

Purpose of the Housing Element

This update of the City of Palmdale's Housing Element of the General Plan has been prepared pursuant to California Government Code *Article 10.6, Sections 65580 through 65589.9*. As part of its general plan, each city and county in the state is required to prepare a Housing Element. In creating the Housing Element law, the Legislature's purpose was to ensure that local governments would marshal available resources, develop appropriate local programs and cooperate with one another in order to address local and regional housing needs and the State's housing goals.

The Housing Element must identify and analyze the community's housing needs and provide a statement of goals, policies, quantified objectives, financial resources and scheduled programs for the preservation, improvement and development of housing. The element must identify adequate sites to meet the housing needs of all economic sectors of the community and permit a variety of housing types including rental housing, factory-built housing and mobile homes.

I. Public Participation

The Housing Element was prepared by the consulting firm of Karin Pally Associates under the direction of the Planning Department of the City of Palmdale. Housing Element law requires that the local government make a diligent effort to involve all economic segments of the community in the development of the Housing Element. This participation must be described in the element.

On January 9, 2012, the City published a Notice of Preparation in the local newspaper of general circulation detailing the City's intention to prepare a Housing Element update and inviting interested parties to a scoping meeting. This meeting was held on January 30, 2012. Approximately 45 members of the public, including existing homeowners, renters and developers, attended this meeting.

A Draft Housing Element, dated March 12, 2012, was distributed for public review to nine local social service organizations dealing with housing issues (Homeless Solutions Access Center, Lancaster Community Shelter, Antelope Valley Domestic Violence Shelter, Grace Resource Center, Salvation Army, St Vincent De Paul Our Lady of Charity, Antelope Valley Committee on Aging, Independent Living Center of Southern California, Mental Health America of Los Angeles – Antelope Valley Enrichment Services), the Southern California Association of Governments (SCAG), the Building Industry Association and the City's Housing Division. The cities of Lancaster and Santa Clarita and the County of Los Angeles, which are all within SCAG's North Los Angeles County subregion, were also provided copies of the Draft Housing Element for review. Copies of the Draft Housing Element were also made available at Palmdale City Hall, the City's Main Library and lobby of the Development Services Building. Additionally, a copy was posted on the City's website, www.cityofpalmdale.org.

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Interested parties were provided 30 days, until April 10, 2012, in which to review the Draft Housing Element and provide any comments to the City. All comments received will be considered as part of the revision of the Housing Element. Additionally, a public meeting will be held on March 28, 2012, to provide an opportunity for all interested parties with an opportunity to be heard on issues relevant to the Draft Housing Element.

Following the public meeting, the Draft Housing Element will be submitted to the California Department of Housing and Community Development (HCD) for review and comment. Once the HCD review is complete and any required revisions have been made, the Draft Housing Element will be submitted to the Planning Commission for review and City Council for review and approval.

Organization of the Element

The organization of the Palmdale 2006-2014 Housing Element is based on the order provided in the table of contents for the Department of Housing and Community Development's document, *Building Blocks for Effective Housing Element*. A detailed table of contents is provided at the beginning of the Element to make it easy for readers to find the information they need.

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II. PERFORMANCE ON PREVIOUS ELEMENT (REVIEW AND REVISE)

Government Code Section 65588 requires that: “Each local government shall review its Housing Element as frequently as appropriate to evaluate all of the following: (1) the appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goals; (2) the effectiveness of the Housing Element in attainment of the community housing goals and objectives; (3) the progress of the city, county or city and county implementation of the Housing Element.”

The previous three planning periods for the Housing Element in the SCAG region were 1989 to 1994, 1994 to 1998 and 1998 to 2005. The element for 1998 to 2005 was completed and approved in 2000. This document reviews the accomplishments of the programs set forth in Palmdale’s 2000 Housing Element. Housing units produced between 1998 and 2005 are included in the report on accomplishments of the 2000 Element. Housing units constructed between 2006 and 2011 are included in the section on programs and quantified objectives for the new 2006-2014 Housing Element

Success in Meeting Quantified Objectives

Table H-1 summarizes the quantified objectives for new housing production and other housing programs in the City of Palmdale set forth in the City’s 2000 Housing Element. Table H-2 summarizes actual accomplishments for new construction and other programs. Table H-3 provides a review of the housing programs section of the 2000 Housing Element with both quantitative and qualitative accomplishments, and an evaluation of existing programs and information on whether or not the program will be continued into the 2006-2014 Housing Element period along with the reference number for the new or continued program.

REVIEW AND REVISE

A. City Performance on Quantified Objectives, 1998-2005

A comparison of H-1 and Table H-2 below shows that between 1998 and 2005, Palmdale met 96% of its own projection for housing production and fulfilled nearly 75% of its overall RHNA allocation despite the severe recession that almost stopped housing construction in the late 1990s. The income level of all the new homes cannot be determined, however, during the 1990s and beyond, land prices in Palmdale were low enough to ensure that developers could continue to provide new single-family homes that were affordable to median income families in Los Angeles County. Unfortunately, during this period, almost no new multifamily rental housing was constructed and only one subsidized housing project affordable to very low-income families was constructed. No affordable senior housing was constructed. The City did, however, acquire land to build 295 units of senior housing affordable to households of moderate, low and very low-income.

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One of the chief objectives of the City's housing program between 1998 and 2005 was to improve housing conditions in the City's older, low-income single-family neighborhoods. City programs coordinated the work of multiple agencies to identify deteriorated conditions, providing grants to repair or replace roofs, fences, landscaping, garage doors, stucco and trim. The City also repaired or installed sidewalks, curbs, streetlights and other infrastructure upgrades.

Table H-1 Quantified Objectives for 1998 - 2005

Housing Type	Very Low-income 50% or less of median	Low-income 51% to 80%	Moderate Income 81% to 120%	Above Moderate (>120% of median)	Total
New Construction	28 senior 200 tax credit 6 Habitat for Humanity 200 MF	116 senior 400 multifamily	2,500 single- family 400 MF	3,900 SF	7,750
Rehabilitation With affordability restrictions		20			20
Mobile Home Rehabilitation	100	100			200
Other rehabilitation loans	75	30			105
Neighborhood Improvement Grants	300	300			600
Down payment assistance for new homes		100 loans, 40 for newly constructed homes			100 loans, 40 for newly constructed homes
First-time homebuyer–new mobile homes (HOME funds)	20	100			120
Conservation Emergency Grant Program	165				165
Total	1,094	1,166	2,900	3,900	9,060

Source: City of Palmdale Housing and Planning Departments

Table H-2 Quantified Accomplishments for 2000-2005

Housing Type	Very Low	Low	Moderate	Above Moderate	Total
RHNA Goals 1998-2005	1,924	1,521	2,487	3,895	9,878
Accomplishments 1998-2005					
New Construction	231	219	590	6,384	7,424
New Construction Senior					0
Preservation (At-Risk Units)					0
Single-family Rehab. Loans	16	14			30
First-Time Homebuyer Loans	4	7			11
Mobile Home Down payment	21	92			113
Mobile Home Grant	52	16			68
Replacement Housing					
Neighborhood Improvement	666				666
Emergency Housing Grants	209				209

Source: City of Palmdale Housing and Planning Departments

Table H-3 below is a chart of Palmdale’s Housing Program performance during the previous Housing Element period, 1998-2005. The chart is divided into eight sets of programs, one for each of Palmdale’s program goals.

Each program is described, its quantified accomplishments are enumerated, and its performance evaluated. The final column indicates whether or not the City will continue or change the program. This column provides the program number.

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TABLE H-3 REVIEW AND REVISE POLICIES AND PROGRAMS 2000 - 2005

Program	Quantified Objective	Result 2000-2005	Evaluation	Continue Modify Delete
Goal H1: Promote the Construction of New Housing Affordable to All Income Groups				
H1.A New housing development	Provide sites for 9,878 new housing units between 1998 & 2005 (Palmdale's RHNA allocation) and approve residential development applications.	Sites for 9,878 new units provided. Applications for 7,494 new housing units approved 1998-2005.	Program successful but market forces slowed.	Continue to provide sites for development of 17,910 housing units between January 1, 2006 and June 30 2014, Palmdale's fair share of Regional Housing Growth as established by SCAG's Regional Council on 7/12/07. See Program H1.A
H1.B Density Bonus Ordinance	Administer an ongoing program to provide 20% to 80% density bonus for developers who provide Very Low, Low Family and/or Senior Housing projects	Approved and under Construction – Family 34 Very Low Units Family 13 Low Units Family 1 Mod. Unit Senior 52 Very Low Units Senior 239 Very Low Units Senior 1 Mod Unit Total 340 Units	Program successful but limited to available State funding.	Provide a 20% to 80% density bonus to developers for development of projects that qualify for very low, low family and/or senior housing developments in accordance with California Government Code 65915. See Program H1.B
Program H1.C Second Unit ordinance	Administer an ongoing program to approve second units	Approximately 18 Second Dwelling Units approved from 2000-2005.	The City's Second Dwelling Unit is in compliance with AB 1866.	Section 91.03, Second Dwelling Unit (SDU) Standards of the Zoning Ordinance, was revised November 4, 2009 to be in compliance with AB 1866 See Program H1.C
Program H1.D Alternate Housing Types	Evaluate the feasibility of permitting small, single-family residential lots in areas designated for Medium Residential.	Establish an area where small, single-family residential lots in an area designated for Medium Residential can be built.	Adopted the Palmdale Transit Village Specific Plan in 2007, allowing single-family and multifamily development on small lots within the specific plan.	Continue to develop lots within the Palmdale Transit Village Specific Plan See Program H8.A Transit Village

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<p>Program H1.E Mortgage Assistance Program (MAP)</p>	<p>Administer an ongoing program for first-time homebuyers - provide a \$10,000 due on sale soft second loan for down payments.</p>	<p>56 Homebuyers assisted 11 very low 41 low-income 4 moderate</p>	<p>Goal was 100 loans with 40 to buyers of newly constructed homes. Due to increasing cost of Palmdale homes. Program became ineffective at the \$10,000 to \$20,000 level of assistance.</p>	<p>Program being revised for use with the Palmdale Transit Village project and for sale of town homes to low-moderate income families. See Program H1.D</p>
<p>Program H1.F Mobile Home First Time Homebuyer Program</p>	<p>Down payment assistance for purchasing new mobile homes.</p>	<p>113 Mobile homebuyers assisted. 21 very low 92 low-income</p>	<p>This program met between 86% and 94% of its goals; however, all the park spaces were filled and until new spaces become available, new loans cannot be processed.</p>	<p>Administer a new program to provide 150 loans over the next 8 years. See Program H1.E</p>
<p>Program H1.G Affordable Housing Land Bank</p>	<p>Acquire land to build 100 to 300 low-income housing for family and senior units</p>	<p>Courson Connection land acquisition \$8,940,871 (295 Low-income Senior Units); Hospital land acquisition \$743,649 (81 Low-income Senior Units); Transit Village Specific Plan land acquisition \$1.2 million for 10.5 acres for 277 very low, low and mod income family units. Infill Housing Lots for 1st Time Home Buyer Infill Program, 10 lots purchased for \$160,000</p>	<p>\$11,044,520 was spent in land acquisition for 381 Low-income Senior Units, 277 very low, low and mod income family units, and 10 lots for 1st Time Home Buyer lots (8 homes have been built) 2 lots remain to be built.</p>	<p>Continue to acquire land for new construction of affordable single and multifamily housing units using the redevelopment housing set-aside funds. See Program H1.F</p>
<p>Program H1.H Affordable Housing Construction Program</p>	<p>Provide funding to nonprofits for affordable housing development.</p>	<p>Funding provided to nonprofits for affordable housing developments: Courson Connection,</p>	<p>Courson Connection Phase 1 - \$2,850,000, State HOME Residual Receipts, Redevelopment</p>	<p>Provide funding in the form of either land or low-interest, deferred interest or residual receipts loans to nonprofit affordable housing</p>

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		Phase 1 and 4.	Loan \$2,341,584, Residual Receipts, ground lease \$1. per year, Phase 4 – City HOME loan \$1,000,000, RDA loan \$200,000, ground lease \$1 per year.	organization to construct new affordable units, to replace units demolished by public actions and to building new affordable housing in compliance with state redevelopment law. See Program H1.G
GOAL H2: Preserve and Improve the Existing Supply of Affordable Housing				
Program H2.A Single-family Rehabilitation Program	Provide 125 loans from redevelopment funds to improved owner-occupied single-family homeowners who earn 80% of less of median income.	Total of 30 loans approved. 16 very low 14 low-income	2001-2002 \$221,091 2002-2003 No loans 2003-2004 \$111,151 2004-2005 \$156,159 Total loans \$488,401 Housing Set-Aside Funds	Continue to provide funds to qualified owner-occupied single-family homes for maintenance of aging housing stock. See Program H2.A
Program H2.B Multifamily and single-family rental rehab program	Provide loans to low-income property owners of multifamily and single-family residences.	2001-2002 1 loan 2002-2003 0 loan 2003-2004 1 loan 2004-2005 1 loan A total of 3 loans were processed.	2001-2002 \$500 2002-2003 \$ 0 2003-2004 \$59,359 2004-2005 \$27,380 A total of \$87,239 was awarded in loans of Housing Set-Aside funds.	Make low-interest loans from redevelopment set-aside funds to owners of both single and multifamily rental properties. Owners must agree to rent their properties to eligible low-income households and maintain the affordability of the assisted units for a period of 30 years. See Program H2.B
Program H2.C Emergency Grant Program	Provide one-time grants for up to \$3,000 for housing repairs to very low-income owner occupants in single-family homes. The Program is very successful and was modified in 2005 to increase the maximum allowable grant to \$6,000.	2001-2002 68 Low-income 2002-2003 55 Low-income 2003-2004 46 Low-income 2004-2005 40 Low-income A total of 209 grants to very low-income households were awarded.	2001-2002 \$177,969 2002-2003 \$125,566 2003-2004 \$139,764 2004-2005 \$163,147 A total of \$606,446 of Housing Set Aside Funds was awarded.	Provide one-time grants for housing repairs to very low-income (50% of median or less) owner-occupants of single-family mobile homes. The grant is not to exceed \$6000 See Program H2.C
Program H2.D Mobile Home Space Rent Control	Ongoing program to regulate rent costs for mobile home spaces	The Housing Division coordinates the Rent Control Board that has had 1-2 rent increase hearings	Rents have remained stable and affordable due to the MHP Rent Control Ordinance, the Rent Board	The program will continue and is effective in stabilizing mobile home rents Citywide. See Program H2.D

		annually.	and its hearings. Staff monitors space rents Citywide.	
Program H2.E Enforcement of Mobile Home Park Lease Terms Ordinance	Ongoing program to enforce a City ordinance that prohibits owners of Mobile Home Parks from requiring tenants to sign leases that exempt the space from local rent law.	Staff receives and investigates 6-12 complaints/inquiries a year, reviewing existing or proposed leases, and questioning management. This process clears up 90% of complaints and the resident is satisfied. If complaint unresolved after this process, staff refers the issue to Housing Authority legal counsel to follow up.	The residents of the mobile home parks are satisfied with the City's arbitration of complaints.	The program will continue and is effective in enforcing the Mobile Home Parks leases. See Program H2.E
Program H2.G Mortgage Revenue Bond Program	Issue bonds for purchase and rehabilitation or new construction of affordable housing.	No new bonds were issued.	None of the existing bonds were lost.	Continue with program to issue bonds for new construction of affordable housing. See Program H2.H
GOAL H3: Remove Government Constraints on Housing				
Program H3.A Housing Impact Review	Use the CEQA process to consider impacts on housing opportunities for each Zone Change, General Plan Amendment or Zoning Ordinance Amendment.	All requests for development are reviewed for compliance with CEQA.	All requests for residential development were evaluated and reviewed under the CEQA process and mitigation measures applied if necessary.	See Programs H3.A and H2.B (Zoning Ordinance Amendments)
GOAL H4: Promote Equal Housing For All Persons Regardless Of Race Or Color, Religion, Sex, Familial Status, Ancestry Or Disability				
Program H4.1 Fair Housing Services	Continue to contract for fair housing services with the Housing Rights Center	Services to tenants and landlords 2002-2003 -- 267 2003-2004 -- 292	An outside agency monitors the fair housing services and prepares a report.	Continue to provide monthly fair housing clinic. See Program H4.1.

