in the Region



CA HCD
 County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © OpenStreetMap

Figure D-11: Low and Moderate Income Areas in Palmdale and RHNA Distribution

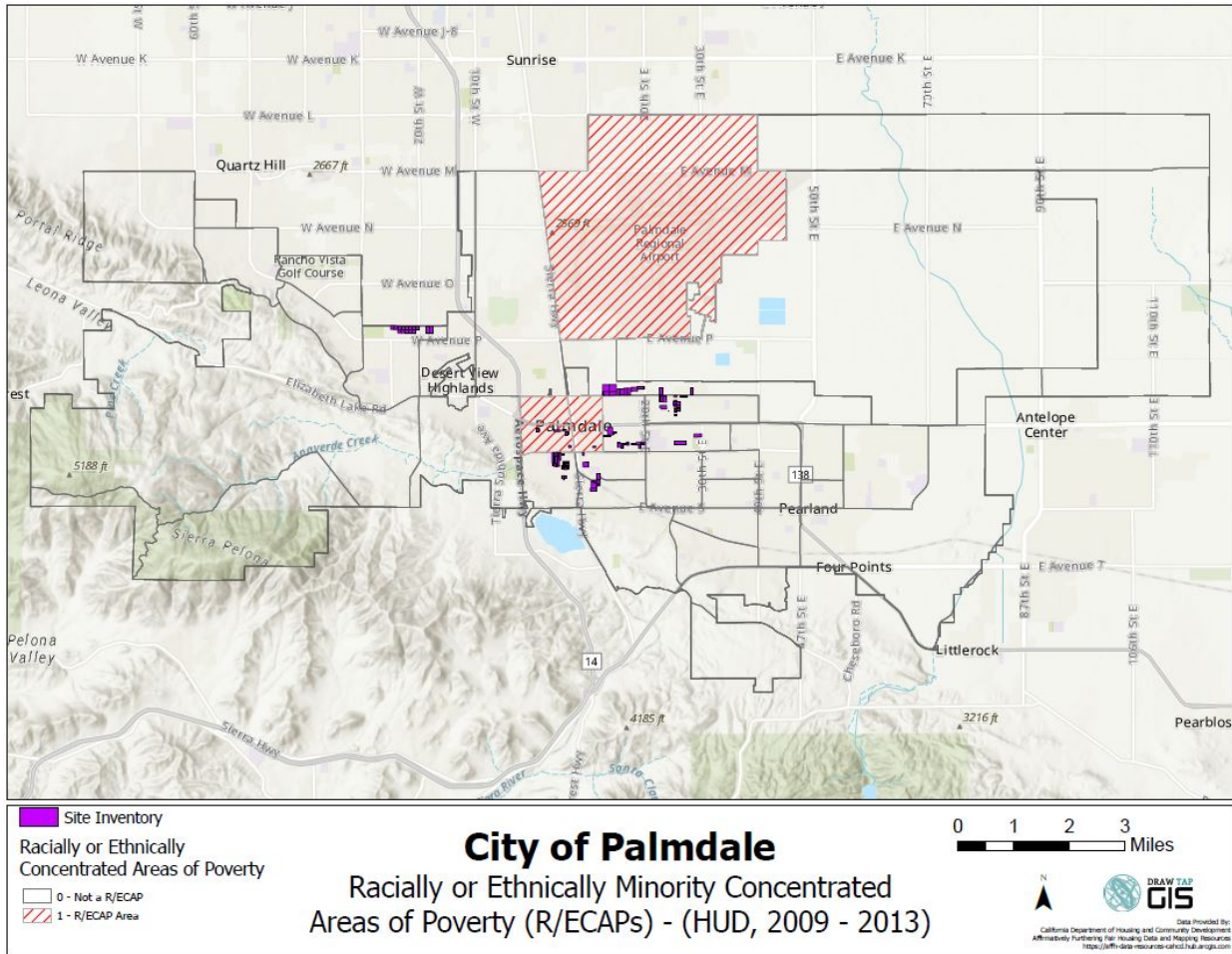


D.2.3 Racially and Ethnically Concentrated Areas

In an effort to identify R/ECAPs, HUD has identified census tracts with a majority non-White population (greater than 50 percent) and has a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In Palmdale there are four census tracts designated as R/ECAPs (Figure D-12). One outlier though is the largest census tract in the north of the City, which mainly consists of the Palmdale Regional Airport. The majority of the City’s RHNA does not fall within a R/ECAP (Table D-9).

R/ECAP	Lower	Moderate	Total Units
Yes	4.7%	0.0%	3.5%
No	95.3%	100.0%	96.5%
Total Units	3,705	1,234	4,939
All of the City’s Above Moderate Income RHNA has been met with entitled projects.			

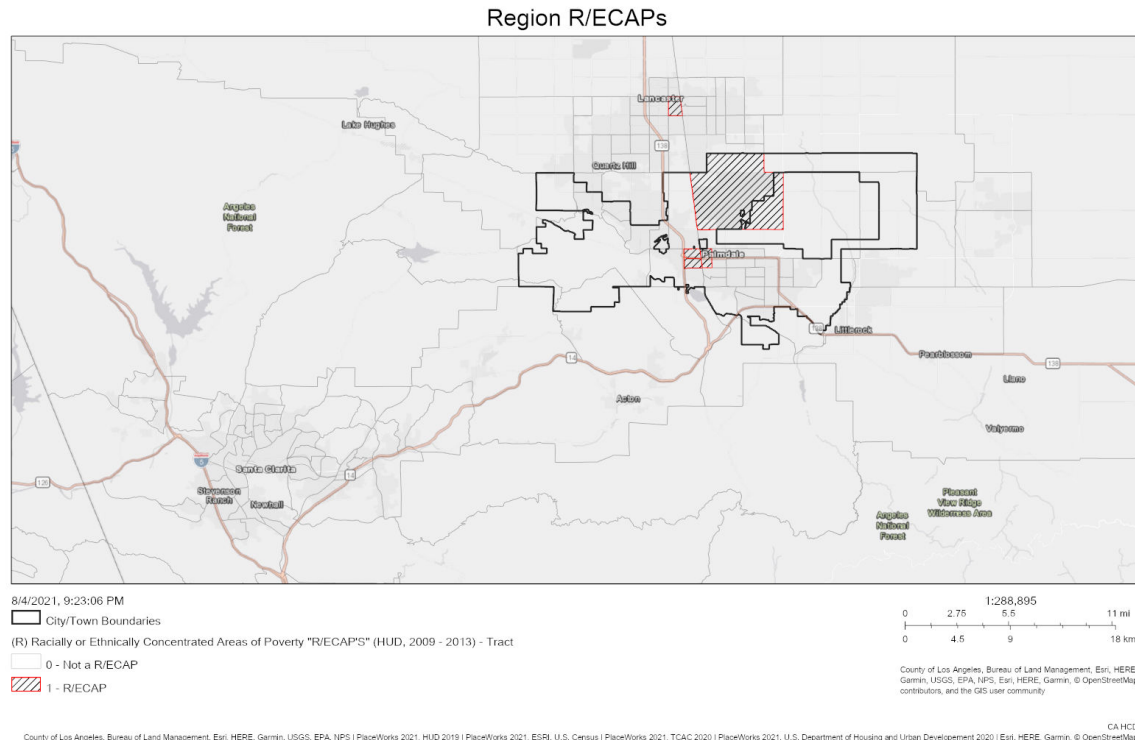
Figure D-12: Racially Concentrated Areas of Poverty and RHNA Distribution



Region: Racially/Ethnically Concentrated Areas of Poverty

In Los Angeles County, there are R/ECAPs scattered in areas of downtown Los Angeles and then in the northern part of the County including Palmdale and nearby Lancaster (Figure D-13).

Figure D-13: Racially Concentrated Areas of Poverty in the Region



Racially Concentrated Areas of Affluence

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, White communities.⁶ According to HUD's policy paper, Whites are the most racially segregated group in the United States and in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.”

RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD, this fair housing assessment uses the percent White population and median household income as proxies to identify potential areas of affluence. As Figure D-14 and Figure D-15 depict, census tracts with a large White population (over 50 percent) and highest median income are more prevalent on the outer edges of the City. The highest populated areas of the City do not have White majority tracts. As Table D-10 shows, White households also tend to have higher median incomes than all households as seen in the County as a whole, except for Santa Clarita. In Palmdale, White households and all households in the City have higher median incomes than Lancaster. Palmdale has a lower proportion of White only residents compared to the neighboring cities of Lancaster and Santa Clarita.

⁶ Goetz, Edward G., Damiano, A., & Williams, R. A. (2019) Racially Concentrated Areas of Affluence: A Preliminary Investigation.' Published by the Office of Policy Development and Research (PD&R) of the U.S. Department of Housing and Urban Development in Cityscape: A Journal of Policy Development and Research (21, 1, 99-123).

Table D-10: White Household Income and Percent Population				
	Palmdale	Lancaster	Santa Clarita	Los Angeles County
Median HH Income				
All Households	\$62,865	\$55,237	\$99,666	\$68,044
White alone	\$70,779	\$60,183	\$98,173	\$88,038
White Population	51%	63%	76%	26%
Source: 2015-2019 ACS				

Region: Racially Concentrated Areas of Affluence

In the surrounding region, the areas with the highest population of White population are also the areas with the highest median incomes, especially the census tracts to the southwest in Santa Clarita (Figure D-16 and Figure D-17). In Santa Clarita this seems to be the most prevalent immediately surrounding the institutions of higher education including College of the Canyons and The Master’s University. There are also patterns of higher White population and higher median income immediately surrounding designated open spaces and planned subdivision like Stevenson Ranch on the west side of Interstate 5.