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		2004-2005 -- 288		
Program H4.B Fair Housing Affirmative Marketing Practices	Provide fair housing information in the PAC property management training.	Fair Housing information is distributed at the property management meetings.	The PAC program serves as a guide for landlords and managers in rental practices, screening tenants, management practices, and available community services.	Continue to educate property owners/landlords on good management practices and screening tenants. Encourage property owners/landlords to obtain PAC certification. See Program H4.B
Program H4.C Fair housing review of zoning code	Review zoning code for fair housing compliance	No information was provided on this program	The 2006-2014 Housing Element update includes a Fair Housing and ADA compliance review of the City's Zoning Codes for the government constraints section.	See H3.B, H1.B, H5.E and H5.F for programs to amend Palmdale's Zoning Code to comply with State laws mandating equal treatment.
GOAL 5: Adequately House Households With Special Needs				
Program H5.A Temporary Dependent Housing Units	A program to permit "Temporary Dependent Housing" in R-1 zones subject to Planning Director approval.	No units were approved under this classification.	This program is out of compliance with AB 1866.	This program is to be deleted during the next Zoning Ordinance Update in mid 2012.
Program H5.B Senior Housing Development	Zoning provisions that govern developments for persons age 55 and older. Congregate facilities are exempt from General Plan density provisions; otherwise senior housing must conform to all land use standards.	No Congregate Facilities were approved from 2000-2005. The Courson Connection is a senior development that has been approved to develop 295 senior housing units for low and very low-income seniors.	Phase I and II of the Courson Connection are completed. 14, very low, 59 low and 1 moderate income unit for a total of 152 units available to seniors. The following projects have been approved for development: Phase V 41 units; Phase VI 101 units.	Review program to determine of an adequate number of senior housing units have been approved and/or planned for and revise or delete the program when necessary. See Program H5.B
Program H5.C. Senior Housing Construction Program	Acquire land and provide financing for affordable senior housing. Study feasibility of	Courson Connection land acquisition \$8,940,871 (300 Low-income Senior Units); Hospital land acquisition	See Program H1.G Affordable Housing Land Bank for accomplishments.	Same as H1.G Affordable Housing Land Bank. See Program H5.B

	<p>progressive care campus by 2002 Acquire land by 2004 Begin design by 2005</p>	<p>\$743,649 (81 Low-income Senior Units).</p>		
<p>Program H5.D South Antelope Valley Emergency Services Program (SAVES)</p>	<p>Provide administrative funding to SAVES for homeless services</p>	<p>The following is a list of the operating budget for each fiscal year starting with 2000-2001:</p> <p>00/01 \$142,650 01/02 \$160,800 02/03 \$160,540 03/04 \$245,000 04/05 \$214,000</p> <p>SAVES is funded from an annual Grant of CBDG Funds, EFSP (Emergency Food and Shelter Program) and community donations.</p> <p>The budget covers operating costs, building rent, utilities, salaries, equipment, equipment maintenance, vehicles, and vehicle maintenance.</p>	<p>The number of services provided by SAVES has decreased from 2002-2005. SAVES provides temporary relief to qualified low-income persons by providing motel vouchers, one-week supply of food, payment of one-month utility bill, school supplies, clothing, and donated items.</p> <p>The U.S. Department of Housing (HUD) and the City of Palmdale monitor SAVES operations annually.</p> <p>2001-2002 \$26,647 3,478 single mothers.</p> <p>2002-2003 \$24,761 (3,139 single mothers, 147 single fathers.</p> <p>2003-2204 \$31,797 4,242 single mothers & 463 single fathers. 2004-2005 \$28,526 3,715 single mothers, 290 single fathers.</p>	<p>Continue the program to meet the needs of Antelope Valley extremely low, very low, moderate, and non-low moderate-income residents. See Program H5.C</p>
<p>Program H5.E</p>	<p>Permit the development of</p>	<p>No applications for</p>	<p>This program is out of</p>	<p>Homeless Shelters will be allowed</p>

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Homeless Persons Facilities Designation	emergency shelters for the homeless in areas of the City designated for general commercial uses subject to a CUP	Emergency shelters were received and none were processed.	compliance with SB 2, which requires the designation of areas where emergency housing can be developed by right.	within the R-3 zone by right by September 2012. See Program H5.D
Program H5.F Transitional Housing	Permit the development of transitional housing in multifamily, commercial and public facilities zones subject to a CUP	No applications for Transitional Housing were received and none were approved.	This program is out of compliance with SB 2,	Amend Zoning Ordinance by mid-2012 to allow Transitional Housing by right in the R-2 and R-3 zones. See Program H5.F
Program H5. G Special Needs Housing Criteria	Convene a task force and make recommendations to amend the PAC management-training program by identifying the criteria under which landlords might rent to applicants with poor credit.	No task force has been convened.		This program should be deleted. The PAC program is a practical guide for landlords and property managers and is not regulatory in nature.
Program H5.H Multifamily Access Inspection.	Consider the feasibility of annual or biannual inspections of multifamily housing units for compliance with accessibility provisions in force at the times the buildings were built. Assess feasibility and begin program by 2002	A feasibility study was not done. The program was implemented based on the number of tenant complaints and the increased occurrence of substandard buildings as seen by Building Inspectors.	The Rental Inspection Program was adopted on February 13, 2006, by Ordinance 1273. The Building and Safety Division sent letters out to all multi-family property owners informing the property owner's of the Rental Inspection Program and requirements. Program began implementation January 2007. (December 2011 – 8,000+ single-family and multi-family rentals have been registered)	The Rental Inspection Program will continue. Property owners who keep their property at building code standard are rewarded with a 3 to 5-year certificate. Property owners who do not maintain the property as required by the Rental Inspection program receive a one-year certificate and are required to pay fees and be re-inspected every year. See Program H2.D
Program H5.I Accessibility Guidelines	Enforce compliance with Title 24 requirements for handicap access during	All new building plans for construction, modifications and/or additions to existing	The Building and Safety Division reviews and approves the building	The Building and Safety Division will continue to review plans for Title 24 compliance regulations as

	building plan check.	structures are reviewed for compliance with Title 24 requirements for handicap accessibility.	plans for compliance with Title 24 as required by 2010 California Building Code.	required by California Building Codes.
GOAL H6: Implement Energy and Water Conservation Measures				
Program H6.A Energy Conservation Checklist	Under this program the Building and Safety Division uses a checklist to ensure that new residential units include all energy conservation measures required by the adopted 2007 California Building Code	All building plans are checked for compliance with Energy Title 24 of the 2007 California Building Code.	Plans are reviewed and required to comply with 2010 California Building Code that includes Title 24 Energy requirements.	The Building and Safety Division will continue to review plans for Title 24 compliance regulations.
Program H6.B Public Information About Energy and Water Conservation	Post information about the Gas Company's weatherization program and about energy and water conservation retrofit measures on the city's Website.	Information about water conserving plants is on the City of Palmdale website. No information on weatherization is provided on the website.	The City of Palmdale web site provides information on water conserving plants.	Post a link on the City of Palmdale's Web site about the weatherization program. Co sponsor with Palmdale Water District seminars to the general public on Water Conservation.
Program H6.C Water Conservation	Enforce compliance with the City's Water Efficient Landscape Ordinance to promote the use of water conservation measures in all new development.	See above. Plant information on the website.	Energy conservation standards have been adopted within the Engineering Design Standards eliminating turf in residential developments 0% in the front yard. Residential developments are required to have ET-based water controllers	The City's Water Efficient Landscape Ordinance (Ordinance No. 1362) was adopted on October 15, 2008 in order to comply with State of California regulations.
GOAL 7: Enhance the Vitality and Safety of Existing Neighborhoods				
Program H7.A Comprehensive Neighborhood	This multi-agency programs works in selected low and	Focus Neighborhood # 3 was targeted and completed in 2007.	\$1.7 Million has been allocated in Housing Set Aside Funds to fund the	The program will be continued to provide improvements for Focus Neighborhoods # 4 and # 5.

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<p>Improvement Program</p>	<p>moderate-income single-family areas to enforce building, safety, health, fire and other regulations and improve neighborhood appearance. The program sponsors neighborhood clean-ups, installs sidewalks and streetlights and makes loans or grants for exterior paint, landscaping and fences.</p> <p>A second program component assists nonprofit housing advocates by acquiring lots for affordable housing.</p>	<p>3/2001 – Renovation and remodeling of the existing residential building at 38692 3rd Street East to assist the Housing Division in administering the Focus Neighborhood Improvement Program. Work included removal and reconstruction of the existing garage; the replacement of the roof; a new heating and air conditioning system; upgraded electrical and plumbing; and other miscellaneous work.</p> <p>7/2004 – Provided a public sewer to the homes along Larking Avenue between Avenue Q-3 and approximately 400 feet north of Avenue Q-3</p>	<p>program.</p>	<p>See Program H7.A</p>
<p>Program H7.B Partners Against Crime (PAC)</p>	<p>Coordinates activities of Code Enforcement, Housing, Sheriff, Public Safety, Public Works, Fire Department and LA County Department of Public Health to address multiple problems of crime and poor property management and maintenance in the City's multifamily housing.</p>	<p>Currently there are 103 property owner/managers who are certified. The property owners are encouraged to maintain certification to maintain a crime free environment.</p>	<p>The program is successful with coordination with the Los Angeles Sheriff's Department, City of Palmdale Public Safety and Community Relations Department and the property managers/property owners. Two Los Angeles County Sheriff's deputies are assigned as PAC officers and continually monitor the PAC certified</p>	<p>The program will be continued in order to educate property owners/managers on applicant screening, rental agreements, ongoing management, and crisis resolution, as well on how to reduce crime and provide a crime-free environment.</p> <p>See Program H7.B</p>

	<p>Four to six meetings are held annually to certify building owners or managers through a three phase program with an 8-hour property management training session. Certification requires the property owner to establish a neighborhood watch program for building residents and pass a building inspection called the Crime Prevention Through Environmental Design (CPTED).</p>		<p>properties. This program also requires that the property owners to participate in the Rental Inspection Program to maintain their building(s) at a standard level.</p>	
<p>Program H7.C Palmdale Beautification Program</p>	<p>Assess feasibility of a citywide neighborhood beautification program by 2002.</p>	<p>Feasibility was deemed low due to expense and staffing. Program has been implemented by Program H.7.A.</p>	<p>Program was not implemented.</p>	<p>This program will be deleted.</p>
<p>Program H7.D Property Maintenance</p>	<p>Enforce compliance with Title 8 (Health and Safety) of the Palmdale Municipal Code for property maintenance.</p>	<p>The Code Enforcement Division enforces Title 8 of the Municipal Code and the Zoning Ordinance.</p> <p>Section 86.01, Landscaping requirements of the Zoning Ordinance was amended on May 2, 2001, requiring all properties including residentially zoned property to comply with Landscape Water Conservation of the City of Palmdale Municipal Code</p>	<p>The Code Enforcement Division has processed the following number of cases:</p> <p>2000-2001 2,753 cases 2001-2002 3,875 cases 2002-2003 3,503 cases 2003-2004 3,322 cases 2004-2005 2,899 cases</p> <p>A total of 16,020 cases were closed by the Code Enforcement Division from 2000 to 2005. * the number of closed cases exceeds the number</p>	<p>The Code Enforcement Division will continue to review complaints for Title 8 and the Zoning Ordinance violations and enforce compliance. See Program H2.D</p>

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		and maintain landscaping in a neat, clean and healthful condition.	of reported cases because the category "cases closed" includes cases opened prior to 2000.	
GOAL 8: Promote Neighborhood Versatility by Encouraging a Mix of New Housing Alternatives to Increase Affordability and Promote Home Ownership				
Program H8.A Inclusionary Housing Program	Study the options for a voluntary inclusionary housing program and make recommendations by 2001.	A study was not conducted.	The City Manager has decided not to continue with this program.	Program will be removed.
Program H8.B New Construction Affordability Program	To make single-family homes more affordable, study feasibility of small lots, duplexes, town homes, and other modifications to current Zoning Ordinance and make recommendations by 2001.	A Study was not conducted for this program; therefore, no recommendations can be made.	The Palmdale Transit Village Specific Plan that provides for higher density housing alternatives was adopted. One project has been approved for 122 townhomes for very low, low and moderate-income persons.	Continue the development of Palmdale Transit Village that provides for higher density housing alternatives See Program H8.A Transit Village
Program H8.C Mixed Use Housing	Study the feasibility of permitting mixed-use housing.	A feasibility study was not conducted. However, mixed uses are provided within the Palmdale Transit Village Specific Plan and within the C-2 MX (Office Commercial – Mixed Use) and CD MX (Downtown Commercial – Mixed Use) zones.	A mixed housing use is included within the Transit Village Specific Plan with retail on the ground floor and residential uses above. Similar uses are also permitted within the C-2 MX and CD MX zones.	Evaluate areas adjacent to the Palmdale Transportation Center for mixed-use housing where a transportation hub is available (rail and bus). See Program H8.A Transit Village

B. Highlights of Housing Accomplishments 1998-2005

In the eight years between 1998 and 2005, the City of Palmdale implemented the majority of programs proposed in its Housing Element.

- Three neighborhood improvement programs were initiated, coordinating the efforts of both City and County agencies to achieve housing, infrastructure and public safety improvements in the City's older neighborhoods.
- The City's South Antelope Valley Emergency Services program (SAVES) provided vouchers for emergency housing to homeless individuals and families.
- The City assumed ownership of three mobile home parks, providing spaces at rents affordable to very low and low-income mobile home owners. The City continued to regulate rents in privately owned mobile home parks.
- The City's Community Redevelopment Agency acquired land in the Courson area to build 295 units of senior housing.
- The City provided emergency grants for home repairs to 209 very low-income Palmdale households and made neighborhood improvement grants to 666 low and moderate-income households in the focus neighborhoods.

Housing

III. EXISTING HOUSING NEEDS

A. Introduction: Definitions

Income Definitions

In this section several different sets of terms and categories are used to describe household income levels.

▪ Federal Definitions

Each year the Department of Housing and Urban Development (HUD) determines and publishes income limits for federal housing programs on its HUD User website. These data include median income and household income limits by County or Metropolitan Statistical Area for households at three different income levels, extremely low-income, very low-income, and low-income. In 2012, the area median income for Los Angeles County set by HUD is \$64,800.

Extremely Low-Income: An extremely low-income household is one earning 30% or less of area median income. In 2012, the upper income limit for a family of four is \$25,300.

Very Low-Income: A very low-income household earns between 31% and 50% of area median income; the income limit for a family of four in 2012 is \$42,150.

60% of median: In projects financed by Low-income Housing Tax Credits, very low-income is set at 60% or less than rather than 50% or less of median income. The California Department of Housing and Community Development publishes an annual list of income limits by county for projects financed by the Community Development Block Grant (CDBG) or the federal HOME program. In 2012, the 60% limit for a family of four is \$45,540.

Low-Income: A low-income household is one earning between 51% and 80% of median income. The income limit for a low-income four-person family in 2012 is \$67,450.

Median Income: This is the point at which half of all households earn less and half earn more. In 2012, HUD has set the median income for Los Angeles County at \$64,800.

Other: Households earning more than 95% of median income are described as “other.” The Housing Authority of the County of Los Angeles reserves 75% of its Housing Choice Section 8 vouchers for extremely low-income households, that is, those earning 30% or less of median income.

The federal low-income housing tax credit program administered by the state's Tax Credit Allocation Committee sets affordable rents at 60% of median but gives additional application points to projects that target rents to households of even lower income.