Figure D-14: White Majority Population

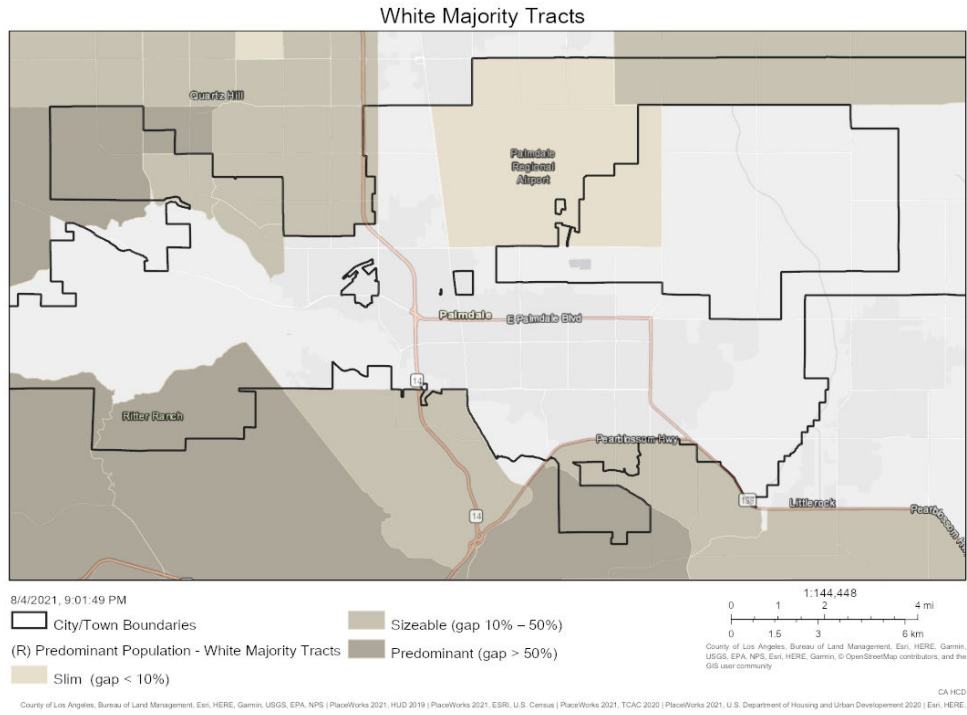


Figure D-15: Median Income

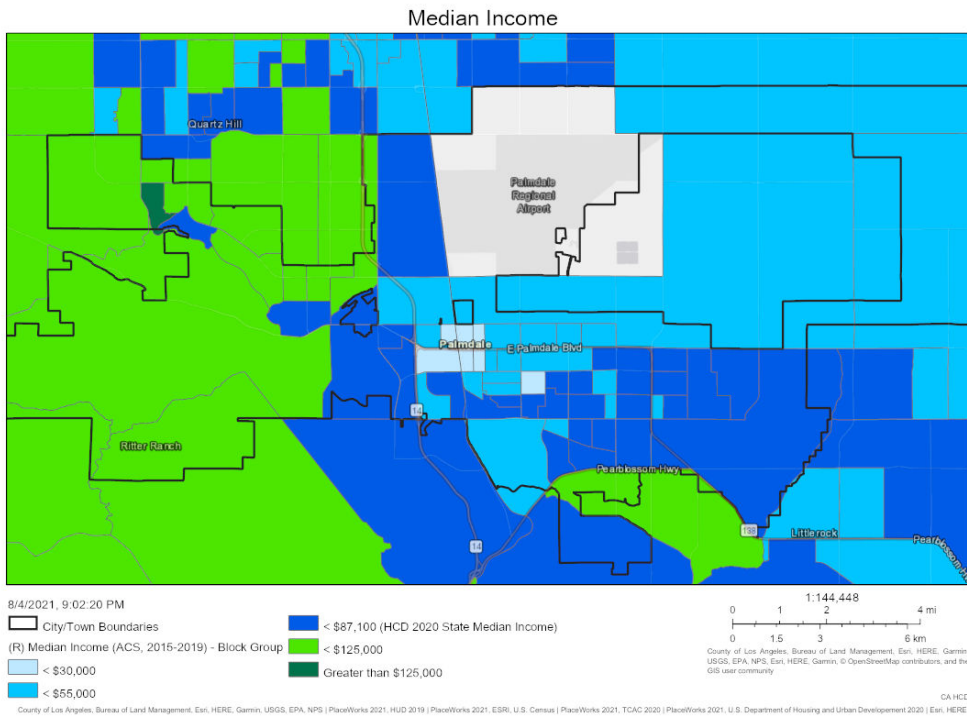


Figure D-16: White Majority Population - Region

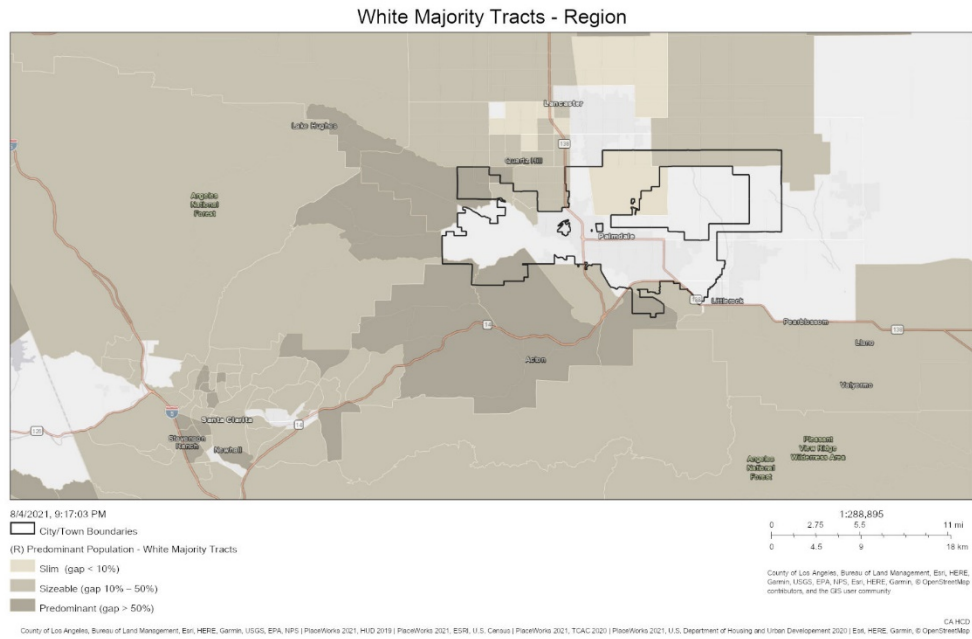
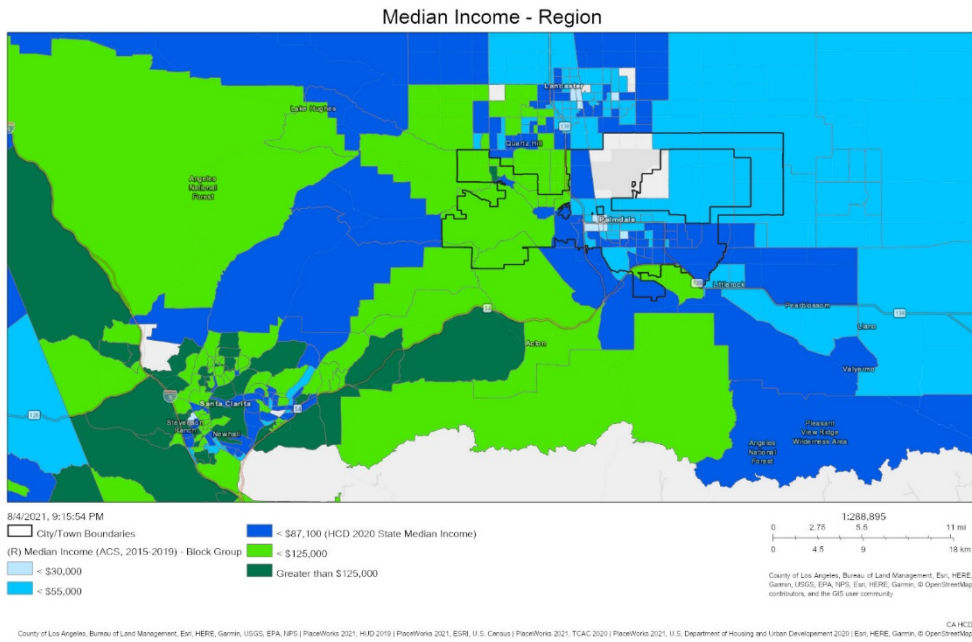


Figure D-17: Median Income - Region



D.2.4 Access to Opportunities

HUD developed an index for assessing fair housing by informing communities about disparities in access to opportunity based on race/ethnicity and poverty status. Table D-11 shows index scores for the following opportunity indicator indices (values range from 0 to 100):

- **Low Poverty Index:** The higher the score, the less exposure to poverty in a neighborhood.
- **School Proficiency Index:** The higher the score, the higher the school system quality is in a neighborhood.
- **Labor Market Engagement Index:** The higher the score, the higher the labor force participation and human capital in a neighborhood.
- **Transit Trips Index:** The higher the trips transit index, the more likely residents in that neighborhood utilize public transit.
- **Low Transportation Cost Index:** The higher the index, the lower the cost of transportation in that neighborhood.
- **Jobs Proximity Index:** The higher the index value, the better access to employment opportunities for residents in a neighborhood.
- **Environmental Health Index:** The higher the value, the better environmental quality of a neighborhood.

In Palmdale, most residents regardless of race/ethnicity have moderate poverty rates, moderate schools, and moderate cost transportation available to them (Table D-11). The jobs proximity scores however are very low indicating that residents regardless of race/ethnicity do not have great access to employment opportunities in their neighborhood.

County residents overall, regardless of race or ethnicity, had better school, poverty and environmental index scores compared to the City.

Table D-11: Opportunity Indicators by Race/Ethnicity							
	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
Palmdale							
Total Population							
White, Non-Hispanic	51.38	29.92	26.38	37.97	47.23	4.79	72.43
Black, Non-Hispanic	36.34	21.43	18.50	41.10	51.04	3.30	73.31
Hispanic	33.00	18.66	16.57	40.61	50.86	3.11	73.55
Asian or Pacific Islander, Non-Hispanic	52.45	30.18	27.62	35.30	46.40	5.06	72.58
Native American, Non-Hispanic	44.58	25.60	21.82	39.05	48.54	4.50	72.98
Population below federal poverty line							
White, Non-Hispanic	37.66	22.14	18.88	43.19	52.56	2.97	72.66
Black, Non-Hispanic	22.76	22.14	12.43	47.80	57.78	3.93	71.75
Hispanic	21.89	16.94	11.88	45.54	56.33	5.58	72.69
Asian or Pacific Islander, Non-Hispanic	35.93	24.04	19.51	40.96	51.90	8.14	72.74
Native American, Non-Hispanic	40.42	14.33	15.49	39.31	51.58	10.78	74.24
Los Angeles County							
Total Population							
White, Non-Hispanic	65.19	68.03	67.43	77.63	73.13	54.59	21.35
Black, Non-Hispanic	36.07	33.82	35.34	87.25	79.02	40.72	11.92
Hispanic	35.53	39.72	35.73	86.48	77.78	43.70	12.36
Asian or Pacific Islander, Non-Hispanic	55.03	61.94	57.64	85.13	75.98	51.11	13.13
Native American, Non-Hispanic	48.40	50.70	48.58	81.04	75.36	45.88	17.68
Population below federal poverty line							
White, Non-Hispanic	53.66	60.62	59.62	83.19	78.51	56.98	18.46
Black, Non-Hispanic	24.12	28.03	26.41	88.34	81.07	36.90	11.74
Hispanic	25.05	33.70	29.50	89.09	80.94	44.63	10.63
Asian or Pacific Islander, Non-Hispanic	45.45	57.59	51.41	88.58	80.61	52.88	11.05
Native American, Non-Hispanic	33.63	39.10	36.05	84.43	78.22	47.65	16.22
Source: Affirmatively Furthering Fair Housing (AFFH) Data and Mapping Tool (AFFH-T), 2020							

To assist in this analysis, HCD and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with nine percent Low Income Housing Tax Credits (LIHTCs)”. These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Higher

composite scores mean higher resources. Table D-12 shows the full list of indicators that go into the calculation of the index scores.

Table D-12: Domains and List of Indicators for Opportunity Maps	
Domain	Indicator
Economic	Poverty Adult education Employment Job proximity Median home value
Environmental	CalEnviroScreen 4.0 pollution Indicators and values
Education	Math proficiency Reading proficiency High School graduation rates Student poverty rates
Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020	

The following opportunity map scores are for the census tracts that make up Palmdale (Table D-13). Consistent with the HUD’s R/ECAP database, there are areas of high segregation and poverty, low resource and moderate resource in the City. A majority of the City’s census tracts are of low resource (53 percent) or high segregation and poverty (19 percent) so a majority of the City’s RHNA units are also in these areas, consistent with what is available in the City (Table D-14). Opportunity map scores by census tract and RHNA unit distribution are presented in Figure D-18. Economic, environmental, and education scores for the City are further detailed below.

Table D-13: Domains and Index Scores Census Tracts

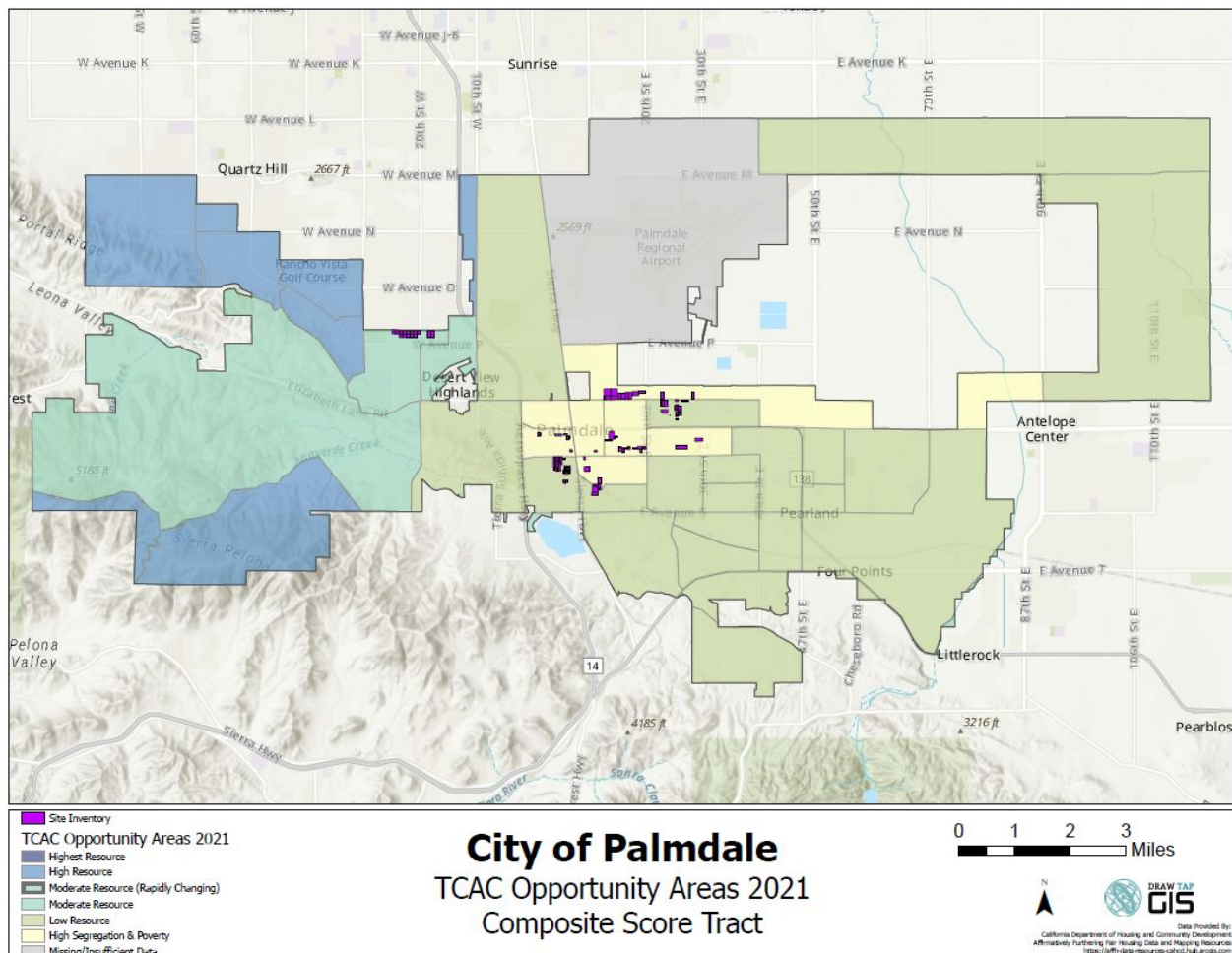
Census Tract	Economic Domain Score	Environmental Domain Score	Education Domain Score	Composite Index Score	Final Category
6037910209	0.305	0.967	0.615	0.115	High Resource
6037910210	0.250	0.970	0.745	0.23	High Resource
6037910302	0.429	0.993	0.700	0.341	High Resource
6037910301	0.373	0.984	0.754	0.331	High Resource
6037910403	0.011	0.974	0.124	#N/A	High Segregation & Poverty
6037910504	0.006	0.995	0.086	#N/A	High Segregation & Poverty
6037910602	0.009	0.997	0.081	#N/A	High Segregation & Poverty
6037910502	0.007	0.995	0.086	#N/A	High Segregation & Poverty
6037910501	0.001	0.994	0.065	#N/A	High Segregation & Poverty
6037910402	0.004	0.978	0.124	#N/A	High Segregation & Poverty
6037910712	0.027	0.990	0.175	-0.386	Low Resource
6037910713	0.024	0.999	0.139	-0.399	Low Resource
6037910505	0.036	0.996	0.086	-0.424	Low Resource
6037910605	0.021	0.997	0.109	-0.444	Low Resource
6037910606	0.010	1.000	0.084	-0.564	Low Resource
6037910711	0.024	0.998	0.133	-0.404	Low Resource
6037910714	0.030	0.998	0.145	-0.371	Low Resource
6037910715	0.035	0.999	0.078	-0.42	Low Resource
6037910716	0.043	0.993	0.078	-0.422	Low Resource
6037910201	0.048	0.965	0.154	-0.426	Low Resource
6037910707	0.030	0.996	0.077	-0.437	Low Resource
6037910706	0.015	0.991	0.176	-0.453	Low Resource
6037910705	0.027	0.989	0.096	-0.466	Low Resource
6037910603	0.023	0.996	0.110	-0.433	Low Resource
6037910401	0.063	0.871	0.193	-0.428	Low Resource
6037910404	0.028	0.991	0.135	-0.415	Low Resource
6037910601	0.004	1.000	0.107	-0.679	Low Resource
6037910207	0.109	0.979	0.316	-0.213	Moderate Resource
6037910208	0.119	0.975	0.329	-0.202	Moderate Resource
6037910206	0.337	0.941	0.400	-0.081	Moderate Resource
6037980004	#N/A	#N/A	#N/A	#N/A	#N/A
6037910001	#N/A	#N/A	#N/A	#N/A	#N/A

Source: California Fair Housing Task Force, TCAC/HCD Opportunity Maps, 2021 Statewide Summary Table. December 2020

Opportunity Category	Low	Moderate	Total
High Segregation & Poverty	43.6%	73.3%	51.0%
Low Resource	38.5%	10.0%	31.4%
Moderate Resource	17.8%	16.7%	17.6%
Total Units	3,705	1,234	4,939