▪ **State Definitions**

The State of California uses several sets of definitions. For the Housing Element, regional councils of government, including the Southern California Association of Governments (SCAG), calculate future housing needs at four income levels--very low (50% or less of median income), low (51% to 80% of median income), moderate (81% to 120% of median income) and high (more than 120% of median income)--but use the five above-listed federal categories in their calculations of existing need.

Redevelopment law also uses the income categories used by SCAG. The state density bonus law makes provisions for housing affordable to households earning either 50% or 60% of median income. The housing programs administered by the California Department of Housing and Community Development use the categories created by the federal government. In the following discussion, both the percent of median income and the income category will be provided to avoid confusion.

▪ **Cost Burden**

The federal government also sets standards for the amount a household should pay for housing. According to current standards, households should pay no more than 30% of their gross income for rent or mortgage including utility costs. Households paying more than 30% of income for housing are considered cost burdened and households paying 50% or more for housing are considered extremely cost burdened.

B. Population, Employment and Housing

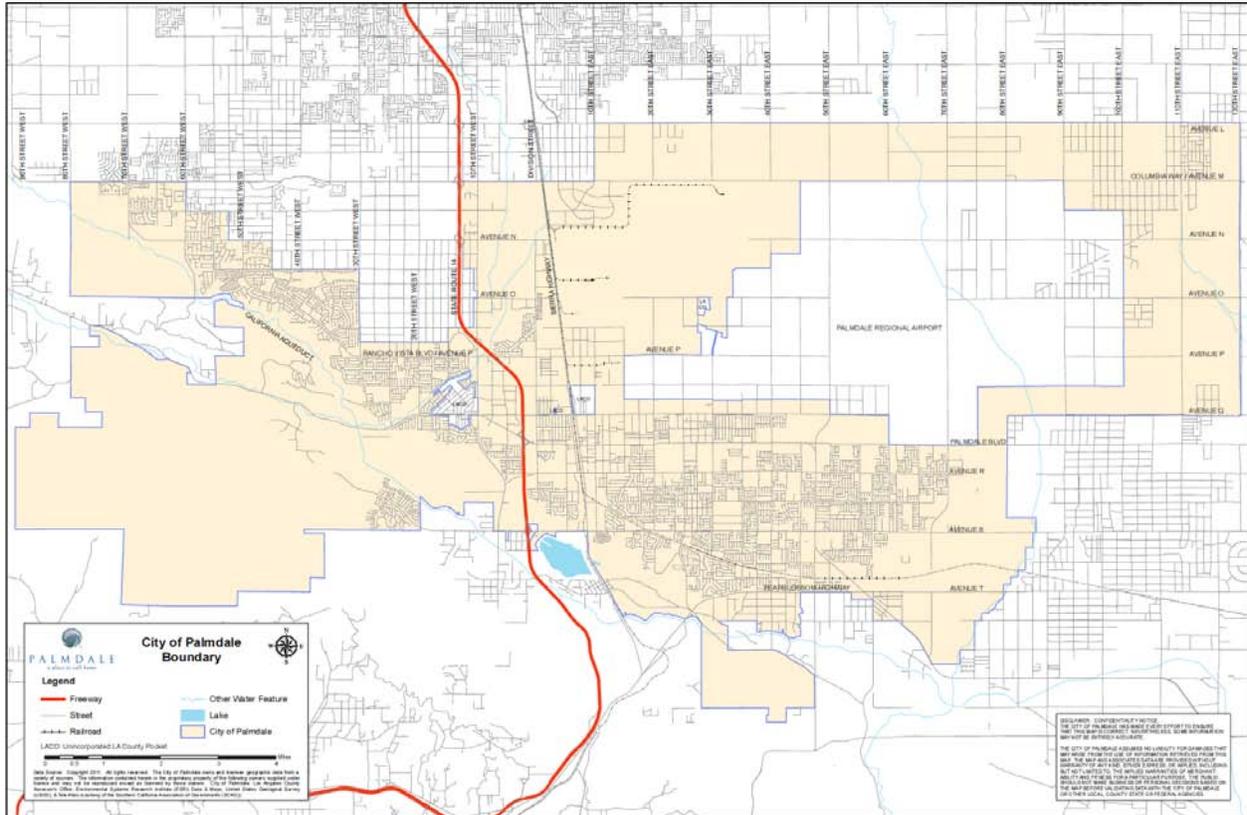
Government Code Section 65583(a) requires "An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." This assessment includes an analysis of population and employment trends (GC 65583 (a)(1) and household characteristics (GC 65583 (a)(2).

Palmdale is located at the south end of the Antelope Valley, about an hour's drive north from downtown Los Angeles. In 1980 it was a small desert community of 12,277 people serving the surrounding aerospace and agricultural industries. The City of Palmdale has continued to grow with development of large single-family subdivisions offering affordable home ownership for working families from throughout Los Angeles County.

Rapid population growth was fueled not just by housing production but also by annexation of surrounding land. The City grew from 45 square miles in 1983 to approximately 104 square miles in 2000.

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Figure 1 Boundary Map



1. Population

Population Growth 1990-2000: According to data from the California Department of Finance (DOF), Palmdale's population nearly doubled between 1990 and 2000, burgeoning from a community of 68,946 people to one with a population of 116,670. Toward the end of the 1990s, Palmdale's annual population growth began to slow, dropping from a 6.1% increase in 1996 to an annual increase of a little more than 2% in the year 2000. Nevertheless, the population of Palmdale increased by 76% while population in the County as a whole grew by only 11.5%.

Population Growth 2000-2010: Table 4 below shows Palmdale's population growth between 2000 and 2010. The population grew from 116,670 to 152,750 persons, an increase of 36,080 (30.9%). This growth was considerably less dramatic than that during the previous decade but still substantial. Between 2001 and 2005, growth was between 2.7% and 3.1% per year then growth peaked at 3.7% in 2005. In the next three years growth dropped each year to a low of 1.9% in 2008, bouncing back to 3.3%¹

¹ The figures for 2000 and 2010 are from the U.S. Census, the data for 2001-2009 are estimates and, according to DOF, may not be consistent with data released in May 2011

in 2009 and then plummeting down to 1.3% in 2010. Palmdale was hard hit by the subprime crisis so population growth will probably stay low for a few years.

Table H-4 Population

Year	Population	Increase	% Increase
2000	116,670		
2001	119,824	3,154	2.7
2002	123,603	3,779	3.2
2003	126,968	3,365	2.7
2004	130,889	3,921	3.1
2005	135,671	4,782	3.7
2006	139,583	3,912	2.9
2007	143,243	3,660	2.6
2008	145,973	2,730	1.9
2009	150,782	4,809	3.3
2010	152,750	1,968	1.3
Total		36,080	

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

Although most population growth in Los Angeles County is due to natural increase² (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.

² Personal communication, California Department of Finance

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2. Age Distribution

Table H-5 Palmdale Age Distribution, 2000-2010

Age Group	Census 2000	Percent	Census 2010	Percent	% L.A. County ACS 2006
0 - 4	10,808	9.3	12,606	8.3	6.6
5-14	26,757	22.9	28,295	18.5	13.4
15-19	10,378	8.9	15,446	10.1	7.7
20-24	6,340	5.4	11,256	7.4	7.7
25-34	14,864	12.7	18,660	12.2	15
35-44	21,452	18.4	21,417	14.0	14.6
45-54	13,229	11.3	21,838	14.3	13.9
55 - 64	6,322	5.4	13,135	8.6	10.3
65 - 74	4,001	3.4	5,690	3.9	5.8
75 plus	2,519	2.2	4,147	2.7	5.1
	116,670	100%	152,750	100%	100%

Source: 2000 and 2010 U.S. Census and Karin Pally Associates

Table H-5 shows the age distribution of Palmdale in 2000 and 2010 and compares the age distribution of Palmdale's residents in 2010 to that of the County as a whole in 2010. All three sets of data come from the U.S. Census. Between 2000 and 2010 as Palmdale's population increased by more than 30%, the distribution by age group shifted somewhat with substantial changes in just a few age groups. The number of persons age 35 to 44 was almost the same in 2000 and 2010 but their proportion of the population dropped by 24%. The proportion of persons age 65 and older grew by 17.8% but the number of persons in that age group increased by 50.8% with an increase of 64.6% in with the number aged 75 and older. The number of children age 14 and younger grew by 8.8% but their share of the population declined by 16.7%. These changes may have implications for service delivery.

The age dependency ratio, which is the ratio of the non-working population, both those under age 15 and those over age 65 to the population aged 15-64, can indicate the potential effects of changes in population structure for economic development, schools and/or social service delivery. In Palmdale the child dependency ratio declined from 50.8 in 2000 to 40 in 2010, a decrease of 21.2% while the old age dependency ratio increased by 11%.

Data on median age show that the median age of Palmdale's population declined slightly from 28.2 in 200 to 27.9. Palmdale's population is younger than that of the County overall, which has a median age of 34.8

3. Race and Ethnicity

The Census asks about race and Hispanic or Latino origin in two separate questions because federal standards consider that race and Hispanic origin (ethnicity) are different concepts. According to a Census Brief issued in March 2011 entitled *Overview of Race and Hispanic Origin: 2010* the U.S. Office of Management and Budget (OMB) requires that federal agencies ask questions about at least two ethnicities: Hispanic or Latino and Not Hispanic or Latino. Hispanic origin can include heritage, nationality group, lineage or country of birth of the person, or the person's parents or ancestors. Persons who identify themselves as Hispanic or Latino may be of any race.

According to the *Overview of Race and Hispanic Origin: 2010*, data on Hispanic origin and race are important to government and the community as a whole to "implement and evaluate programs, or enforce laws such as the Civil Rights Act, Voting Rights Act, Fair housing Act, Equal Employment Opportunity Act and the 2010 Census Redistricting Data Program.

The 2010 Census combines the results of its questions about race and ethnicity in variety of ways in Census tables. Table H-6 shows how Palmdale residents reported their race in 2000 and 2010 (Census Table QT-P4). Table H-7 shows Hispanics or Latino as a group and the population that did not identify itself as Hispanic or Latino by race (Census Table QT-P3). Comparing these two tables shows that when the question is asked about race without giving the option of Hispanic or Latino as a race, about half of the 2010 population identified themselves as White. But when data on Hispanic/Not Hispanic and Race are combined, only 24.5% of respondents identified themselves as White but not Hispanic or Latino. According to US Census in the question when asked about race, many Latinos identify themselves as "Some other race." In Table H-6 20.4% of the population in 2000 and 25.4% of the population in 2010 chose this option. Yet when the data are reorganized to show race by Hispanic or Latino or Not Hispanic or Latino the proportion of persons identifying as Latino rises to 54.4% of the population.

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Table H-6 Race in Palmdale, 2000 and 2010

Race	2000 Census	%	2010 Census	%
Total Population	116,670		152,750	
One Race	94.8			95.2
White	63,905	54.8	74,901	49.0
Black or African American	16,913	14.5	22,677	14.8
American Indian & Alaska Native	1,198	1.0	1,316	0.9
Asian	4,468	3.8	6,548	4.3
Native Hawaiian and Other Pacific Islander	224	0.2	335	0.2
Some Other Race	23,858	20.4	38,773	25.4
Two or more races	6,104	5.2	8,200	4.8

Source: US Census 2000 and 2010 Table QT-P4

Table H-7, Race and Hispanic or Not Hispanic 2000 and 2010

Race/Ethnicity	2000 Census	%	2010 Census	%	L.A. County	%
Latino (Hispanic)	43,725	37.5	83,097	54.4	4,687,889	47.7
Not Hispanic or Latino	72,848	62.5	69,653		5,130,716	52.3
White alone	47,512	40.8	37,390	24.5	2,728,321	27.8
Black or African American alone	16,201	13.9	21,595	14.1	815,086	8.3
American Indian & Alaska Native	468	0.4	477	0.3	18,886	0.2
Asian alone	4,245	3.6	6,223	4.1	1,325,871	13.5
Native Hawaiian and Other Pacific Islander alone	347	0.3	211	0.1	22,464	0.2
Some other race alone	310	0.3	396	0.3	25,367	0.3
Two or more races	43,725	3.2	3,025	2.2	194,921	2.0
Total (Latino & Not Latino)	116,573		152,750		9,818,605	

Source: U.S. Census 2000 and 2010: Table P9 Hispanic or Latino and Not Hispanic or Latino by Race

Table H-7 compares 2000 Census data on Race and Ethnicity in Palmdale to 2010 Census data for both Palmdale and the County as a whole.

In 2000, 37.7% of Palmdale residents identified themselves as Hispanic or Latino while 62.5% identified themselves as not Hispanic or Latino. The distribution of race for those not identifying as Hispanic or Latino was 40.8% White, 13.9% Black or African American, 0.4% American Indian and Alaskan Native, 3.6% Asian, 0.3% Native Hawaiian and Other Pacific Islander, 0.3% Some other race alone and 3.2% Two or more races.

Between 2000 and 2010 there were large increases in the Latino population, 39,372 or 90% and a smaller but still substantial increases in the African American population, 5,264 or 32.6%, and the Asian population, 1,978 or 46.5%. Only the population identifying itself as White alone declined by 10,022 persons, a decrease of 21%.

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 or White alone. Palmdale has a higher proportion of African Americans and a lower proportion of Asians than the County as a whole. Table H-7 shows that in Palmdale 54.4% of the population identifies itself as Hispanic or Latino; the proportion countywide is 47.7%. Whites make up 24.5% of Palmdale's population and 27.8% of Los Angeles County. The Black or African American community in Palmdale constitutes 14.1% of the population; countywide only 8.3% of the population identifies itself as Black or African American. American Indians and Alaska Natives are 0.2% of both Palmdale's population and the County as a whole. Asians make up a smaller proportion of Palmdale's population, 4.1%, compared to a countywide Asian population of 13.5%. In Palmdale 2.2% of the population identify themselves as being of two or more races; countywide, that proportion is 2.0%. In both Palmdale and countywide, 0.3% of the population considered itself to be "some other race."

The population distribution changes are magnified when we look at children from age 0 to 14. In those two groups combined, children identified as Hispanic or Latino make up 59.6% of the total age group and Black or African American children make up 19.3% of that age group.

4. Income

Table H-8 below compares the distribution of household income in 2000 with that in Palmdale and the County as a whole in 2010. Median income in Palmdale increased by 13% during this period with a decline in the proportion and number of households earning less than \$10,000 per year and an increase in the proportion of households earning \$100,000 or more. 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 2010 is slightly lower than that in Palmdale. The poverty level for a three-person family in California in 2012 is \$22,800. According to the 2010 ACS,

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15.1% of all Palmdale households and 19.4% of Palmdale's population lived below the poverty level in 2010.

Table H-8 Income Distribution in Palmdale, 2000 and 2010

Household Income	% 2000	% 2010	% LA County 2010
Total Households	34,387	40,215	3,202,353
Less than \$10,000	8.8	6.2	6.8
\$ 10,000 - 14,999	5.7	5.9	6.1
15,000 - 24,999	10.6	10.1	11.1
25,000 - 34,999	11.3	9.2	9.7
35,000 - 49,999	16.7	14.4	13.5
50,000 - 74,999	22.9	21.6	17.4
75,000 - 99,999	12.9	13.9	11.7
100,000 -149,999	8.9	12.0	12.8
149,000-199,000	1.5	3.9	5.3
200,000 or more	0.8	2.8	5.5
	100%	100%	100%
Census Median Income	\$ 46,941	\$ 53,048	\$ 52,684

Source: 2000 Census Table QT-P32 and 2010 ACS Table S19001

5. Employment

Table H-9 Employment by Industry 2010

Industry 2010	Number	Percent
Agriculture	618	1.1
Construction	4,070	7.4
Manufacturing	6,772	12.3
Wholesale/Retail	1,076	2.0
Retail	7,704	14.0
Transportation	2,714	6.5
Information	1,125	2.0
Finance, Insurance, Real Estate	2,659	4.8
Professional, management	4,814	8.7
Education, health care, social services	12,193	22.1
Arts, entertainment, food services	4,704	8.5
Other	2,880	5.2
Public Administration	2,940	5.3
Total workforce	55,123	100.0

Source: 2010 ACS Table S2405

The Census provides information on the industries in which Palmdale residents work but not on employment by industries located in Palmdale or the surrounding Antelope Valley. Since 45.4% of all Palmdale workers travel at least 45 minutes to their jobs, it makes sense to look at the employment available in the wider Antelope Valley.

According to the 2008 Economic Roundtable Report entitled *Discovering the Opportunities*, prepared for the Greater Antelope Valley Economic Alliance (GAVEA), the ten largest employers in the Antelope Valley are:

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Table H-10 Major Employers in the Antelope Valley 2010

Employer	Number of Employees
Edwards Air Force Base	10,610
Naval Air Weapons Station China Lake	6,734
County of Los Angeles	3,953
Lockheed Martin	3,109
Palmdale School District	2,739
Antelope Valley Hospital	2,722
Northrop Grumman	2,611
AV Union High School District	2,054
California Correctional Institute-Tehachapi	1,911
Bank of America	1,846
Total Employees	38,289

Source: GAVEA, 2011 Economic Roundtable Report

The Antelope Valley lies in two different counties--Los Angeles County and Kern County. According to data from the second quarter of 2010 in the GAVEA report, there are a total of 95,523 jobs in the Antelope Valley as a whole, with 73,222 of these within Los Angeles County. The largest single employment sector is government employment with 16,647 jobs in Los Angeles County followed by retail trade with 10,819 jobs.

6. Commuting

Table B08012³ on travel time to work shows that 12.4% of Palmdale's workers travel 90 minutes or more to work, another 19.3% need between an hour and an hour and half for their daily commute and 11.1% must travel for 45 to 60 minutes to their jobs. These workers make up 43% of all workers living in Palmdale. About two thirds of these long-distance commuters are men while one third are women.

Most commuters are still traveling alone in their cars. According to Table B08006, 78% of Palmdale workers drove alone to work while 12% carpooled. Only 4.3% used public transportation while 1.1% walked or used another means of transport. Home-based workers made up 3.8% of the workforce.

³ 2010 American Community Survey (ACS)

7. Unemployment and Other Economic Indicators

According to data provided on the website of the California Employment Development Department, the December 2011 unemployment rate in Los Angeles County was 11.6% compared to a statewide rate of 11.1%. However, the clearest indicator of an economic setback in Palmdale is the precipitous decline in housing production from a high of 1,536 units in 2005 to 108 units in 2011. This issue will be discussed more fully below in the sections on Housing Characteristics and on Market Constraints.

Like many other California communities, Palmdale's municipal government has been hard hit by the collapse of the housing market. Property tax revenues, state revenue sharing, permit fees and even excise taxes from retail have declined so substantially that Palmdale has had to reduce city staff by 152 positions, a decline of 42.4%. The City Planning Department reduced its planning staff from nine to four, a decline of 56%.

C. Overpayment and Overcrowding

Overcrowding

The Census defines overcrowding as 1.01 or more persons per room excluding the kitchen and bathroom. A unit is considered severely overcrowded if there are 1.51 or more persons per room. Overcrowding indicates a problem with housing affordability. Typically, overcrowding results when, in order to cope with high housing costs, households that need three or four bedrooms squeeze into a smaller apartment or two families reduce expenses by sharing an apartment or single-family home.

According to the 2010 ACS data, 6.4% of Palmdale's owner-occupied units were overcrowded and another 0.7% very overcrowded. However, overcrowding was more frequent among tenant households with 10.5% reporting more than 1.01 persons per room and another 4.8% severely overcrowded with 1.5 or more persons per room.

Overcrowding among Palmdale's owner-occupied households is similar to that countywide, where in 2010 4.9% of owner-occupied units were overcrowded and another 1.8% were very overcrowded. However, Palmdale's renter-occupied households are less overcrowded than those in Los Angeles County as a whole where, in 2010, 9.5% of renter-occupied units were overcrowded and 8.7% were severely overcrowded.

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Overpayment

Table H-11 shows the housing cost burdens of Palmdale renters and owners according to Comprehensive Housing Affordability (CHAS) tables prepared by HUD for use in Consolidated Plans. These tables are a special run of data from the 2000 Census. Federal standards set the amount that lower income households should pay for rent at about 30% of their income. Federal Housing Administration (HFA) guidelines for owners set the proportion of gross income paid for mortgage costs alone at 29% of income with an allowance of 41% of gross income for all debt.

Extremely low-income owners and renters in Palmdale, those earning 30% or less of median income, have very high cost burdens—renters are paying three quarters of their incomes for rent and owners are paying two thirds. Even when household earn between 30% and 50% of the median income, 79% of renters and 75% of owners are paying more than 30% of income for rent. About 30% of renters and 45% of owners are paying more than 50% of their incomes for housing. Among renters and owners who earn between 51% and 80% of median income, 58% of renters and two thirds of owners pay more than 30% of income for housing but only 5% of renters and 21% of owners pay more than 50%. It is interesting to note that except for the lowest income group, a higher proportion of owners than renters have the highest cost burden.

Clearly, very high housing costs impose a severe burden on those households with the lowest incomes.

Table H-11 Housing Cost Burden Palmdale

Housing Cost Burden	All Renters	All Owners	Total HH
HH Income <=30% MFI	2,679	1,409	4,088
Cost Burden > 30%	84.4%	78%	82.2%
Cost Burden > 50%	74.5%	68.8%	70.5%
HH Income >30% <=50%	1,663	1,462	3,125
Cost Burden > 30%	79%	75.2%	77.2%
Cost Burden > 50%	30.4%	48.5%	38.8%
HH Income >=50% <=80%	1,847	3,317	5,164
Cost Burden > 30%	57.8%	66.7%	57%
Cost Burden > 50%	5.1%	21.1%	17.3%

Source: HUD User CHAS Databook based on 2000 Census data

D. Extremely Low-Income Housing Needs

Data from the American Community Survey show that 29,163 persons or 19.4% of Palmdale's population lived below the poverty level in 2010. The rate of poverty countywide was slightly lower--17.5%. However, these rates may be an underestimate. Deborah Reed, in a May 2006 report for the Public Policy Institute of California, analyzed the cost of living nationwide and concluded that because California has a substantially higher cost of living than many other areas in the U.S., the California poverty rate is actually higher—a rate of 15% would really be a rate of 18% in terms of the buying power of California incomes.⁴

The poverty level for a three-person family in California 2012 is \$22,800. In contrast, the 2010 HUD-established income limit for a family of three at 30% of median (extremely low-income) is \$20,500.

Of those below the poverty level in Palmdale, 41% (11,953 persons) were under the age of 18. These children comprised 24.2% of all children under age 18 in Palmdale. Among those age 65 or older, 1,141 persons lived below poverty, 12% of all those age 65 or older.

Poverty persists, even among working families, because much of the job growth has been in the low-wage service and retail sectors. These jobs, paying less than \$10 per hour, don't provide full-time workers with enough income to lift their families out of poverty. For example, a full-time worker earning the California minimum wage of \$8.00 per hour earns only \$16,640 per year.

Table H-12 provides additional data from the 2000 Comprehensive Housing Affordability (CHAS) tables prepared by HUD for use in Consolidated Plans. The table below summarizes data for extremely low-income nonelderly households. Data for one and two-person elderly households is in the Special Needs Section under Elderly.

The table shows that large proportions of Palmdale's extremely low-income households have crushing housing cost burdens—overall 82.2% of all renter and owner households earning less than 30% of median income in 2000 were paying more than half their incomes for housing.

The proportions and number of extremely low-income households paying more than 50% of their incomes for rent is reflected in the number of households on the waiting list for Section 8 Vouchers. The database of the Los Angeles County Housing Authority shows that in 2012 there are 3,746 Palmdale households on the Section 8 waiting list of the Housing Authority of the County of Los Angeles. Since there are about 46,000

⁴ Reed, Deborah. (May 2006). "Poverty in California." *California Counts* Vol. 7.No.4. Publisher: The Public Policy Institute of California.

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households in Palmdale, this means that 8% of all households are trying to obtain a housing subsidy.

Table H-12 Housing Cost Burden for Non-Elderly Extremely Low-Income Households in Palmdale

Housing Cost Burden	Renters			Owners			All HH
	Small Related	Large Related	All Other	Small Related	Large Related	All Other	Elderly & Non Elderly
HH Income <=30% MFI	1,225	645	564	444	335	300	4,088
Cost Burden > 30%	85.3	88.4	74.5	76.4	97.0	76.7	82.2%
Cost Burden > 50%	74.7	67.4	72.5	76.4	88.1	70	70.5%
Any Housing Problem	88.2	96.9	75.2	76.4	97	76.7	85.2%

Source: HUD User CHAS Databook from Census 2000 data
<http://socds.huduser.org/chas/index.html?>

California Housing Element Law Section 65583 a (1) requires the jurisdiction to estimate the future needs of extremely low income households. This number may either be estimated from census data or the jurisdiction may presume that 50% of its allocation of very low income households will qualify as extremely low income. Since not all information from the 2010 census is currently available, the City of Palmdale will presume that the estimated need for extremely low income units will include 2,241 units (50% of very low income units).

E. Housing Stock Characteristics

1. Number of Units

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 H-13 below are from DOF's Table E-5 published annually in May but dated January 1 of the publication year. The data is for the previous year so data in 2000 represents activity in 1999.

Table H-13 Increases in Palmdale’s Housing Units by Housing Type 2000-2010

Building Type	Total Units	Single-Family Detached	Attached (Condo)	2-4 Units	5 + Units	Mobile Homes	Occupied	Vacant	Per HH
Year									
2000	37,009	28,254	905	940	5,215	1,782	34,285	7.58	3.4
2001	37,649	28,607	905	940	5,415	1,782	34,796	7.58	3.443
2002	38,360	29,318	905	940	5,415	1,782	35,453	7.58	3.489
2003	39,020	29,978	905	940	5,415	1,782	36,063	7.58	3.536
2004	39,946	30,919	905	938	5,402	1,782	36,919	7.58	3.554
2005	41,312	32,285	905	938	5,402	1,782	38,186	7.57	3.564
2006	42,841	33,874	905	938	5,402	1,782	39,599	7.57	3.563
2007	44,031	35,004	905	938	5,402	1,782	40,699	7.57	3.572
2008	44,907	35,880	905	938	5,402	1,782	41,509	7.57	3.561
2009	46,254	36,836	905	940	5,791	1,782	42,754	7.57	3.525
2010	46,605	37,030	905	940	5,948	1,782	43,078	7.57	3.541
Change	+9,596	+8,776	0	0	+733	0			

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

Between 1980 and 2000 Palmdale's housing stock increased from 4,658 housing units to 37,009 an increase of nearly 700% (694%). Growth slowed in the last decade but still outstripped countywide growth rates by a considerable amount. California Department of Finance (DOF) data shows an increase of 9,596 units between January 1, 2000 and January 1, 2010, an increase of 25.9%. In comparison, DOF data for Los Angeles County as a whole during the period 2000 to 2010 shows an increase of only 4.9%

The 2010 Census (SF1-100% count) shows a slightly lower total for Palmdale units, 46,544, a difference of 51. This is the number given in the DOF Report E-5 issued January 1, 2011. According to DOF staff, the 2000-2010 is benchmarked to the 2000 Census. Later in 2012 DOF will issue a revised 2000 to 2010 report benchmarked to the 2010 Census.⁵

Nearly all the new units in Palmdale were single-family units; only 733 new multifamily units were constructed. This can be accounted for by several factors: 1) there was a moratorium imposed on new multifamily housing construction in place between 1999

⁵ Personal communication with California Department of Finance staff on January 26, 2012.

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and 2001; 2) there is substantial public opposition to any new multifamily housing and 3) Palmdale's highest residential density, R-3, allows a maximum of 16 units per acre and imposes very restrictive and inflexible development standards, pushing the price of development up. In 2012 the City plans to approve a rezoning plan that creates two high-density zoning designations: R-4 (30) with a minimum of 30 units per acre and R-4 (50) with a minimum of 50 units per acre. (See Section on Adequate Sites.)

2. Units in Structure by Type

Table H-14 Units in Structure by Type 2000 and 2010

Unit Type	2000		2010		Change	
	Number	Percent	Number	Percent	Number	Percent
Single-Family Detached	28,254	76.2	37,030	79.5	8,776	30
Attached (townhome)	905	2.4	905	1.9	0	0
2-4 Units	940	2	940	2.0	0	0
5 + Units	5,215	5	5,948	12.8	733	14
Mobile Home	1,782	14.1	1,782	3.8	0	0
Total	37,096	100	46,605	100	9,509	26.5

Source: California Department of Finance Table E-5 2010 and Karin Pally Associates

Table H-14 shows the distribution of Palmdale's 46,605 residential structures by type and number of units on January 1, 2010 according to the California Department of Finance. Most dwelling units, 37,030 or 79.5%, are single-family homes. Only 905 or 2% of all units are attached condos or townhomes with 940 units (2%) in properties or buildings with two to four units, 5,402 or 12.8% of units in properties or buildings with five or more buildings and 1,782 (3.8%) mobile homes. Over the decade there were increases in only two of the housing types in Palmdale, single-family homes, which increased by 30% and multifamily housing of 5 or more units, which increased by 14%. Despite the mortgage crisis and economic downturn, there was a 26.5% increase in Palmdale's housing stock, dominated by single-family homes.

The predominance of single-family homes in Palmdale contrasts sharply with the housing stock countywide, where 48.5% of units are single-family homes, 7.2% are attached or townhomes, 8.6% are structures of two to four units and 33.9% of units are in structures of five or more units. Mobile homes make up only 1.7% of all units in the County.

3. Vacancy

The DOF vacancy rates are estimates based on the 2000 Census data and adjusted upward for new construction. They have remained virtually the same since 2000 so probably don't reflect year-to-year changes in vacancy. The 2010 Census sets overall vacancy at 7.7%, with homeowner vacancy at 3.2% and rental vacancy at 9.4%. Countywide vacancy in 2010 was only 5.9%, with a miniscule 1.7% of homeowner units vacant and a rental vacancy rate of 5.8%.

4. Tenure

There have been some changes in tenure since 2000 when 80% of Palmdale units were owner-occupied and only 20% of households were renter-occupied. By 2010, according to the Census, 67.9% of housing units were owner-occupied and 32.1% were renter-occupied. Tenure countywide in 2010 was 47.7% owner-occupied and 52.3% renter-occupied.

Since only 733 new multifamily units were constructed between 2000 and 2010, it is clear that that more of the City's single-family units are now renter-occupied. Data from the 2010 ACS for "Tenure by Units in Structure," shows 7,067 single-family units or 21.3% of all occupied single-family units were occupied by renters.

5. Persons Per Household

Estimated persons per household in Palmdale according to ACS data increased between 2000 and 2010 from 3.4 persons per household to 3.8 persons per household with 3.74 persons per household in owner-occupied units and 3.95 persons per unit in renter-occupied units. The increase cannot be attributed to increased births because the proportion of the population in the 0-14 age group declined from 32.2% to 26.8% between 2000 and 2010. So it is likely that households are growing through the inclusion of additional extended family members, occupancy by two (or more) families, or even adding non-family members to the household.

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Table H-15 Palmdale's Housing Stock by Year Built

Year Built	Number of Units	Percent
2000-2010	9,596	20.5
1990-1999	12,839	27.5
1980-1989	15,393	32.9
1970-1979	3,332	7.1
1960-1969	2,061	4.4
1950-1959	2,977	6.4
1940-1949	273	0.6
Before 1940	261	0.6
Total	46,731	100

Source: Census 2000 SF1 and DOF 2010 Report E-5

6. Housing Age

Table H-15 shows Palmdale's housing stock by year built through 1999 according to the 2000 Census and DOF data for 2000-2010. It shows that more than three quarters (80.9%) of the City's housing units were built after 1980. Different sources have slightly different total unit counts. The 2010 Census has a total of 46,544 units while the DOF data in Table 13 show a total of 46,605. The DOF data is an estimate, benchmarked to the 2000 Census.