All of the City's Above Moderate Income RHNA has been met with entitled projects

Figure D-18: Opportunity Score by Census Tract and RHNA Distribution



Education

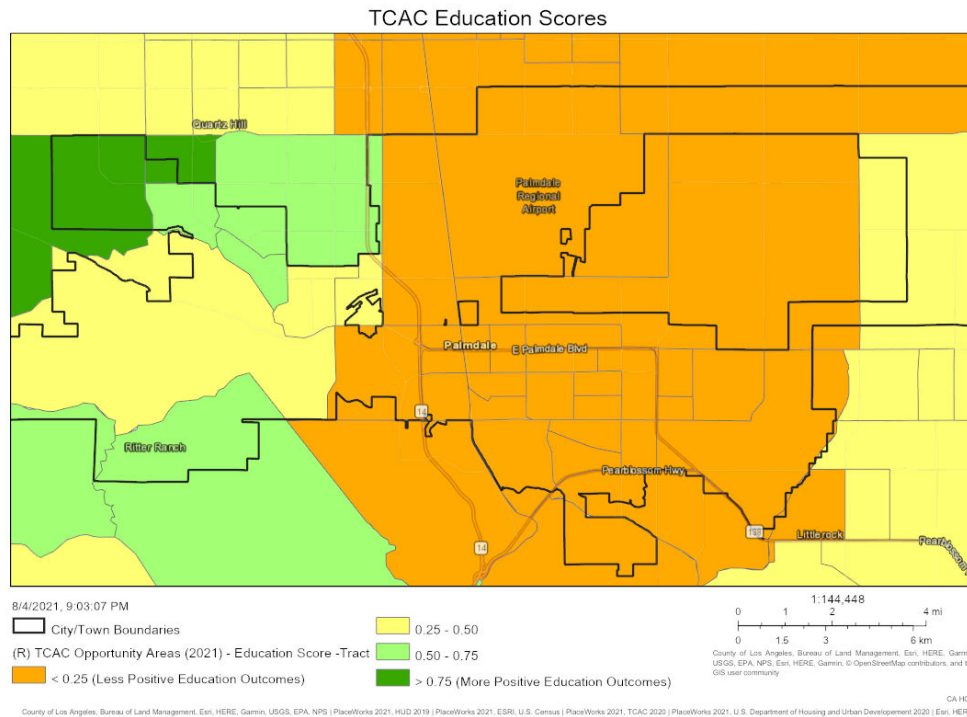
Kidsdata.org, a program of the Lucile Packard Foundation for Children's Health, estimated that only 11 percent of children aged 0-17 in Palmdale were living in low-income working families between 2012 and 2016.⁷

⁷ Definition of "low income working family": children ages 0-17 living in families with incomes below 200 percent of their federal poverty threshold and with at least one resident parent who worked at least 50 weeks in the 12 months prior to the survey.

Kidsdata.org also reported that in 2019, 57 percent of students are considered high-need (i.e. those who are eligible for free or reduced price school meals, are English Learners, or are foster youth—as reported in the Unduplicated Pupil Count) compared to 71.2 percent of students in the County.

As described above, the Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Figure D-19 shows the education scores of each census tract in the City. Education scores in the City have less positive outcomes.

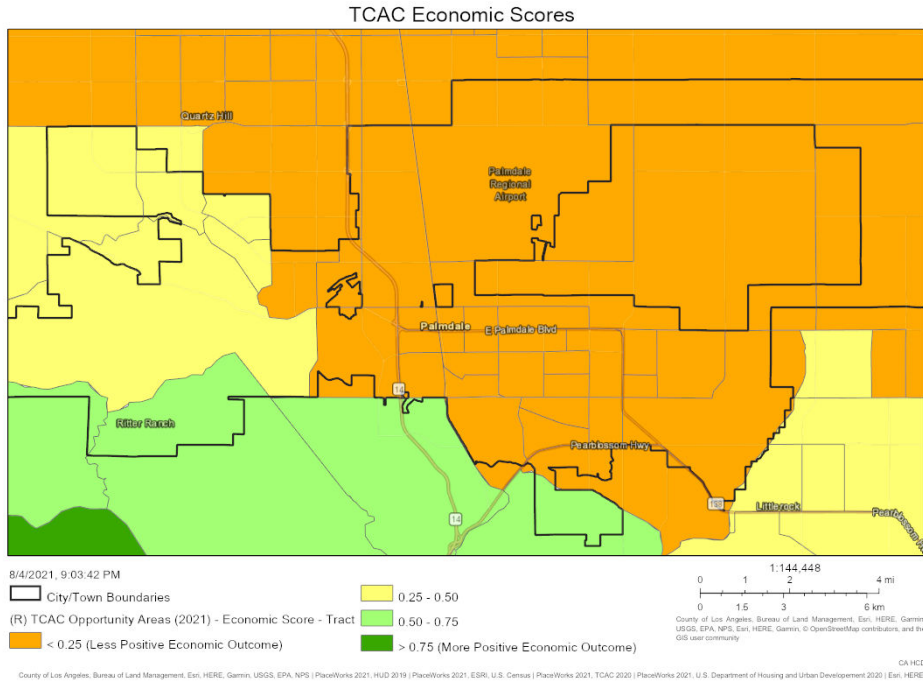
Figure D-19: Education Score by Census Tract



Economic

As described previously, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force maps presented in Figure D-20, the census tracts in the City are of low economic scores. According to the 2020 Economic Roundtable Report prepared for the Greater Antelope Valley Economic Alliance (GAVEA), Palmdale has competitive advantages that it can utilize for economic growth. Palmdale boasts a large inventory of office space available for lease or purchase, vacant land to build on, and a growing community that desires economic growth. Also, in order to help meet the demand for trained aerospace manufacturing workers, the City continues to partner with Northrop Grumman, Antelope Valley College, LA County Workforce Development, Aging and Community Services, and JVS SoCal to offer customized training through the aircraft fabrication and assembly program.

Figure D-20: Economic Score by Census Tract



Transportation

All Transit explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. According to the data provided by All Transit, Palmdale’s All Transit Performance score of 0.3, illustrates a very low combination of trips per week and number of jobs accessible enabling a negligible number of people to take transit to work. In comparison, the County All Transit score is 6.8. Palmdale also has a lower proportion of commuters that use transit (2.10 percent) than the County (6.66 percent).

HUD’s Job Proximity Index, described previously, can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure D-21, block groups in the City have scores mainly below 20 showing that there is little to no proximity to jobs for most of the City’s residents. The jobs proximity index scores are anticipated to improve as the City continues to grow and develop, especially with the new updated General Plan. In the surrounding region, jobs proximity improves moving toward Lancaster and also moving into Santa Clarita and toward the rest of Los Angeles County.

Investing in the community is a top priority for the Antelope Valley Transit Authority (AVTA) and, according to the 2020 Economic Roundtable Report, six major projects will help to improve infrastructure and mobility in the region. The projects include the Lancaster Metrolink Transit Center Expansion, South Valley Healthcare Clinic Transit Center, Antelope Valley College Transit Center, Shelter and Lighting Improvement, Transfer Center Cameras, and Administration Facility Expansion.

Figure D-21: Job Proximity Index by Census Block Group

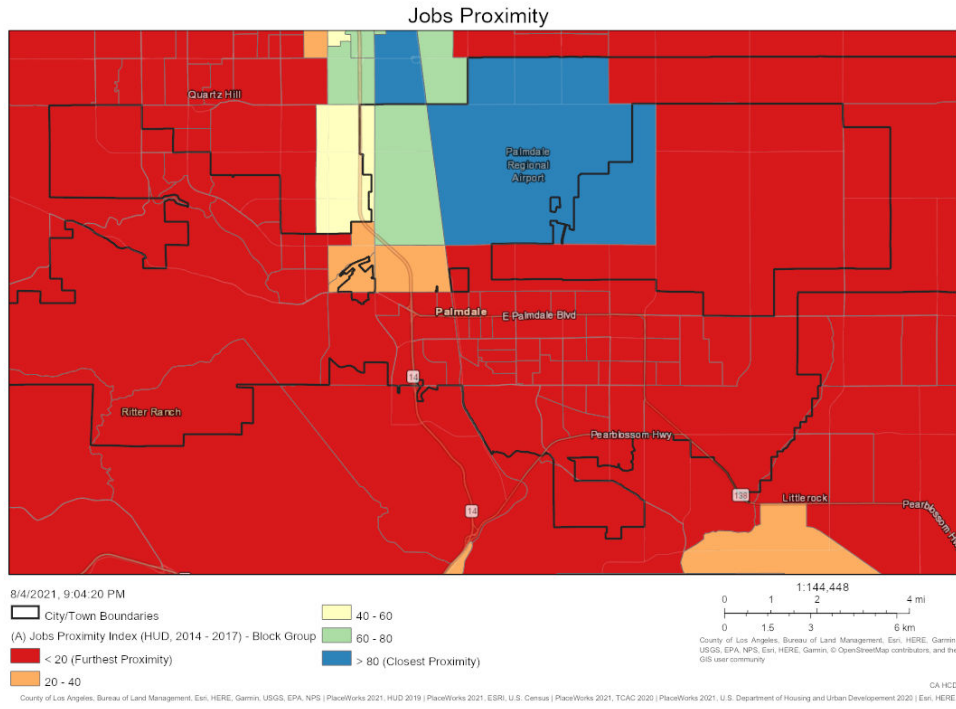
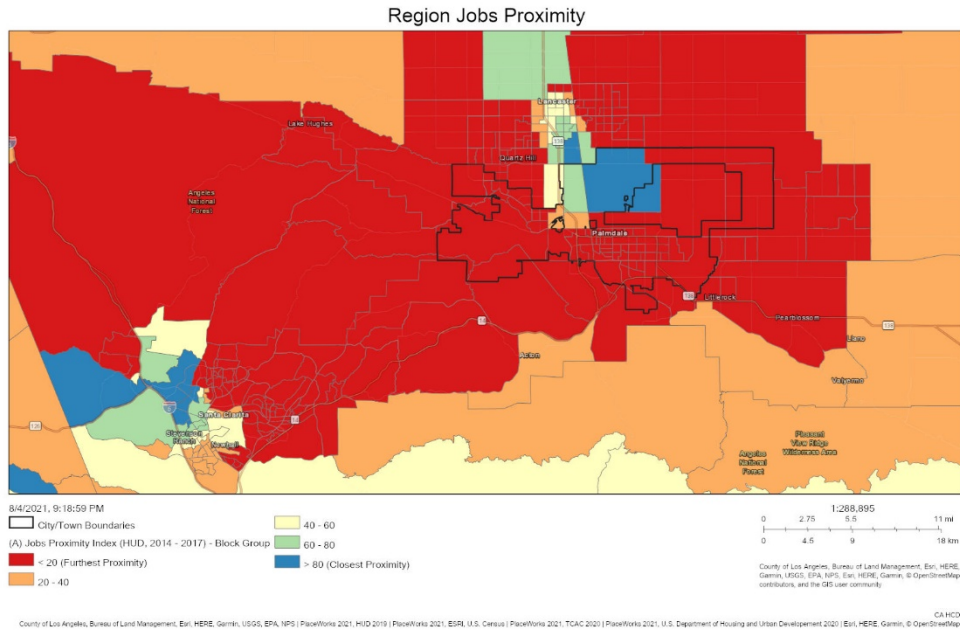