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.

7. Housing Condition Survey

The City has identified a number of "focus neighborhoods" where the Neighborhood Improvement Program marshals resources of key enforcement and funding agencies for infrastructure and housing repairs. Three such programs were implemented between 2000 and 2005 with improvements to 666 homes of eligible households.

The program is implemented by a team made up of City staff from the various departments, including Planning, Building and Safety, Public Works, Community

Redevelopment Agency, the Los Angeles County Fire Department, and the Los Angeles County Sheriff's Department. The program sponsors neighborhood clean-ups, installs sidewalks, streetlights and curb cuts for handicapped access. Staff members who work for this program refer homeowners to the Palmdale Housing Division for Neighborhood Improvement grants or rehabilitation loans as appropriate.

Table H-16, Windshield Survey, is a survey designed and conducted in 2008 by Palmdale's Code Enforcement staff. The survey provides vital information on housing condition in Focus Neighborhoods #4 and #5 where the Neighborhood Improvement Program was concentrating its efforts in 2008. These two areas are located in the center of Palmdale. A random sample of the parcel numbers for these properties shows that the majority were built between 1952 and 1957 and are now more than 50 years old. A few units were constructed in 1960 and in 1993. In 2001, infill construction began around the existing housing stock. Figure 2 and Figure 3 show the location of the focus neighborhoods in central Palmdale.

In all, 1,561 single-family homes, 12 apartment buildings, three duplexes, one boarded up home and 54 vacant lots were included in the survey. The staff who conducted the survey identified nine types of repairs needed, including roof, stucco, paint and fascia/trim repairs, yard maintenance, and replacement of components including garage doors, yards, driveways and fences.

The survey does not indicate how many conditions were identified on each property so it is possible that one third of the units had problem conditions and the rest were fine. Or most units had one or two problems. Table H-16 shows that about one third of structures surveyed needed roof, stucco, paint or yard repairs or all four, 41% need fascia or trim repair and 20% of units needed a new garage door. Some properties had components that were seriously deteriorated and needed replacement: 16% needed yards replaced, 28% needed to have the driveway replaced and 13% needed fencing replaced. Again, it is likely that some of the units needed replacements of multiple components.

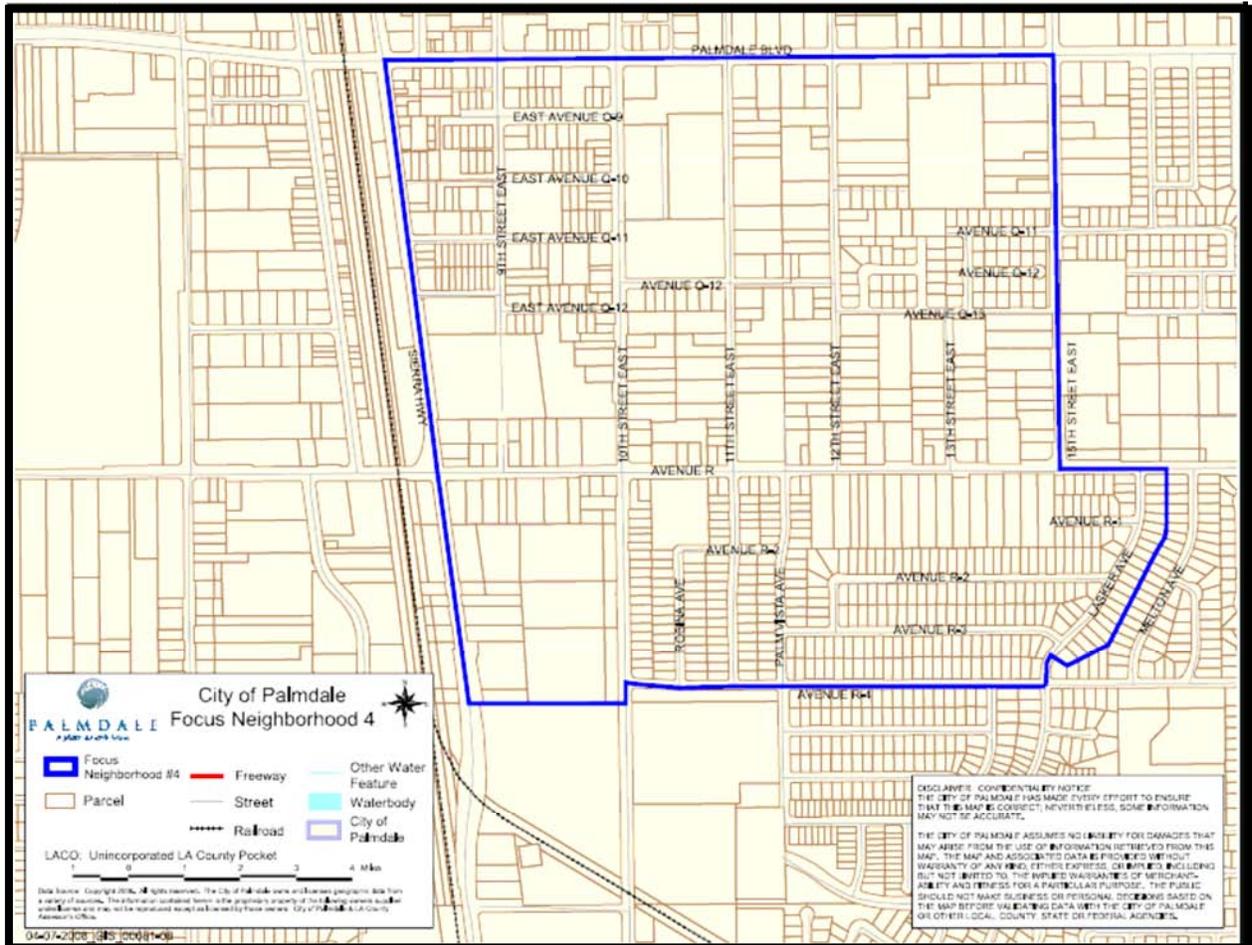
Previous phases of this program worked in areas where there is a preponderance of multifamily housing. The City now has a systematic code inspection program that inspects all single and multifamily rental units on a cycle that varies in length from one to five years, depending on various factors.

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Table H-16 Housing Condition Survey of Two Focus Neighborhoods

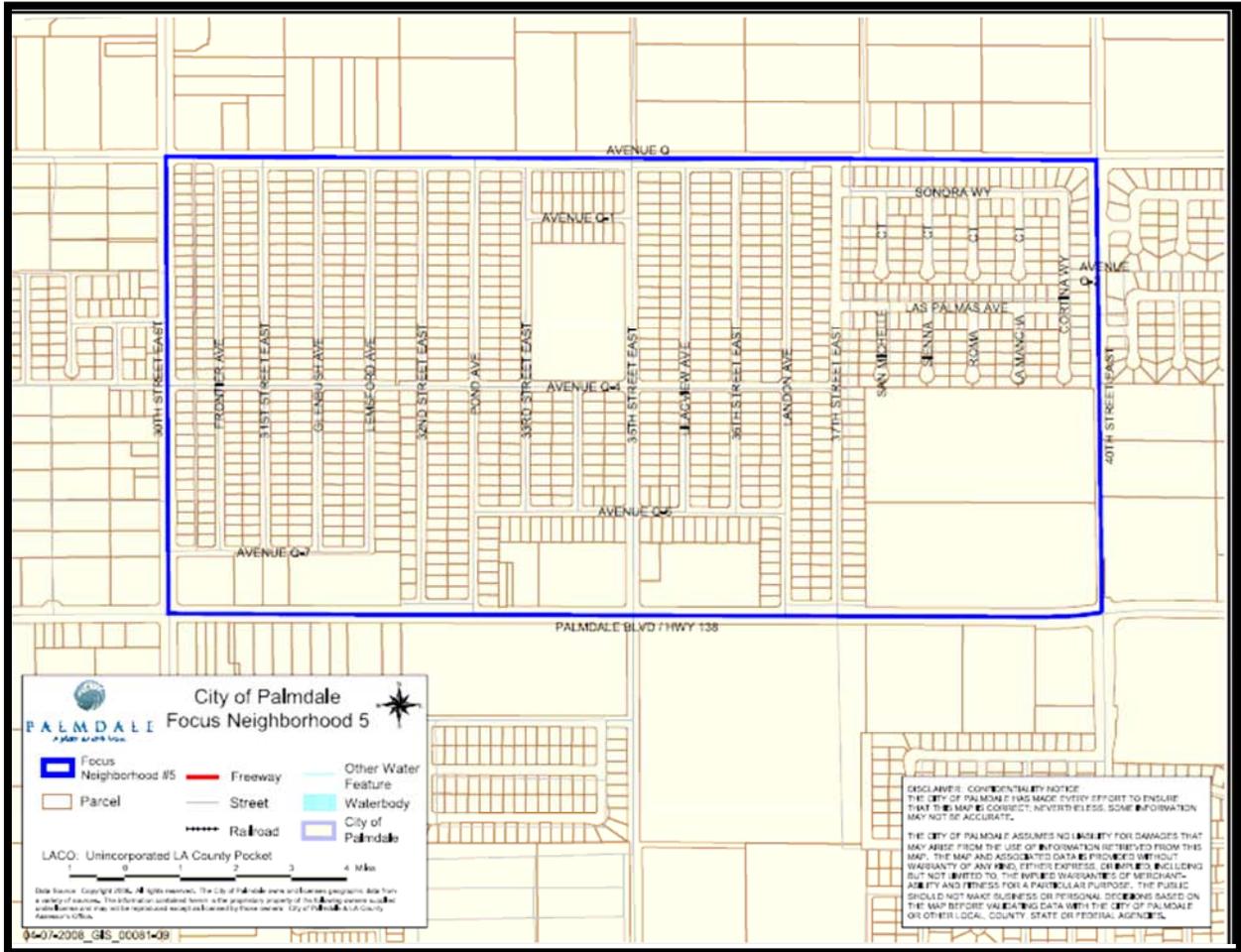
Focus Neighborhood #4	Number of Units Surveyed	Roof Repair	Stucco Repair	Paint Repair	Fascia/Trim Repair	Replace Garage Door	Yard Maintenance	Yard Replace	Driveway Replace	Fencing Replace
Single-family Homes	513	89	59	151	153	46	140	28	103	54
Apartments	12	3	5	5	4	0	0	0	2	1
Duplex	2	1	0	1	1	1	2	0	0	0
Vacant Lots	49									
Boarded up House	1									
Focus Neighborhood # 5										
Single-family Homes	1048	439	418	463	482	258	362	217	325	148
Apartments	0	0	0	0	0	0	0	0	0	0
Duplex	1	1	1	1	1	0	1	0	0	1
Vacant Lots	5									
% Units That Need Repairs Neighborhood #4										
Single-family Homes	513	17.35%	11.50%	29.43%	29.82%	8.97%	27.29%	5.46%	20.08%	10.53%
Apartments	12	25%	41.66%	41.66%	33.33%	0%	0%	0%	16.66%	8.33%
Duplex	2	50%	0%	50%	50%	50%	100%	0%	100%	0%
% Units that Need Repairs Neighborhood # 5										
Single-family Homes	1048	41.89%	39.89%	44.18%	46%	24.62%	34.54%	20.71%	31.01%	14.12%
Apartments	0	0	0	0	0	0	0	0	0	0
Duplex	1	100%	100%	100%	100	0	100%	0	0	100%
Total Parcels Surveyed										
Single-family Homes	1561	33.82%	33.58%	39.33%	40.68%	19.47%	32.16%	15.70%	27.42%	12.94%
Apartments	12	25%	41.66%	41.66%	33.33%	0%	0%	0%	16.66%	8.33%
Duplex	3	66.66%	0%	66.66%	66.66%	33.33%	100%	0%	0%	33.33%
Boarded Up Home	1									
Vacant Lots	54									
Total Parcels	1631									

Figure 2 Map of Housing of Focus Area 4



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Figure 3 Map of Focus Neighborhood 5



8. Rental Housing Costs

In 2000, 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% of income for rent. Nevertheless, a very low-income (31% to 50% of median) family of four earning \$42,150 could pay the rent for a two or three bedroom Palmdale apartment or house and stay within the limits of 30% of income for rent and a low-income (51% to 80% of median) family of four with \$67,450 per year could easily afford the median price for any of the apartments and homes in Table H-17 below.

Table H-17 below tabulates the asked-for rents for 99 units in Palmdale listed on Craigslist Antelope Valley between February 11 and February 13, 2011. This information is more representative than that available from surveys that focus only on large properties, as there are few rental projects with more than 100 units in Palmdale.

Rents are usually considered affordable if they cost no more than 30% of household income. Table H-17 shows that the median one-bedroom rent is affordable to households earning \$21,600 or more per year (\$10.38 per hour), families needing two bedrooms or more have to earn at least \$32,400 a year (\$15.57 per hour) and the median-priced three-bedroom unit requires an income of at least \$41,940 a year (\$20.16 per hour). For each of the five unit sizes listed, there is a wide range of rents. These rents are either equal to or less than rents surveyed in 2008, and are attractive to holders of Section 8 vouchers because they are well within the allowable cost or “fair market rent” set by HUD for Los Angeles County in 2012⁶ (see Table H-18 below).

Table H-17 Market Rents in Palmdale, February 2012

Unit Size	# of Units	Rent Range	Average Rent	Median Rent	Income to Afford Median Rent at 30%
1 bedroom	9	\$ 500-655	\$ 600	\$ 625	\$ 21,600
2 bedroom	11	650-1,375	953	900	32, 400
3 bedroom	34	795-1,695	1,221	1,165	41,940
4 bedroom house	26	900-1,950	1571	1,550	55,800
5 bedroom house	6	1,350-2,100	1,800	1,850	66,600

Source: Survey of Palmdale rents on Craigslist Feb 11-13, 2012 prepared by Karin Pally Associates

⁶ HUD User http://www.huduser.org/portal/datasets/fmr/fmrs/FY2012_code/2012summary.odn

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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. Most of these households have incomes ranging from \$648 to \$859 per month or less in 2012. 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.

Nearly all of Palmdale's rental housing is also too expensive for workers who earn less than \$10.38 per hour (\$21,600 per year). Many full-time workers in restaurant, janitorial, retail and childcare jobs earn only the California minimum wage of \$8.00 an hour. Their annual income is \$16,640 a year, often without benefits. For a family living on this wage, a median priced one-bedroom from Table H-17 would absorb 43% of annual income. Families with incomes at or below \$25,300 for a family of four (extremely low-income) are eligible for the Section 8 Housing Choice Voucher program, a program that charges recipients 30% of their income and pays any difference between that amount and the approved "fair market" rent (see Table H-18). According to the Housing Authority of the County of Los Angeles, Assisted Housing Division, in February 2012 there are 1,406 households with Section 8 vouchers living in the four zip codes in Palmdale with another 3,746 households on the Section 8 waiting list. According to Housing Authority staff, there are nearly 200,000 households on the countywide Section 8 waiting list, but only 50 vouchers turn over each month. So at about 600 new households a year, it would take 333 years to serve everyone on the current waiting list. Section 8 vouchers are portable and may be used anywhere in Los Angeles County.

Table H-18 shows the 2012 "fair market" rents approved by HUD for Los Angeles County. While these "fair market rents" are now lower than the majority of market rents in the City of Los Angeles, they are comparable to market rents for many apartments and single-family homes in Palmdale.

Table H-18 Section 8 Fair Market Rents, 2012

Bedroom Size	Rent
0 Bedroom	\$ 961
1 Bedroom	1,159
2 Bedroom	1,447
3 Bedroom	1,943
4 Bedrooms	2,338

Source: HUD User 2012

9. Ownership Costs

Palmdale’s phenomenal growth over the last 20 years was the result of its ability to provide affordable ownership housing to the County’s moderate-income households. In 1990, the median price of a home in Palmdale according to the Census was \$149,700. Prices rose over the decade and continued to rise until about 2007 when they began to fall precipitously due to the mortgage crisis, declining between 25% and 46% depending on zip code in the 12 months between February 2007 and February 2008 (Table 19A).