Figure D-22: Job Proximity Index by Census Block Group - Region



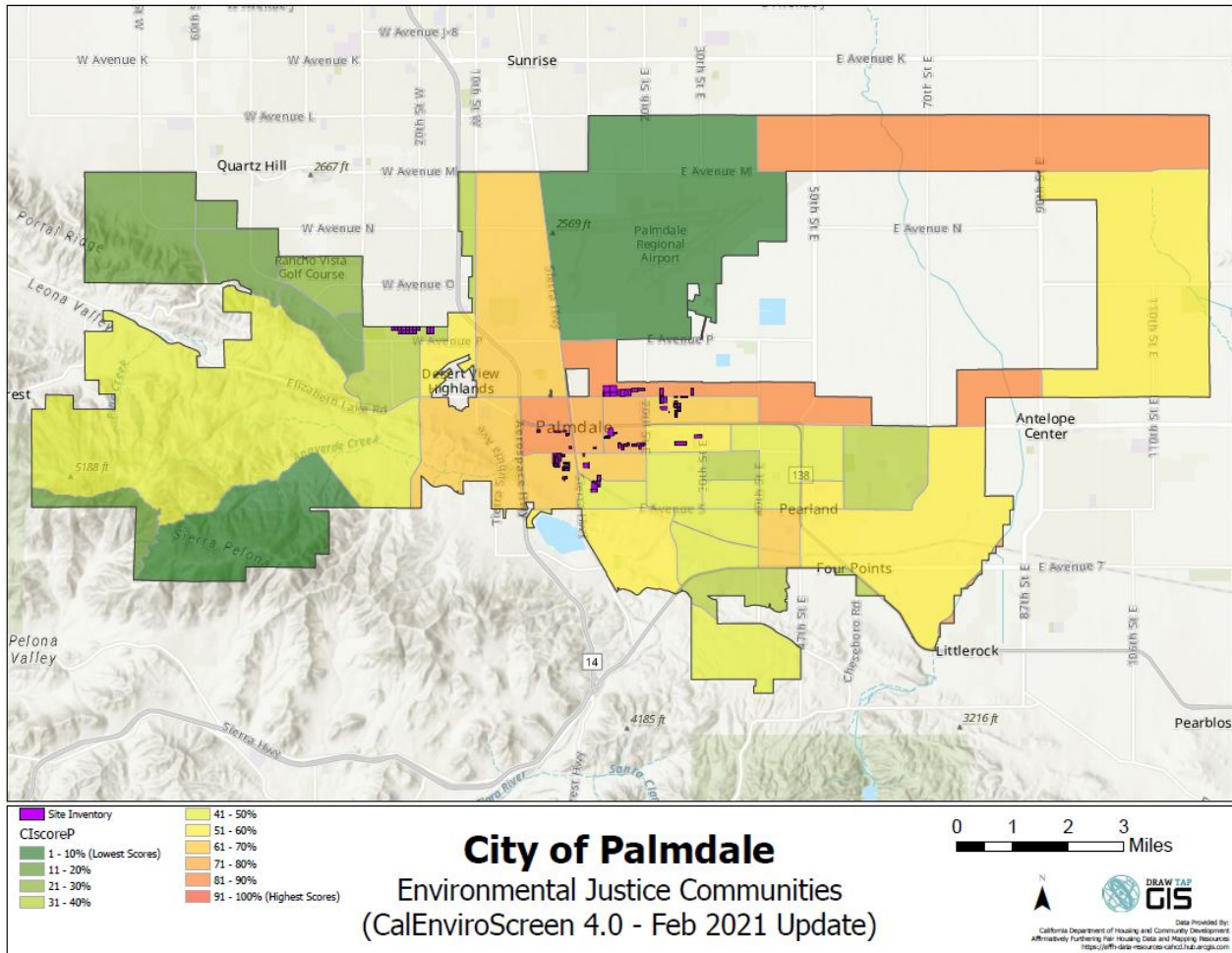
Environmental

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 4.0 pollution indicators and values. Figure D-23 shows that there are moderate environmental scores within the City limits. The majority of the City's RHNA is located in the 61 to 70 percent score range (Table D-15). The majority of the City's lower income RHNA units are also in this range (41.1 percent).

According to the American Lung Association's State of the Air report, Los Angeles County received an Ozone score of "F", which means that the County experienced numerous days of unhealthy air pollution as compared to other counties and regions in the study. Over a three-year period, there were 114 days of unhealthy air that contributed to the Ozone score.

% LMI HH	Lower	Moderate	Total Units
1 - 10% (Lowest Score)	0.0%	0.0%	0.0%
11 - 20%	0.0%	0.0%	0.0%
21 - 30%	0.0%	0.0%	0.0%
31 - 40%	17.8%	16.7%	17.6%
41 - 50%	2.5%	10.0%	4.4%
51 - 60%	2.5%	13.6%	5.3%
61 - 70%	41.1%	8.3%	32.9%
71 - 80%	11.3%	12.6%	11.7%
81 - 90%	24.8%	38.7%	28.3%
91 - 100% (Highest Score)	0.0%	0.0%	0.0%
Total Units	3,705	1,234	4,939

Figure D-23: Environmental Score by Census Tract and RHNA Distribution



D.2.5 Disproportionate Housing Needs

The AFFH Rule Guidebook defines ‘disproportionate housing needs’ as ‘a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area’ (24 C.F.R. § 5.152). The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Palmdale. Housing problems considered by CHAS include:

- Housing cost burden, including utilities, exceeding 30 percent of gross income;
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income;
- Overcrowded conditions (housing units with more than one person per room); and/or
- Units with physical defects (lacking complete kitchen or bathroom)

Cost Burden

Measuring the portion of a household's gross income that is spent for housing is an indicator of the dynamics of demand and supply. This measurement is often expressed in terms of "over payers": households paying an excessive amount of their income for housing, therefore decreasing the amount of disposable income available for other needs. This indicator is an important measurement of local housing market conditions as it reflects the affordability of housing in the community. Federal and state agencies use overpayment indicators to determine the extent and level of funding and support that should be allocated to a community. State and federal programs typically define over-payers as those lower income households paying over 30 percent of household income for housing costs. A household is considered experiencing a severe cost burden if it spends more than 50 percent of its gross income on housing.

Table D-16 provides overpayment detail by income group and household type for Palmdale between 2013 and 2017. In general, renter-households had a higher level of housing problems (58 percent) compared to owner-households (38 percent). Elderly renter-families experienced the highest level of cost burden (35 percent) and approximately 77 percent of the extremely low income (households earning up to 30 percent of the AMI) and 77 percent very low-income households (households earning between 31 percent and 50 percent of the AMI) experienced housing problems.

Household by Type, Income, and Housing Problem	Renters				Owners				Total HHs
	Elderly	Small Families	Large Families	Total Renters	Elderly	Small Families	Large Families	Total Owners	
Extremely Low Income (0-30% AMI)	1,075	2,775	1,120	6,120	955	1,240	570	3,230	9,350
<i>With cost burden >30%</i>	79.5%	87.7%	96.0%	84.9%	61.8%	80.2%	82.5%	73.8%	81.1%
<i>With cost burden > 50%</i>	54.4%	72.6%	76.8%	67.9%	42.9%	72.6%	67.5%	59.0%	64.8%
Very Low Income (31-50% AMI)	495	1,695	725	3,295	1,105	1,725	1,090	4,145	7,440
<i>With cost burden >30%</i>	71.7%	79.4%	79.3%	77.7%	56.6%	84.1%	78.9%	75.4%	76.4%
<i>With cost burden > 50%</i>	25.3%	29.8%	26.9%	28.2%	27.1%	50.4%	27.5%	37.5%	33.4%
Low Income (51-80% AMI)	205	1,295	840	2,810	1,040	2,700	2,020	6,255	9,065
<i>With cost burden >30%</i>	61.0%	54.1%	14.3%	44.3%	42.8%	45.9%	35.1%	42.8%	43.3%
<i>With cost burden > 50%</i>	4.9%	2.3%	1.8%	2.3%	7.2%	7.2%	1.7%	6.0%	4.9%
Moderate Income (81-100% AMI)	380	1,770	785	3,640	2,275	8,040	2,445	14,575	18,215
<i>With cost burden >30%</i>	34.2%	6.5%	3.8%	8.7%	11.4%	8.1%	9.0%	10.3%	10.0%
<i>With cost burden > 50%</i>	10.5%	0.0%	0.0%	1.1%	0.4%	1.0%	0.0%	1.1%	1.1%
Total Households	2,155	7,535	3,470	15,865	5,375	13,705	6,125	28,205	44,070
<i>With cost burden >30%</i>	68.0%	61.0%	51.9%	58.7%	35.7%	31.7%	36.9%	34.4%	43.1%
<i>% With cost burden >30%</i>	35.3%	33.8%	30.8%	32.7%	14.8%	14.9%	11.8%	14.1%	20.8%

Source: HUD CHAS 2013-2017.

Figure D-24 shows the census tracts in the City and the percent of households in renter-occupied housing units that have a cost burden. The census tracts in the City have a range from 20 to 60 percent of the renter households overpaying for their housing unit. Figure D-25 shows the percent of owner households that have a mortgage or mortgages with monthly owner costs that are 30 percent or more of household income. All census tracts in the City have 20 to 40 or 40 to 60 percent of households that pay more than 30 percent of their household income to their monthly housing costs with only one area with less than 20 percent of households overpaying.