In December 2011, according to information from DataQuick published in the Los Angeles Times Sunday Edition and made available on www.DQNews.com, median home prices in Palmdale ranged from \$186,000 in zip code 93551, to \$140,000 in zip code 93552 and \$111,000 in zip code 93550. Table H-19B shows the average sales price and number of sales for homes by zip code in Palmdale and the change in price since December 2010. The countywide median in December 2011 was considerably higher, \$310,000 with an overall drop of 7.7% in the price of single-family homes.

2011 prices represented a decline of 38% (93550), 39.6% (93551) and 57.3% (93552) from the 2008 prices shown in Table H-19A, which had already declined considerably since 2007.

Table H-19A Home Sales in Palmdale February 2008

Zip Code	# of Sales 2/08	Av. Price 2/08	% Change from Feb. 07
93550	24	\$ 180,000	-46.3%
93551	36	308,000	-25.8%
93552	21	328,000	-33.9%

Source: www.DQNews.com April 2008

Table H-19B Home Sales in Palmdale December 2011

Zip Code	# of Sales 12/11	Av. Price 12/11	% Change from Dec. 2010
93550	93	111,000	-3.5%
93551	94	186,000	-11.6%
93552	58	140,000	-3.4%

Source: www.DQNews.com January 2012 (LA Times Sunday Edition Chart)

Table H-20 below shows the income needed to purchase the homes in Palmdale at the prices shown in Table H-19B and Table H-21 shows 2012 median income and income

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limits by household size set by HUD (these are income limits for a variety of federal and state housing programs). As the tables demonstrate, current housing prices are affordable for households earning between 50% and 80% of the HUD median income in 2012.

Table H-20 Qualifying Incomes for Palmdale Homes⁷

Average Sales Price Dec. 2011	Loan Amount	Down Payment 10%	Monthly Payment	Income to Qualify www.mortgage101.com
\$ 111,000	\$ 100,000	\$ 11,000	\$ 920.72	\$ 29,388-32,857
\$ 140,000	\$ 126,000	\$14,000	\$1,082.00	\$ 37,037-38,806
\$ 186,000	\$ 167,400	\$ 18,600	\$1,339.34	\$ 49,206-48,271

Source: DQnews.com 12/11, <http://www.vlender.com/cgi-bin/calc/qualify.cgi> and Karin Pally Associates

Table H-21 HUD 2012 Income Limits by Household Size

HUD Median 2012	Household	50% of Median	80% of Median
\$64,800	2-person hh	\$ 33,750	\$ 54,000
	3-person hh	\$ 37,950	\$ 60,750
	4 person hh	\$ 42,150	\$ 67,450
	5 person hh	\$ 45,550	\$ 72,850

Source: HUD User 2012

With 2012 median income in Los Angeles County at \$64,800 and the countywide median home price at \$310,000, the sales price, loan amounts, monthly payment and qualifying income data in Table H-20 confirm that Palmdale can once again offer ample homeownership opportunities to the County's very low, low and median income families.

However, census data show a substantial decline in Palmdale homeownership with an increase in renter-occupied units from 20% of all units in 2000 to 32.1% of all units in 2010. Given that home prices have continued to decline, the choice to rent rather than purchase is an eminently rational one as a decline in home prices may leave the household owing more than the home is worth. Lenders have also tightened their lending criteria, making it more difficult for borrowers to qualify for loans, particularly with high levels of debt.

⁷ Assumptions: Monthly payment at 30% of income. Monthly payment includes taxes and insurance. PMI also included because down payment is less than 20% of sales price. Debt estimated at \$300 per month. High and low incomes are based on different amounts of monthly debt. Calculations from <http://www.vlender.com/cgi-bin/calc/qualify.cgi>.

Table H-21 Comparison of Palmdale Foreclosures 2007 and 2008

Zip Code	1 st Qtr 2008	1 st Qtr 2007
93550	323	65
93551	198	38
93552	197	33
Total	700	106

Source: Los Angeles Times online real estate data April 24, 2008

Palmdale was hard hit by the foreclosure crisis that began in 2007 and continues into 2012. According to the Antelope Valley Housing News compiled by Fidelity Title, and distributed on December 13, 2011, there were 2,698 Palmdale homes in default, foreclosure or bank ownership (REO) in November 2011. This number was lower than the same measure in November 2010, a decline of 822 homes or 23.3% and, represents a substantial decline in foreclosures when compared with the 700 foreclosures in the first quarter of 2008.⁸

A City ordinance (Ordinance No. 1345) requires banks and other financial institutions to register and maintain vacant foreclosed homes. As of 2012, approximately 1,500 units are registered. Although the City believes this is less than half the actual number of vacant units, the City does not have enough Code Enforcement staff to proactively inspect for vacant housing units.

The City has estimated new construction over the next two years until 2014 by looking at production since 2006 and permits pulled in subsequent years. Including 2006 when 1,280 units were built, 2007 with 1,070 units, 2008 with 690 units, 2009 with 339 units and 2010 with 153 units and 108 units in 2011, it seems likely that approximately 4,000 new units will be built in Palmdale in the 2006-2014 Housing Element period. In fact, 3,640 of those units have already been built and permits for at least an additional 156 will be issued in 2012.

⁸ Los Angeles Times online real estate data from DQ News, April 24, 2008.

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10. Mobile Home Parks

Mobile homes are an important housing type in Palmdale, comprising 5% of the housing stock. There are 11 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.

Table H-22 Mobile Home Parks

Name, Address, Phone	Spaces	Rent Controlled Space Rent	Year Opened
Boulders At The Lake Owner: Palmdale Housing Authority 1030 East Avenue S Palmdale CA 93551 661-273-8154	222	41 Low-Income 178 Moderate-Income	1985
Boulders At The Ranch #1 Owner: Palmdale Housing Authority 40701 Rancho Vista Dr. Palmdale, CA 93551 661-943-2553	358	41 Low-Income 165 Moderate-Income	
Boulders At The Ranch #2 Owner: Palmdale Housing Authority 5200 Entrar Drive Palmdale CA 93551 661-943-2409	206	41 Low-Income 165 Moderate-Income	1988
Domenic's Mobile Home Estates 38015 30 th Street East Palmdale CA 93550 661-947-4274	33	\$285	1964
Grecian Isle Mobile Home Community 4444 East Avenue R Palmdale CA 93550 661-533-4444	157	\$300-\$350	1972
Joshua View Mobile Home Park 6150 East Avenue T Palmdale, CA 93552 661-533-3300	76		
Mountain View Mobile Home Estates 32555 East Avenue R Palmdale, CA 93550 661-947-4700	298		
Palmdale Mobile Home Park 38015 65 th Street East Palmdale CA 93550	47		
Sagetree Village Mobile Home Community 3524 East Avenue R Palmdale CA 93550	330	\$375	1971

661-947-6636			
Sierra Vista Mobile Home Estates 3255 East Avenue R Palmdale CA 93550 661-947-7400	298	\$295	1977
Thousand Elms Mobile Lodge 37311 North 47 th Street East Palmdale CA 93550 661-285-4555	216	\$225-\$250	Old 1954 New 1966
Total	2,241		

E. Assisted Housing Developments “At-Risk” of Losing Their Subsidies

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 ten years. 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 eight and a half-year period between January 1, 2006 and June 30, 2014.

1. Identification of At-Risk Units

Overview of At-Risk HUD-Assisted Multifamily Housing

Section 221 and 236 Mortgages

In the 1960s and 1970s the federal government provided a number of different types of subsidies to private developers to build housing with rents affordable to low-income households. Two of these programs, Section 221 (d)(3) Below Market Interest Rates (BMIR) and Section 236 were targeted to households whose incomes were too high for public housing but who could not afford market rents. Reduced interest rates of only 1% to 3% were granted to property owners in exchange for agreements that made rents affordable for at least 20 years. After 20 years, owners could pre-pay their 40-year HUD mortgages and raise their rents to market rates. In the 1970s and later, when it became necessary to more deeply subsidize units and offset operating cost deficits, HUD added a new subsidy program, Section 8 Loan Management Set-Aside (LMSA). Nearly half of the units in the 221(d)(3) BMIR and 236 programs also have the Section 8 Set-Aside.

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Section 8 Project-Based Units

Congress created the Section 8 New Construction and Substantial Rehabilitation Program in 1973. Unlike the Section 8 tenant assistance program that provides vouchers to individual households, these project-based subsidies were attached to the units. However, the subsidies did not run for the life of the project, instead HUD provided a 15 or 20-year commitment for rental subsidies. Tenants were required to pay 25% (now 30%) of their incomes for rent. HUD sets a “contract rent” for the units and then pays the difference between that rent and the tenant’s payment. Families and individuals earning no more than 30%, 50% or 80% of area median income are eligible for these units.

According to the California Housing Partnership Corporation, in 1997 Congress changed the rules governing Section 8 contracts when it adopted the Multifamily Assisted Housing Reform and Affordability Act (MAHRAA). This legislation provides funding for expiring Section 8 units. Owners are not obligated to renew expiring Section 8 contracts or to maintain the affordability of their units. Instead, if they choose, they can decline to renew the Section 8 contracts and raise their rents to market rates.

Owners of many buildings subsidized by Section 221 (d)(3) and 236 are now eligible to pre-pay their mortgages. In order to do so, the owner must file a notice of intent and provide a year’s notice to HUD and to tenants. In properties that also have Section 8 Loan Management Set-Aside (LMSA) contracts, the owner’s decision to pre-pay the underlying loan and opt out of the Section 8 contract will probably be influenced by whether the Section 8 rents are higher or lower than the market rents in the surrounding area. In areas where market rates are higher, the owner may want to pay off his HUD obligation so that he/she can charge market rates as soon as the Section 8 contract expires. California Government Code Section 65863.11 requires owners of HUD-subsidized buildings who put these buildings on the market to give nonprofit organizations the first right of refusal.

Pursuant to California Government Code Section 65863.10, owners must also file a notice of intent with the State when they decide to prepay a federally–assisted mortgage, terminate mortgage insurance or opt out of rent subsidy contracts. These notices must be filed one year and six months before the date of prepayment or termination and must also be sent to all affected tenants. The State Department of Housing and Community Development provides the notification forms and a list of owner prepayment notifications on its website at <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>

Mark-Down to Market

When the Section 8 contracts expire in buildings with HUD mortgages or HUD mortgage insurance, owners have to apply for annual renewals of the Section 8 contracts. At the

time of the initial renewal, HUD surveys market rents in the project area and adjusts building rents accordingly. In projects where contract rents are above market rates in the area the owner is likely to have very large mortgage payments. HUD will bring the rents to within 110% or 120% of the market rents by restructuring the mortgage. Owners of these buildings will probably want to sell or restructure; if the rents are considerably above the market, there won't be any incentive to convert to market rates.

Mark-Up To Market

In buildings where HUD's renewal market study shows that rents are below market rates, HUD will probably raise the contract rents. Nevertheless, owners of these buildings are the most likely to convert to market rates and, if they have Section 236 financing, to prepay their mortgages. However, the ability to prepay the HUD mortgage depends on whether market rents in the area are high enough to refinance the mortgage and pay for whatever renovations are necessary in a 20 or 30-year old building.

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Table H-23 Locally Subsidized Affordable Housing

Project Name Project Address	Owner Name Owner Address	Subsidy Type	Unit type	Total Units	Low/Mod Units	Expires	Risk
Manzanita Villas 570 Knollview Court Palmdale, CA 93551	Westrich Enterprises Ltd./ Griffin Dev. Company 24005 Ventura Blvd. Calabasas, CA 91302	Local Mortgage Revenue Bond	Family	144	29	2036	Low
Carmel Apartments 38722 11 Street East Palmdale, CA 93550	Investment Concepts, Inc. 777 S. Main Street, #161 Orange, CA 92666	Local Mortgage Revenue Bond	Family	112	23	2023	Low
Oasis Apartments 38300 11 th Street East Palmdale, CA 03550	336 Ltd/Oregon Ltd. 38300 30 th Street East Palmdale, CA 93550	Local Mortgage Revenue Bond	Family	336	67	2025	Low
Summerwood Apartments 38272 11 th Street East Palmdale, CA 93550	National Community Renaissance 8265 Aspen Street, Suite 100 Rancho Cucamonga, CA 901730	Multifamily Housing Revenue Bond	Family	54	52 very low	2/1/2028	Low
La Quinta Apartments 38301 11 th Street East Palmdale, CA 93550	National Community Renaissance 8265 Aspen Street, Suite 100 Rancho Cucamonga, CA 91730	Multifamily Housing Revenue Bond	Family	100	98 very low	7/1/2028	Low
Park Vista Apartments 38204 11 th Street East Palmdale, CA 93550	National Community Renaissance 8265 Aspen Street, Suite 100 Rancho Cucamonga, CA 91730	Multifamily Housing Revenue Bond	Family	28	27 very low	7/1/2028	Low
Impressions Apartment 38045 10 th Street East Palmdale, CA 93550	National Community Renaissance 8265 Aspen Street, Suite 100 Rancho Cucamonga, CA 91730	Multifamily Housing Revenue Bond	Senior	109	107 very low	7/1/2028	Low
Total				883	403		

Source: City of Palmdale Community Redevelopment Agency, Housing Division/Consolidated Plan

Table H-24 Locally Subsidized Mobile Home Parks

Project Name Project Address	Owner Name Owner Address	Subsidy Type	Unit type	Total Moderate Income Spaces	Bond Expiration Date
Boulders at the Ranch 1 40701 Rancho Vista Blvd. Palmdale, CA 93550	Palmdale Housing Authority	Tax-Exempt (Series A) and Taxable (Series B) Bonds secured by Housing Set- Aside funds	Mobile Home Park	358	9/21/2027 for Series A 9/1/2007 and 9/1/2027 for Series B
Boulders at the Ranch II 5200 Entrar Drive Palmdale, CA 93551	Palmdale Housing Authority	Same as above	Mobile Home Park	206	Same as above
Boulders at the Lake 1030 East Avenue S Palmdale, CA 93551	Palmdale Housing Authority	Same as above	Mobile Home Park	222	Same as above
Total				786	

Source: City of Palmdale Redevelopment Agency Housing Division/Consolidated Plan

Housing

Table H-25 Federally Subsidized Housing

Project Name Project Address	Owner Name Owner Address	Subsidy Type	Unit type	Total very low and low units	Expiration Date	Risk over 10 years
Palmdale Park Apartments 38002 15 th Street East Palmdale, CA 93550	Eugene Berger Man. Corp. 1570 East Warner, Suite 120 Santa Ana, CA 92705 (714) 540-3711	Section 236 (J) (3 rd Prepayment Notice 4/2000) Section 8 contract renewed annually. Opt out notice sent	Family	58	<u>Update 2012:</u> FHA loan with 2013 expiration date paid in full January 2012.	High.
Palmdalia Apartments 38040 11 th Street East Palmdale, CA 93550	Eugene Berger Man. Corp. 1570 East Warner, Suite 120 Santa Ana, CA 92705 (714) 540-3711 Sale scheduled March/April 2012. New owner: Roem Corporation 1650 Lafayette St. Santa Clara, CA 95050 Chuck Treach: 408-786-6139	Section 236 (J) Section 8 contract renewed annually Opt out notice sent January 5, 2012	Family	64	<u>Update 2012:</u> FHA loan with 2013 expiration date paid in full date unknown. Sale agreement with Roem Corporation. Sale scheduled to close in March/April 2012.	High
Palmdale Gardens 38601 10 St. East Palmdale, CA 93550 FHA 122-354-24	Annie and Allen Ko, Owners Castlerock Management 2917 Wagon Train Lane Diamond Bar, CA 91765 (909) 860-8295	Purchased with conventional mortgage Section 8 contract renewed annually	Senior	76	N/A	High
Palmdale East Q 1000 E. Avenue Q Palmdale, CA 93550	Ironwood Management 17207 Ventura Blvd. #2 Encino, CA 91316 (818) 789-5550	Purchased with tax credit finance 2002 Section 8 contract renewed annually	Family	90 Very low, low & 60%	2055 Tax Credits	Low
East 35 th St. Apartments 37929 35 th Street East Palmdale, CA 93550	Goldrich & Kest 5150 Overland Ave. Culver City, CA 90230	Section 221 (D)(4)	Family	48 Very low and low	Long term Section 8 contract expires 2025	Low
Palmdale Desert Club Apts. 37902 N. 20 th Street	Ironwood Management 17207 Ventura Blvd. #2 Encino, CA 91316	Purchased with tax credit finance Section 8 contract	Family	80	N/A	Low

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Project Name Project Address	Owner Name Owner Address	Subsidy Type	Unit type	Total very low and low units	Expiration Date	Risk over 10 years
Palmdale, CA 93550	(818) 789-5550	renewed annually				
Village Garden Apartments 1020 East Ave. R Palmdale, CA 93550	Eugene Berger Man. Co. 1570 East Warner Ste.120 Santa Ana, CA 92705 (714) 540-3711	Section 8 contract renewed annually	Family	80 Very low and low	N/A	High
Queen's Twelve 547 East Avenue Q-12 Palmdale, CA 93550	Manfric Inc. 1915 Morena Blvd. San Diego, CA 922110 (619) 276-6271	FHA 122-355-58 Section 8 Contract renewed annually	Family 3-4 bdrm	8	6/7/2002	Highest Units are being sold as of 4/15/08
Stanridge Homes 38905,11,15,23,29,35,41,47, 53 Stanridge and 38904,10,16,28,34,40,46,52 Stanridge Palmdale, CA	Manfric Inc. 1915 Morena Blvd. San Diego, CA 922110 (619) 276-6271	Section 8 Contract renewed annually	Single- family houses	17 separate houses	11/02/2010	High
Total				521		383 At High Risk

Source: Updated 2008 by Karin Pally Associates with information from project owners and the California Housing Partnership

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2. Assisted Housing Developments at Risk of Converting to Market Rates

Bond Financed Units and Subsidized Mobile Home Spaces

None of the locally financed units listed in Tables H-23 will lose their affordability restrictions during the next ten years. The seven properties with a combined 883 units of which 403 are affordable to households earning 80% or less of median income (low and moderate income) are financed with mortgage revenue bonds that come due between 2023 and 2035. In four of the properties, those that are owned by National Community Renaissance, there are 282 units reserved for families earning 50% or less of median income.

One of the seven mortgage revenue bond projects, Manzanita Villas, had a bond due date of 2007 but in 2001 the bond was renewed until 2035. The 157 mobile home park spaces in Table H-24 that are affordable to very low and low-income households were financed with tax-exempt bonds that are not due until 2027. These spaces are in three mobile home parks owned by the Palmdale Housing Authority.

Federally Subsidized Units at Risk

Table H-25 is a list of rental properties in Palmdale with federal subsidies. All of the projects maintain affordability with annually renewing Section 8 Project Based contracts. Of the eight multifamily properties and 17 scattered-site single-family homes in Table H-25, six multifamily properties with 366 units and all 17 scattered site homes are at high risk of converting to market rates in the next ten years. Together, these projects provide 383 units affordable to households with very low and low incomes. Two properties are not at risk in the next 10 years. Palmdale East Q was purchased as a tax-credit project but also retained the Section 8 contract. East 35th Street Apartments, owned by Goldrich and Kest, has a long-term Section 8 contract that does not expire until 2025.

One eight-unit property, Queen's Twelve, has been sold. The same group owns the Stanridge homes and intends to sell all 17 houses at the earliest opportunity. According to the owner, all tenants will receive Section 8 vouchers when the property changes hands. The property is not listed on the State's prepayment notification list although it is subject to the State's notification requirements.

During the last Housing Element period, two properties were purchased with conventional finance and are now maintaining affordability with year-to-year Section 8 contracts. Two other properties, both owned by Eugene Berger Management still have Section 236 (J) finance along with annually renewing Section 8 contracts. Berger's third property has only a Section 8 contract. Berger Management filed 12 month and six month notices for both its Palmdale Park and Palmdalia Apartments properties. A sale agreement between the current owner of Palmdalia Apartments and Roem Corporation

is schedule to close in March or April 2012. According to the realtor, the new owners intend to continue to the Section 8 project-based contract.

Section 8 Fair Market rents in 2008 compare very favorably with market rents in the Palmdale area. If the rents provided by the project-based contracts are similar to the fair market rents then it is likely that owners of units with project-based Section 8 will continue to renew their Section 8 contracts.

Table H-26 Average Rents in Palmdale, February 2008⁹

Unit Mix/Type	# of Units	Rent Range	Average Rent	Median Rent	Income to Afford	Fair Market Rents
1 bdrm apt,	4	\$ 650-775	\$ 711	\$ 720	\$ 25,920	\$1,041
2 bdrm apt.	8	775-1,295	835	900	32,400	1,300
2 bdrm house	1	1,498	1,498	1,498	53,928	1,300
3 bdrm house	32	1,200-2,150	1,650	1,599	57,564	1,746

Source: Craigs List Antelope Valley April 2008 , LA County Housing Authority 2008 and KPA

If the owners decide not to renew the Section 8 contract, the tenants will all receive Section 8 housing choice vouchers. The vouchers are portable and area rents are within Section 8 guidelines so it's very likely that tenants with vouchers would be able to rent a house or another apartment.

3. Cost and Resources for Replacement or Preservation

Replacement Cost

Replacement costs are provided in Table H-27. These costs range between \$273,873 per unit and \$274,959 per unit depending on whether the financing relies on 9% or 4% tax credits. In total the cost to replace the 383 at-risk units in Palmdale would be between \$105.3 and \$104.9 million. Although projects with affordable units would be eligible for a density bonus and parking reductions, because land costs are low, the increased density will only make a small difference—about \$2,000 per unit—in the total cost.

⁹ Table H-18 shows that average and median market rents in 2012 are somewhat lower than those in 2008 for one-bedroom and three-bedroom units and nearly the same for two-bedroom units.

Housing

Sources

Sources of finance for replacing the 383 units at risk in Palmdale are 9% or 4% tax credit equity investment, local equity from the Palmdale Community Redevelopment Agency Housing Set-Aside Fund¹⁰ or another source to be identified, grants from the State's Multifamily Housing Program (MHP) and a conventional low interest mortgage from a bank that makes community reinvestment loans. Tax credit and State MHP applications are competitive, and developers in Palmdale have successfully applied for tax credits in the past few years. According to its *2005-2009 Implementation Plan-Midpoint Review* issued in November 2007, Palmdale's Redevelopment Agency is obligated to spend \$57.9 million on low and moderate-income housing by 2014. The Agency estimates that it will have \$77.7 million available in its Housing Set-Aside fund between 2007 and 2014. The status of Redevelopment Set-Aside funds and obligations is undetermined as of February 2012.

Table H-27 Replacement Cost for At-Risk Units

Number of Units	Cost Per Unit	Replacement Cost	Sources
383	274,959	\$105,309,397	9% Tax Credit <u>Sources:</u> 22% First Mortgage 15% Local Equity (Palmdale Redevelopment Successor Agency or Other Source) 63% LP Capital Contribution
383	273,873	\$104,899,359	4% Tax Credit + Bond Finance <u>Sources</u> 24% First Mortgage 14% Local Equity (Palmdale Redevelopment Successor Agency or Other Source) 25% State Multifamily Housing Program 37% LP Capital Contribution

Source: Yasmin Tong and Karin Pally Associates

¹⁰ The California legislature abolished all redevelopment agencies effective February 1, 2012. Funds from those agencies, with the exception of monies already contractually committed, will be shifted to the state's budget. Cities were allowed to identify successor agencies to manage any existing assets and carry out existing contractual obligations such as contracts for construction of affordable housing as reviewed and approved by the County Auditor-Controller. The City of Palmdale has designated the City Council as the successor agency to the Community Redevelopment Agency. As of February 2012, many issues arising from the dissolution of the redevelopment agencies remain unresolved including future sources of funds for affordable housing.

Cost of Purchase

If the owners of the six buildings at high risk decide to sell, these units might sell for between \$89,000 and \$114,000 per unit, depending on condition.¹¹ At \$89,999 per unit, the cost to purchase the units would be \$34.08 million. At \$114,000 per unit, the cost would be \$43.66 million. However, the units probably need rehabilitation. Rehabilitation costs for projects with 4% tax credits are estimated at \$25,000 per unit. Adding \$25,000 puts the price range between \$114,000 and \$139,000 and the total cost for 383 units between \$43.66 million and \$139,000 per unit. The cost to purchase and rehabilitate 383 units would therefore be between \$43.66 million and \$53.24 million.

Sources for Purchase

Purchase of the six at-risk buildings and the 17 scattered site homes could be carried out with a combination of a conventional mortgage financed by the rents from the year to year Project Based Section 8 contract and a 25% equity investment from Palmdale’s Redevelopment Housing Set-Aside fund. One of the buildings has already been purchased by a private owner using private equity, conventional finance and the Section 8 contract.

Table H-28 Purchase and Rehabilitation of At-Risk Units

Number of Units	Purchase Cost	Rehab Cost	Total Per Unit	Total Cost	Sources
383	Low \$ 89,000	\$ 25,000	Low \$114,000	Low \$43,662,000	<u>Sources</u> 75% Convention Mortgage 25% Equity (Redevelopment) Section 8 Project-Based contract
383	High \$114,000	\$ 25,000	High \$ 139,000	High \$53,237,000	<u>Sources</u> 75% Convention Mortgage 25% Equity (Redevelopment) Section 8 Project-Based contract

Source: Karin Pally Associates

The owner of the 17 scattered site single-family homes said that one home sold two years ago (2009) for about \$240,000. The average price in that zip code in December

¹¹ In April 2008 Palmdale for sale websites had three multifamily buildings ranging in size from 9 units to 17 units. These buildings were about 20 years old. The three buildings were listed as follows: 9 units at \$88,777 per unit, 14 units at \$104,000 and 17 units at \$114,000 per unit.

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2011 was \$111,000. (See Housing Characteristics Table H-19B, Home Sales in Palmdale December 2011 above). If all 17 houses were sold now at 2011 prices, the cost would be \$1,887,000.

4. Organizational Resources for Preservation or Replacement

Public Agencies and Nonprofit Corporations

Federal and state law require that when owners of buildings with expiring federal subsidies decide to sell those buildings, they must offer the right of first refusal to nonprofit corporations capable of operating multifamily housing. Palmdale Park Apartments has already filed a third prepayment notice but has not yet indicated any interest in selling.

There are no nonprofit housing development corporations located in Palmdale. However, National Community Renaissance now owns and operates four multifamily buildings in Palmdale that were purchased and rehabilitated with loans from the City's Redevelopment Housing Set-Aside fund. Table H-29 provides a list of nonprofit entities in Southern California that are interested in the right of first refusal program.

Table H-29 Public Agencies and Nonprofit Corporations

Organization	Contact Name	Address	Phone
National Community Renaissance	Kevin Chin, Vice President of Development	9065 Haven Ave., Suite 1000 Rancho Cucamonga, CA 91730	(909) 483-2444
Abode Communities	Holly Benson Housing Director	701 E. 3 rd Street, Suite 400 Los Angeles, CA 90013	(213) 629-2702

Other Organizational Resources

The nonprofit organizations listed below provide information, and technical assistance for preservation of at-risk housing to tenants, property owners, City staff, and other groups. These organizations have offices in the City of Los Angeles.

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. CHPC has offices in Los Angeles and San Francisco. Staff at the Los Angeles office can be contacted at:

California Housing Partnership Corporation
800 Figueroa Street, Suite 760
Los Angeles, CA 90017
(213) 892-8775

Coalition for Economic Survival
514 Shatto Place, Suite 270
Los Angeles, CA 90020
213-252-4411

Neighborhood Legal Services
Pacoima Office
13327 Van Nuys Blvd.
Pacoima, CA 91331
800-433-6251

F. ENERGY AND WATER CONSERVATION

In response to State mandates and local concerns for resource conservation, the City has taken a number of steps to ensure that energy and water conservation are considered in approvals of new residential development. In the General Plan, the City has adopted wide-ranging policies to encourage environmentally responsible development (Environmental Resources Element).

In 2011, the City adopted a climate action plan, called the Palmdale Energy Action Plan, identifying how the City will use energy efficiency, independence and conservation to achieve a greenhouse gas emission reduction targets of 15% by the year 2020 and reduce emissions to 1990 levels by 2035. Measures identified include: encouraging new development to exceed Title 24 Energy Use Requirements by 15%, energy efficiency improvements in the City's housing stock through programs such as California Energy Upgrade and smart meters, encouraging residential on-site renewable energy sources such as solar, promote accessible housing near transit and services.

Conserve Palmdale is a series of videos created by the City to provide information on various conservation programs available to the community. Conserve Palmdale is available on the City's website and is also shown on the City's local television station, Palmdale 27, and covers topics such as water conservation, recycling, transportation options, used oils and greases and the Energy Upgrade California program

Housing

Water Conservation

The City of Palmdale addresses energy 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 multifamily 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)
- 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
- 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 for City and private development projects requiring a permit, plan check or design review. It also applies to all new single families residences, and any property that has a recorded Declaration of Substandard Property due to landscape deficiencies.

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**Adopted by City Council
09/05/12**

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. This is significant for the City as adjudication of the water basin is currently being undertaken.

Programs for Existing Development

The City of Palmdale currently offers the following program for enhancing the water efficiency of existing residential structures:

- EPA WaterSense
The City of Palmdale is committed to protecting the future of our national and local water supply through water-efficient practices, products, and services. That is why the City is partnering with the U.S. Environmental Protection Agency (EPA) to implement WaterSense, a national program that offers people a simple way to make product choices that use less water-and perform as well or better than your existing products.

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
- Peak load management

Housing

Programs for Existing Development

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 as well as 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. In 2012, the City will hold 7 workshops where the public could learn more about the program.

Community-Based Energy Conservation Programs

The State of California funds a free weatherization program for low-income households throughout the state with services provided by agencies that contract with The Gas Company. Maravilla Foundation, with an office in Lancaster, is the weatherization provider for residents in the Antelope Valley. Weatherization services can include attic insulation, water heater blankets, weather stripping for doors, window caulking, faucet aerators and low-flow showerheads. The Gas Company provides furnace repair for low-income homeowners if the furnace is hazardous or inoperative.

On its website, the Southern California Gas Company, which provides services to Palmdale residential and commercial customers, offers a number of programs aimed at increasing energy efficiency. These include an energy and efficiency online survey and residential rebates for upgrading to energy efficient appliances or making energy efficient home improvements. Rebates are also available to owners of multi-family properties if they install certain energy efficient systems. Incentives for building new homes that exceed California Title 24 by 15% are offered to residential and commercial builders. Southern California Gas Company's website is www.socalgas.com.

Southern California Edison (SCE) offers a wide variety of energy conservation programs. These programs include information on energy efficiency including free home energy audits online. SCE offers rebates on energy efficient appliances and has

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several programs to reduce rates for low-income households. SCE's website is www.sce.com.

Publications on sustainable building practices for residential and commercial properties can be found on the website of Global Green at www.globalgreen.org. Global Green is a national nonprofit organization that works to educate the public about renewal energy sources and sustainable development practices.

Residences in the City of Palmdale are served two primary water purveyors; Palmdale Water District and Los Angeles County Waterworks District No. 40. Both water purveyors have conservation information on their websites and urge customers to conserve water. Palmdale Water District offers a cash rebate for the installation of water efficient appliances and fixtures, smart controllers and a 'cash for grass' program.

Housing

IV. SPECIAL HOUSING NEEDS

Government Code Section 65583(a)(7) requires “An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households and families and persons in need of emergency shelter.”