Figure D-24: Overpayment – Renter Households

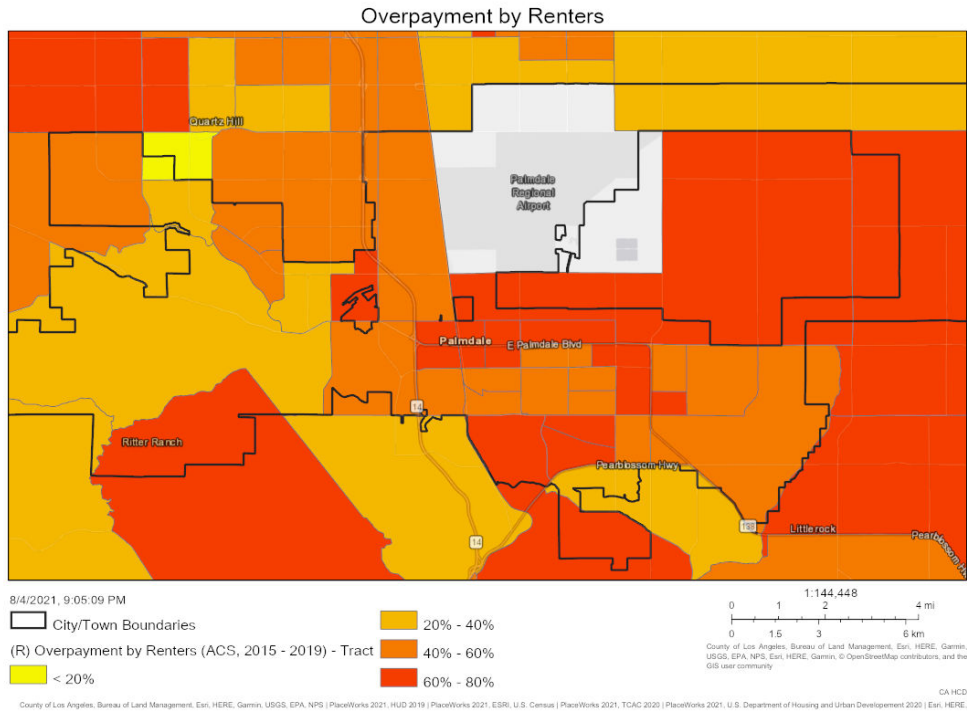


Figure D-25: Overpayment – Owner Households

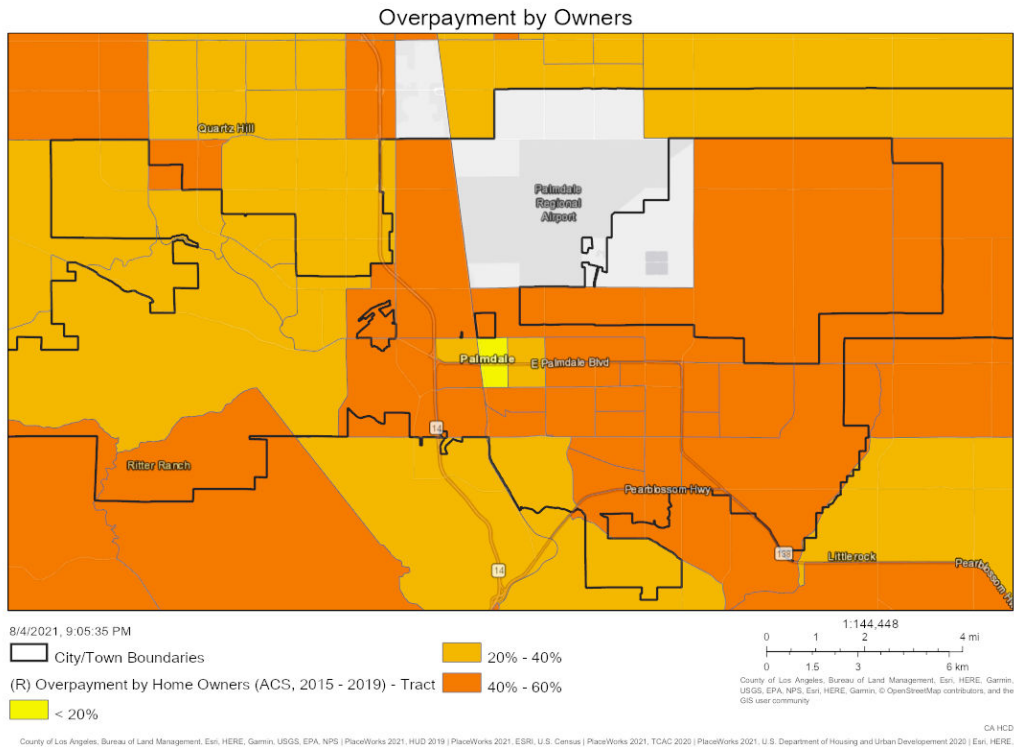


Table D-17: Severe Cost Burden by Race/Ethnicity		
Race/Ethnicity	# of Households	% with Severe Cost Burden
Palmdale		
White, Non-Hispanic	13,245	15.21%
Black, Non-Hispanic	6,507	34.39%
Hispanic	20,610	22.25%
Asian or Pacific Islander, Non-Hispanic	1,995	21.00%
Native American, Non-Hispanic	199	7.54%
Other, Non-Hispanic	934	24.09%
Total	43,475	21.84%
Los Angeles County		
White, Non-Hispanic	1,741,265	19.73%
Black, Non-Hispanic	332,330	29.60%
Hispanic	1,458,220	26.22%
Asian or Pacific Islander, Non-Hispanic	666,628	20.34%
Native American, Non-Hispanic	9,535	20.82%
Other, Non-Hispanic	90,895	23.73%
Total	4,298,855	22.87%
Source: HUD CHAS 2013-2017.		

In Los Angeles County approximately 23 percent of all households experience a severe housing cost burden similar to Palmdale (22 percent) (Table D-17). Among all races/ethnicities, the rate of severe housing cost burden is comparable between the City and the County with the exception of Native American, Non-Hispanics in the County. Figure D-26 and Figure D-27 show renter and owner households in the surrounding region that overpay for housing. Among renters over payment is more concentrated on outskirts of City centers with some of the highest overpayments concentrated north of Santa Clarita. This area north of Santa Clarita also has a concentration of owner households that overpay.

Figure D-26: Overpayment – Renter Households in the Region

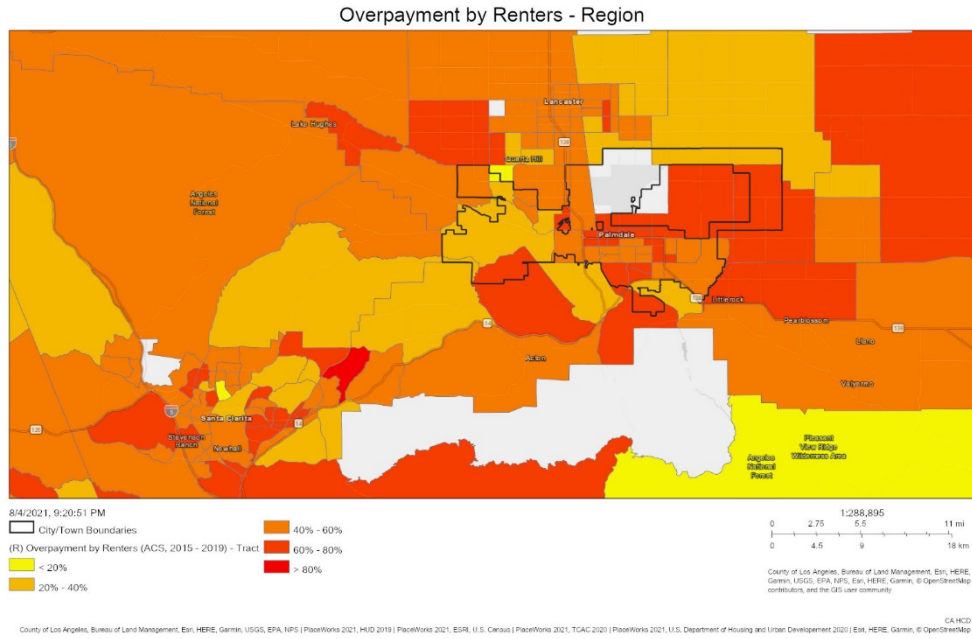
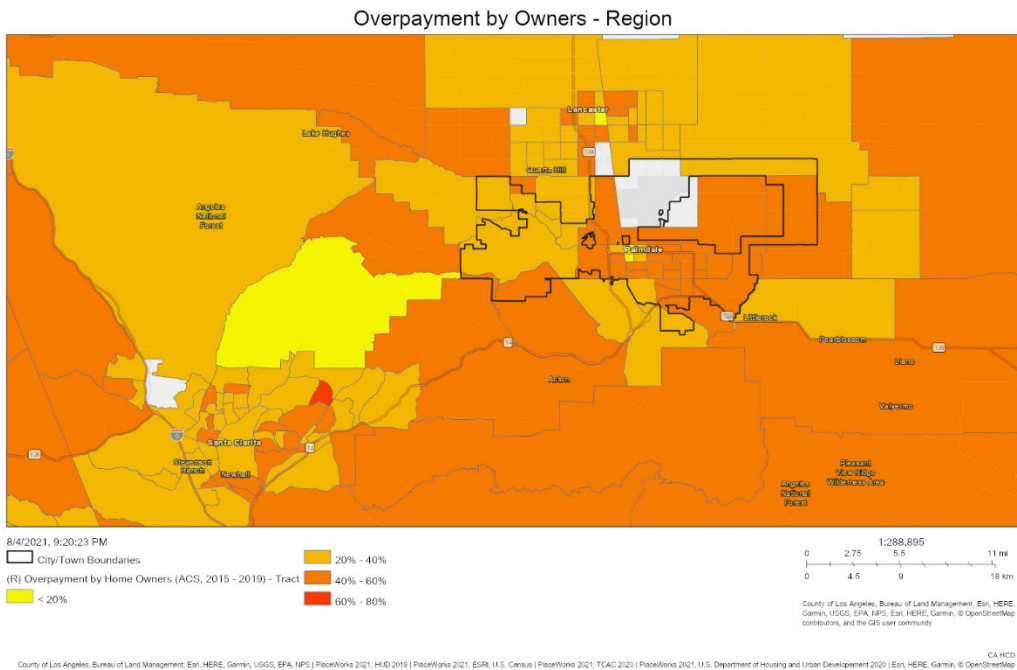


Figure D-27: Overpayment – Owner Households in the Region



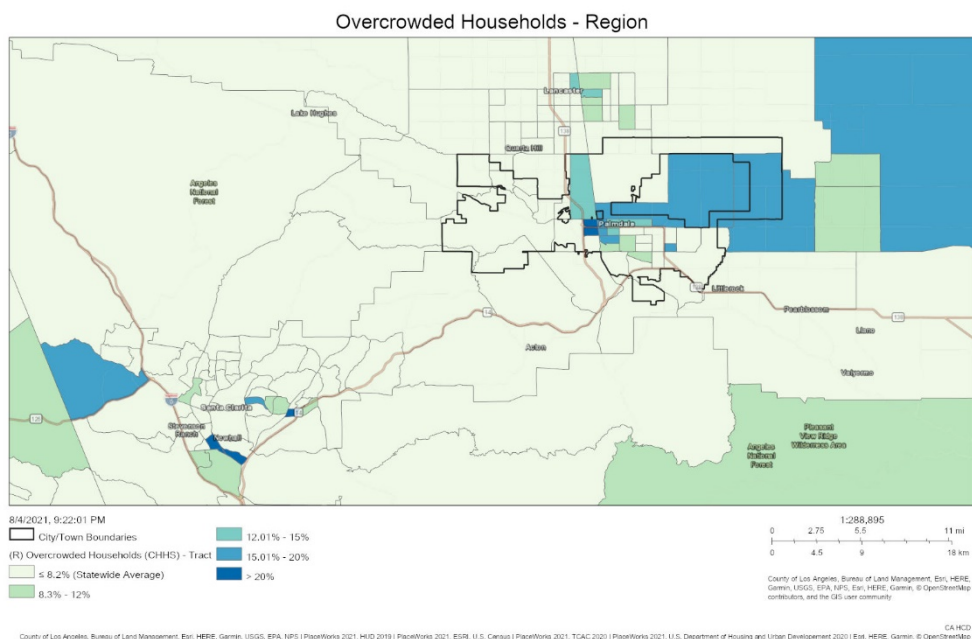
Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen). The 2011-2015 ACS reported that about two percent of Palmdale households lived in overcrowded conditions (Table D-18). Overcrowding disproportionately affected renters (98 percent of renters versus just two percent of owners); indicating overcrowding may be the result of an inadequate supply of larger sized rental units. In comparison, the 2015-2019 ACS reported that overcrowding increased to almost four percent of all households. Similarly, renter-households were more prone to overcrowding (54 percent) compared to owner-households (45 percent), but not to the extent of 2011.

Category	2011-2015		2015-2019	
	Number	%	Number	%
Occupied Housing Units	16,568	100.0%	16,984	100.0%
Overcrowded Units	403	2.4%	665	3.9%
Owner-occupied	8	2.0%	303	45.6%
Renter-occupied	395	98.0%	362	54.4%
Units with 1.01-1.50 persons/room	337	83.6%	482	72.5%
Units with 1.51-2.00 persons/room	43	10.7%	108	16.2%
Units with 2.01 or more persons/room	23	5.7%	75	11.3%
Source: 2011-2015 and 2015-2019 ACS				

In the surrounding region overcrowded households are the most prevalent in the City of Palmdale followed by Santa Clarita (Figure D-28). In Santa Clarita, two census tracts in Newhall have a high concentration of overcrowded households with 44 and 35 percent of the tract households being overcrowded.

Figure D-28: Overcrowded Households in the Region



Substandard Conditions

The City has serious concerns about the condition and appearance of the approximately 9,578 dwelling units built in 1979 and earlier. According to Code Compliance records, the City receives about **XX** complaints per year regarding substandard housing units. With these numbers and the number of units built in 1979 or earlier, the City has projected about **XX** substandard units in the City.

Housing age is frequently used as an indicator of housing condition. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. Approximately 13 percent of the City’s housing units are over 50 years old according to the 2015-2019 ACS.

Displacement Risk

Cost of housing within the City has become high and unattainable for a lot of residents. In 2020 the median sales price for a single-family home in Palmdale was \$350,000 and increasing 28.3 percent to \$449,000 in 2021. With a lower median income compared to other parts of the County, the average home sale prices could lead to residents moving out of the City because of the economic pressures of home ownership as the prices have kept increasing.

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

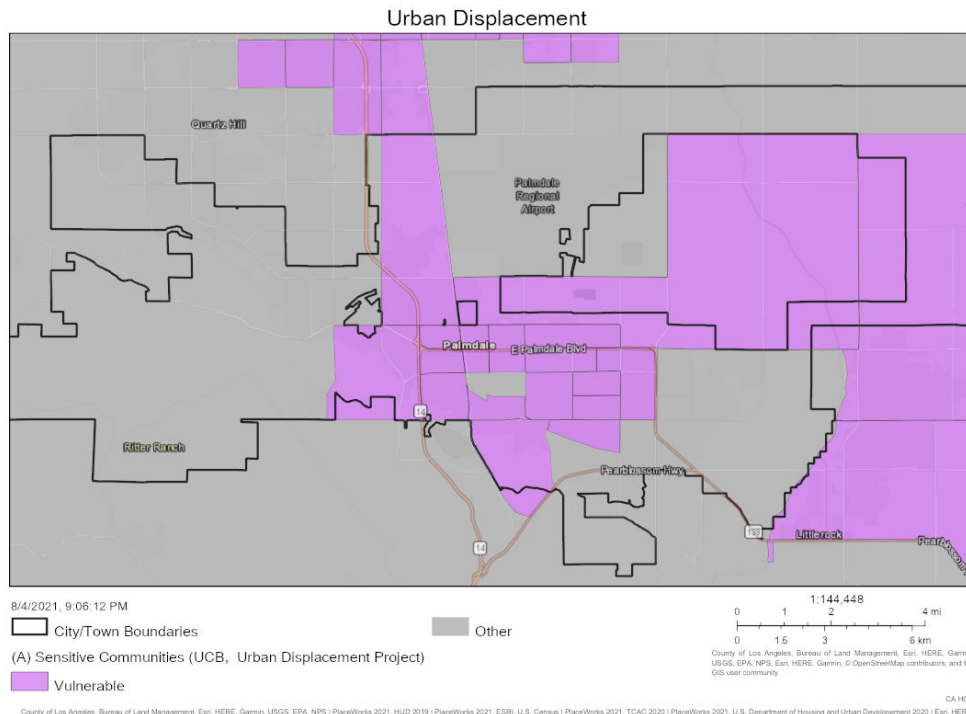
- The share of very low-income residents is above 20 percent; and
- The tract meets two of the following criteria:
 - Share of renters is above 40 percent,
 - Share of people of color is above 50 percent,

- Share of very low-income households (50 percent AMI or below) that are severely rent burdened households is above the county median,
- They or areas in close proximity have been experiencing displacement pressures (percent change in rent above County median for rent increases), or
- Difference between tract median rent and median rent for surrounding tracts above median for all tracts in the County (rent gap).

Figure D-29 identifies that there are many census tracts that are considered to be vulnerable to urban displacement in the City. These communities are areas that have a higher concentration of low- and moderate-income persons, high minority concentrations, and higher rates of overpayments by renters.

The areas identified as being at risk for displacement are also shown to be at risk of becoming exclusive neighborhoods. Increasing housing costs, particularly rents, and the presence of LMI households in these areas (Figure D-11) is making these communities vulnerable to displacement.

Figure D-29: Urban Displacement

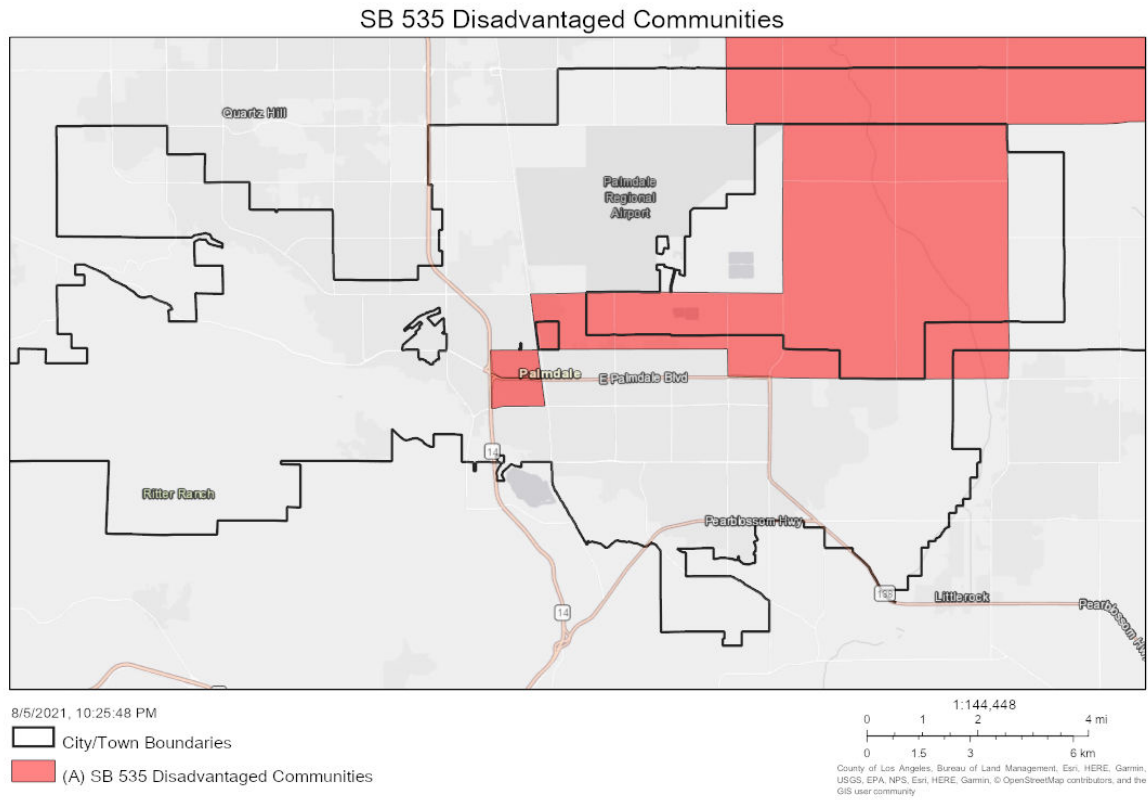


D.2.6 Other Relevant Factors

SB 535 Disadvantage Communities

Disadvantaged communities in California are specifically targeted for investment of proceeds from the State’s cap-and-trade program. Known as California Climate Investments (CCI), these funds are aimed at improving public health, quality of life and economic opportunity in California’s most burdened communities at the same time they’re reducing pollution that causes climate change. The HCD AFFH tool has identified some “disadvantaged communities” in downtown Palmdale and northeast of City center (Figure D-30).

Figure D-30: SB 535 Disadvantaged Communities

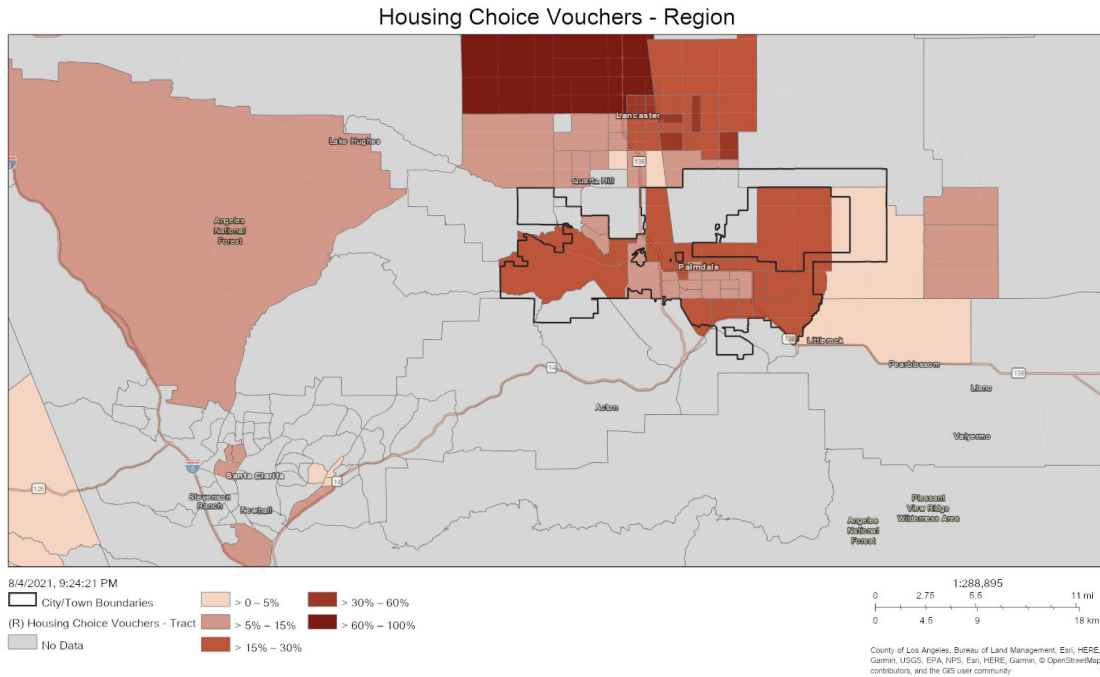


CA HCD
PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | PlaceWorks 2021, ESRI 2021, FEMA 2020 | PlaceWorks 2021, Public Health Alliance of Southern California

Housing Choice Vouchers

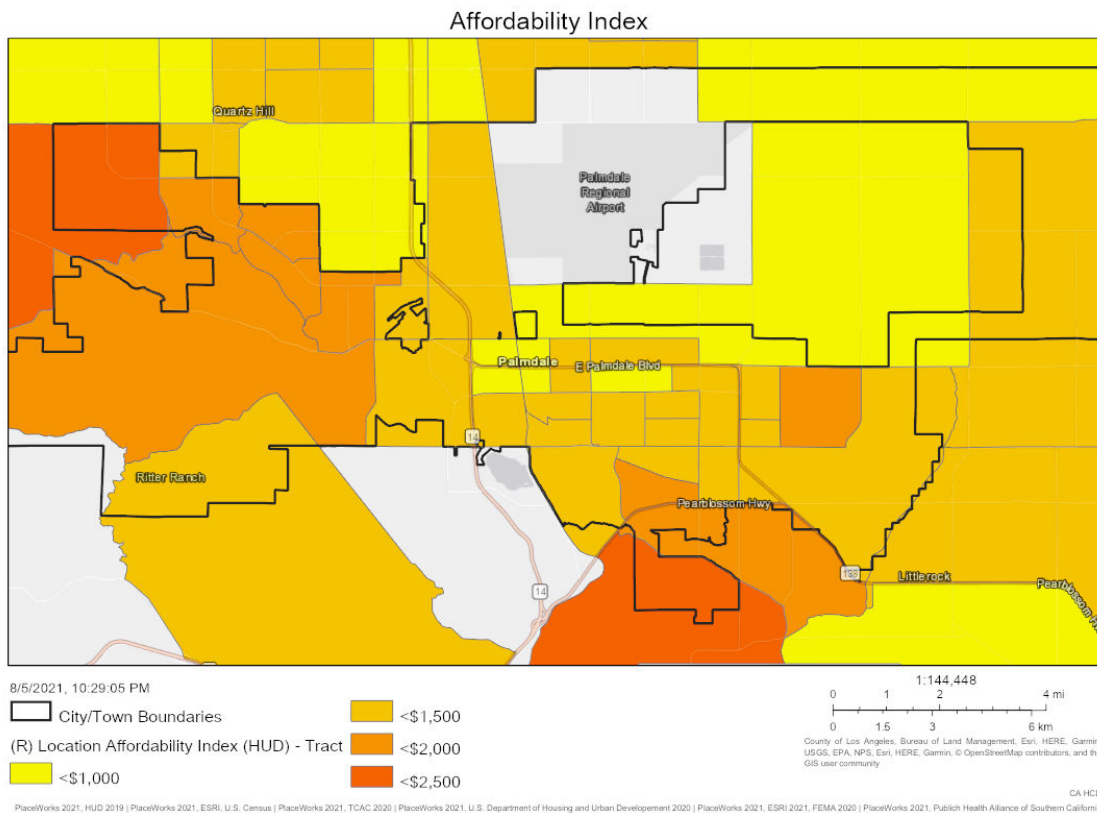
Trends related to housing choice vouchers (HCV) can show patterns of concentration and integration. As of December 2020, 1,894 households in Palmdale received Section 8 assistance. Figure D-31 shows that HCV use is concentrated in downtown as well as areas moving toward Lancaster and to the east and west of downtown. In these tracts, between 15 and 30 percent of the renter households are HCV users. This may be because these areas have the lowest “affordability index” or median gross rents (Figure D-32). Despite low rents, over 40 percent of renter households in these areas are considered cost-burdened (Figure D-24).

Figure D-31: Housing Choice Vouchers Utilization by Tract in the Region



CA HCD
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban Development 2020 | Esri, HERE, Garmin, © OpenStreetMap

Figure D-32: Median Gross Rent/Affordability Index



D.2.7 Summary of Fair Housing Issues from the AI

- **Discrimination against Persons with Disabilities:** Housing Rights Center (HRC) Fair Housing Discrimination Complaint data indicates that a majority of discrimination complaints from 2006-2014 and from 2015-2019 were based on physical or mental disability. The high number of disability-related complaints in Palmdale was consistent with data from other cities at that time and revealed a lack of understanding and sensitivity of the fair housing rights of the disabled.
- **Lack of Awareness of Fair Housing Laws:** A general lack of knowledge of fair housing rights and responsibilities continues to exist. Increased fair housing complaint intake by HRC and interaction with housing providers and housing seekers during workshops demonstrates a lack of understanding of both Federal and State fair housing law.
- **Race/Ethnic Relations:** Race/ethnic relations may contribute to bias or stereotypes that have an impact on Fair Housing Choice. Fair housing complaint data from 2006-2009 indicated that race/ethnicity was the second-leading cause of housing discrimination in the City. Further, 33 hate crimes were reported to the Federal Bureau of Investigation (FBI) from 2006-2008—most on the basis of race/ethnicity. The 2015 AI analyzed data from 2008-2012, showing between six and 17 hate crimes per year during that period. For the 2020 AI, data for Palmdale from the FBI revealed 14 hate crimes total for the last four years, with 12 of those hate crimes on the basis of race, ethnicity, or ancestry and two on the basis of religion.

D.3 Identification and Prioritization of Contributing Factors

The following are contributing factors that affect fair housing choice in Palmdale.

D.3.1 Insufficient and Inaccessible Outreach and Enforcement

Although the City is improving on the variety of media it uses for outreach, there are limitations to what the City is able to accomplish especially marketing to the specific targeted areas in the City. Outreaching to all populations in the City is challenging especially with being able to provide information and assistance to special needs households. The City also has limited funds that it can provide to support fair housing enforcement and or to help combat discrimination toward persons with disabilities.

Contributing Factors:

- Lack of marketing community meetings
- Lack of targeted outreach
- Lack of local public fair housing enforcement
- Lack of resources for fair housing agencies and organizations

D.3.2 Segregation and Integration

The analysis found that the cost of home ownership within the City could be unattainable for a lot of residents and could cause a lot of economic pressure especially for low and moderate income households. Also, within communities finding and accessing affordable rental housing can be difficult even with lower median rents. In addition, the downtown area of Palmdale shows patterns of segregation, with concentrated population of single female-headed households with children and low- and moderate-income households. There are also census tracts that are R/ECAPs and coincide with the tracts that have a concentration of HCV users.

Contributing Factors:

- Lack of private investments in specific neighborhoods
- Lack of public investments in specific neighborhoods, including services or amenities
- Location and type of affordable housing

D.3.3 Access to Opportunities

TCAC composite scores identified several areas of high segregation and poverty within the City. The majority of the areas in the City not of high segregation and poverty were classified as low resource. The majority of these areas also have very low access to job opportunities resulting in low economic outcomes. The tracts of high segregation and poverty were also identified as an SB 535 “disadvantaged community.”

Contributing Factors:

- Lack of private investments
- Lack of public investments in specific neighborhoods, including services or amenities
- Lack of access to local jobs

D.3.4 Racially and Ethnically Concentrated Areas of Poverty

Following the patterns found in regards to other issues, residents in Palmdale, specifically central Palmdale near downtown, are likely to experience housing problems. Cost burdened renter and owner households are concentrated in these areas. Older housing and overcrowded households are also most concentrated in the downtown area which are areas that are racially and ethnically concentrated areas of poverty. These areas are also identified as sensitive communities at risk of displacement.

Contributing Factors:

- Location and type of affordable housing
- Displacement of residents due to economic pressures
- Lack of private investments in specific neighborhoods