A. Female-Headed Households

Need

Female-headed households are identified as special needs households by California Housing Element law. A study published by the Public Policy Institute of California in 2006 found that while the cost adjusted poverty rate in California is 20%, single-mother families have a poverty rate of 37%.¹² Single mothers are often impoverished because child support payments are either never made or fail to compensate the real costs of raising children, including childcare, and because women often earn lower wages than men, particularly if they work part-time or have been out of the workforce.

In 2010 there were 4,784 female-headed families with children under age 18 in Palmdale of which 45% (2,161) were living below the poverty level. They made up 23.4% of all Palmdale families with children. In the County as a whole there are 371,889 female-headed households with children who constitute 26.8% of all County households with children. The proportion of female-head households in poverty is lower countywide with 35.7% 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 leads to homelessness for women and children who often must leave home in order to be safe from a battering spouse or domestic partner.

Palmdale’s female-headed households with adequate incomes do not have special housing problems that need attention. However, female-headed households living on the CalWORKs monthly income of \$648 (plus about \$200 for CalFresh, formerly the food stamp program) for a family of three or earning minimum wage of \$8.00 per hour (\$16,640 per year) have incomes below the poverty level. Without a Section 8 voucher or another type of subsidized housing, these families will have serious problems with housing costs.

¹² Reed, Deborah. (May 2006). “Poverty in California, Moving Beyond the Federal Measure.” *California Counts*. Vol 7, No. 4. Public Policy Institute of California.

Table H-18, Market Rents in Palmdale shows average and median rents for apartments and houses in Palmdale in February 2012. A one-bedroom rents for between \$650 and \$775 while a two-bedroom is between \$775 and \$1,295. A CalWorks family of three would have to pay more than 100% of income for housing. Clearly, this is impossible. In addition, very low-income households sometimes find it difficult to rent an available unit because the family does not have the funds to provide a security deposit or is not considered an acceptable tenant. Many property managers require tenants to have incomes that are three times the rent. Almost no one will rent to a family with a prior eviction or with credit problems that might have arisen from a divorce, job loss or foreclosure. So Palmdale's extremely low-income households need a voucher or an apartment with state or federal subsidies in order to afford even the lowest price apartment and may have to share housing.

Resources and Solutions

There are 1,406 Section 8 vouchers in use in Palmdale. There are 3,746 Palmdale residents on the Section 8 waiting list of the Housing Authority of the County of Los Angeles. According to Housing Authority staff, the agency has 21,900 Section 8 Vouchers and a waiting list of 200,000 County residents.

There are 1,111 family units in Palmdale with federal or local subsidies. These subsidized units are a substantial resource for Palmdale's lowest income households, but are not enough to meet the need for very low cost housing.

Conversations with staff in several different organizations including social service, schools, and real estate agents, indicate that some homeowners and very low-income individuals and families are coping with high housing costs by renting rooms in private homes, very much like lodgers in a previous era. This helps the homeowner with mortgage payments and provides an affordable, if cramped place to live for an individual or family with limited income.

Domestic Violence Programs

The Antelope Valley Domestic Violence Center operates the walk-in Homeless Solutions Access Center in Lancaster and an emergency housing program located in or near Palmdale (location information for domestic violence shelters is confidential.) Table H-36 provides information on this and other homeless services and housing programs in the Antelope Valley.

Housing

B. Large Households

Need

Large households are defined as those with five or more members. Table H-30 below shows that in 2010 31.2% of all owner-occupied households and 22.9% of all renter-occupied households had five or more persons. Overall, 23.3% of all Palmdale households had five or more persons. The housing stock in 2010 was well suited to large households. According to ACS Table B25042, Tenure by Bedrooms, 93% of owner-occupied units and 57% of renter-occupied units had three or more bedrooms. In fact, 21.3% of the renter-occupied units in Palmdale are single-family homes. The remaining rental housing stock had zero, one or two bedrooms.

Table H-30 Household Size by Tenure

	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-4 Persons	21,252	76.5	9,607	77.1%	30,859	76.7
5+ Persons	6,509	31.2	2,847	22.9%	9,356	23.3
Total	27,761		12,454		40,215	100%

Source: 2010 ACS

Table H-12 in the Section on Extremely Low-Income shows that in 2000 among large households earning 30% or less of median income 67.4% of the 645 large renter households and 88% of the 335 large owner families were paying half or more of their incomes for housing costs. Additional data from the 2000 CHAS Databook show that among large households earning between 31% and 50% of median income, 36.4% of renters and 32.1% of owners were paying 50% or more of income for housing.

Table H-17, Market Rents, shows that there are some three-bedroom houses in Palmdale that rent for as little as \$795 per month and the median price for units advertised over three days in February 2012 is \$1,221. However, such units may be rare and it is likely that large families with low incomes will have a difficult time finding affordable homes to rent. The 2010 ACS found that overcrowding was more frequent among Palmdale renters than owners with 6.4% of Palmdale's owner-occupied units overcrowded and another 0.7% very overcrowded, while 10.5% of tenant households overcrowded and another 4.8% severely overcrowded.

Resources and Solutions

As noted above under Needs, Palmdale's housing stock in 2010 was well suited to large households. According to ACS Table B25042, Tenure by Bedrooms, 93% of owner-occupied units and 57% of renter-occupied units had three or more bedrooms. Furthermore, Table 17, Market Rents, shows that the median rent for three-bedroom homes is affordable to very low-income large families and four and even five bedroom homes are affordable to low-income families. However large families earning 30% or less of median income need subsidized housing. One 200-unit affordable development with 100 three-bedroom apartments were constructed in 2000 and two subsidized family developments have been built since 2006, one with 48 units for low-income families units and one with 49 units for low-income families. In February 2012, construction began on 277 units for low and very low-income families in the City's Transit Village area. A second 70-unit family project with 15 very low and 54 low-income units was approved but never built.

The City of Palmdale's Community Redevelopment Agency noted the need to change the focus of its housing set-aside expenditures to family housing in its *2005 - 2009 Implementation Plan Midpoint Review*. On page 40-41, the Agency notes that it is "required to expend over the duration of each Implementation Plan, L/M housing funds to assist persons regardless of age in at least the same proportion as the population under 65 years of age bears to the total population." In Palmdale, 93.4% of the population is under age 65 and only 6.6% is age 65 or older. The Agency notes on page 41 that "because the Project Areas were established before December 31, 1993, the Agency will have an additional five years (until December 31, 2014) to satisfy the proportionality requirement."

The continued applicability of the Redevelopment Agency's Implementation Plan cannot be determined, as all Community Redevelopment Agencies (CRA) have been disbanded by the State as of February 1, 2012. If, when, and how much of Palmdale's remaining affordable housing funds will be available for expenditure by the CRA's successor, the Palmdale City Council acting in its capacity as the Successor Agency to the Community Redevelopment Agency of the City of Palmdale, and what plans or regulations will govern the use of such funds remains to be determined.

Housing

C. Elderly

Need

In 2010 the Census counted 9,837 persons age 65 and older in Palmdale who together comprised 6.6% of the population (see Table H-5). The proportion of persons in this age group increased by 17.8% but the number of persons age 65 and older increased by 50.8% with an increase of 64.6% in the number aged 75 and older. The increase in older persons was much larger than that of the City as a whole, which grew by 30.9% between 2000 and 2010.

In 2010, more than one third (34.2%) of the population age 65 and older had at least one disability.

In 2010, most (71.8%) Palmdale households headed by a person 65 or older were homeowners; only 28.7% of households headed by a person 65 or older were renters.

According to the 2008-2010 ACS 3-year estimates, median household income for householders age 65 and older was \$27,101, considerably less than the citywide median of \$53,048. However, the income data for those over 65 has an error potential of +/- \$3,108 so should be viewed with a degree of caution. Data from the ACS show only 576 Palmdale households with a household head age 65 or older living below the federal poverty level; however, the error potential for this small number is very high.

Data from the 2008-2010 ACS 3-year estimates show that 57.3% of Palmdale's 3,895 householders age 65 and older pay less than 35% of income while 43.7% of older homeowners are paying 35% or more of income for rent. Although people in this age group are often considered more capable of paying high housing costs, increasing costs of transportation, utilities, medical care and other basic needs could put severe strains on the fixed incomes of older householders.

As Palmdale residents continue to age they may become disabled and need help with tasks such as grocery shopping, cooking, cleaning, yard work, and simple household repairs. Table H-34, Disability by Type shows that 11.7% of persons age 65 and older have a disability that affects self-care. It often isn't possible to depend on children or other relatives for this assistance and paid household help is expensive for those on fixed incomes. Transportation may also become a problem for the frail elderly who have to give up driving due to eyesight or other factors. The community needs to plan for both home-based assistance and assisted living facilities for its aging population.

Table H-31 shows housing cost burden by income level for elderly households in Palmdale in 2000. Most elderly renter households earning 50% or less of median income were paying more than 30% of their incomes for rent and a significant proportion were paying more than half their income for rent. The proportion with high

cost burden is lower among those earning between 50% and 80% of median income. Similar data based on the 2010 Census were not available for this analysis. However, economic changes since 2008 may have adversely affected the income of households on fixed incomes while during the same period costs for food, medical care, utilities, gasoline and insurance all rose. Data on housing cost burden clearly indicate a need for subsidized housing in Palmdale to meet the needs of households earning less than 50% of median income.

Table H-31 Housing Cost Burden for Elderly Palmdale Households in 2000

Housing Cost Burden	Elderly Renters	Elderly Owners	All Palmdale HH
HH Income <=30% MFI	245	330	4,088
Cost Burden > 30%	91.8%	71.2%	82.2%
Cost Burden > 50%	61.2%	60.6%	70.5%
HH Income >30% <=50%	244	499	3,125
Cost Burden > 30%	81.6%	59.9%	77.2%
Cost Burden > 50%	38.9%	36.9%	38.8%
HH Income >=50% <=80%	148	665	5,164
Cost Burden > 30%	39.9%	45.9%	57%
Cost Burden > 50%	13.5%	19.5%	17.3%

Source: HUD User CHAS Databook based on Census 2000 data

Resources and Solutions

Table H-32 lists housing limited to senior occupancy in Palmdale. There are eight existing projects with 675 units. An additional two projects with 142 units have been approved but not yet built.

Despite the data above on cost burden, only 92 or 12.3% of the senior units are affordable to households earning 50% or less of median income. Another 47.1% are affordable to households earning between 51% and 80% of median income while the balance are designed for moderate income households earning up to 120% of median income.

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Table H- 32 Senior Housing Developments in Palmdale - Existing and Approved

Project Name	Very low-income	Low-income	Moderate income	Total
Existing Units				
Impression Apartments			80	80
Palmdale Gardens	40	35	1	76
Sierra View Gardens			144	144
Whispering Palms	14	60	1	75
Desert Senior Apartments	18	43	1	62
Cielo Azul	16	40	25	81
Summer Terrace		78	1	79
Palo Verde Terrace		77	1	78
Total Existing	88	333	254	675
Approved Projects				
Courson Connection Phase V		40	1	41
Courson Connection Phase VI		100	1	101
Total Approved		140	2	142

Source: Palmdale Planning Department, April 2008 and February 2012

Since 2005, nearly all affordable housing developments constructed or approved have been senior housing. The number of senior units now is equal to 58.2% of all renter households occupied by a householder age 65 or older according to the 2010 ACS (see Table H-5). However, very few senior units, only 11%, are reserved for the lowest income seniors, although these are the households most likely to need a housing subsidy.

In addition to senior rental housing, there are 22 four to six-bed residential care homes serving the elderly. Together these 22 facilities provide 111 beds for elderly persons who need assisted living. Additionally, one 118 unit assisted living facility opened in 2008 and a 268 bed continuum of care facility (204 beds in assisted and senior living, 40 beds in skilled nursing and 24 beds in memory care) was approved in 2009.

D. Disabled

Need

According to the 2010 ACS 13,352 people or 8.7% of Palmdale's population have at least one disabling condition, some have several. Table H-33 shows the distribution of disabilities by age while Table H-34 shows the distribution by age and type of disability.

Because there are many different types of disabilities, it is not possible to address the housing needs of disabled persons with a single program type. Among persons who receive some kind of disability income are those with developmental disabilities, chronic mental illness and sensory and physical handicaps ranging from blindness to quadriplegia. Some persons with disabilities work and simply need reasonable accommodation such as wheelchair ramps for their housing. Others need supportive housing programs in order to live independently. Still others need group homes with 24-hour staff. Group homes are usually four to six-bed facilities in residential neighborhoods with 24-hour staff. There are a number of these homes in Palmdale.

The chief types of housing problems for disabled persons are likely to be:

- Cost for those receiving disability income such as Supplemental Security Income or who are retired and living on Social Security. Because there is such a limited supply of low-cost rental housing in Palmdale, disabled persons with very low incomes will have difficulty finding housing they can afford.
- Assistance with activities of daily living. Although many disabled persons can live independently, some disabled persons, particularly those with physical disabilities may require help with tasks of daily living. This type of help is costly, and may create a barrier to independent living for those with very low incomes.

It was not possible to obtain an estimate of how many disabled persons in Palmdale need housing assistance. The Palmdale Discovery Resource Center, a client-run center for mentally ill persons served 94 individuals in 2010-2011. These clients were not homeless but may need affordable housing in order to remain independent.

Developmental Disabilities

In 2012 the North Los Angeles County Regional Center (NLACRC), which provides life-long services to persons born with developmental disabilities, had 1,829 clients (whom they call consumers) in the City of Palmdale. Among these consumers were 840 adults and 989 children.

Housing

Table H-33 Disabled Persons in Palmdale by Age

Age	Number	% of Disabled Population
Under age 5	234	1.8
5 to 17 years	2,305	6.0
18 to 34 years	2,234	6.0
35 to 64 years	5,561	10.3
65 to 74 years	1,505	26.5
75 and older	1,747	45.8
Total	13,352	8.7

Source: 2010 ACS

Table H-34 Disability by Age and Type

Age	Under 5	5 to 17	18 to 64	65 and over	Total
Type of Disability					
Hearing	234	423	1,091	923	2,671
Vision	234	292	1,614	495	2,635
Cognitive		1,719	3,104	1,276	6,009
Ambulatory		183	4,471	2,212	6,866
Self-Care		289	1,705	1,154	3,148
Independent Living			3,455	1,696	5,151
Total Persons by Age	234	2,305	7,795	3,252	13,586

Source: 2010 ACS Table S1810

Resources and Solutions

Disabled persons with low fixed incomes face the same affordability problems as other extremely low-income households in Palmdale. Their incomes are so low that the price of a one-bedroom apartment can absorb three-quarters or more of their income. As an example, the Supplemental Security Income benefit for developmentally disabled individuals is \$859 per month.

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According to NLACRC, there are 24 small family homes in Palmdale licensed by the Department of Social Services to provide housing and care for NLACRC consumers. These homes include 18 homes for adults with a total capacity of 88, and six homes for children, with a total capacity of 24. Capacity of adult homes varies from two to six, while children's homes are limited to a maximum capacity of four.

The Independent Living Center located in Lancaster helps disabled clients find housing.

Accessibility is an issue for disabled persons in wheelchairs as well as for those with other types of motor disabilities. Although many accessibility adaptations can be made in compliance with development standards set by zoning codes, sometimes owners of existing properties require a reasonable accommodation that allows them to install handicapped ramps or other types of adaptations that might otherwise not conform to City standards. State law requires cities to provide a process that property owners can use to request a reasonable accommodation and Palmdale has amended its Zoning Ordinance to provide that process.

The City's Emergency Grant Program can be used to make the homes of disabled low-income homeowners more accessible. It would be helpful if the City, through its website and in information provided by its Fair Housing Contractor, made information on the rules regarding reasonable accommodation available to tenants and to rental property owners.

There are two nonprofit housing development organizations in Los Angeles County that specialize in developing affordable supportive housing for disabled persons. They are:

- A Community of Friends (Persons with Special Needs)
3345 Wilshire Boulevard #1000
Los Angeles, CA 90010
(213) 480-0809
Dora Leong Gallo, CEO
- Homes for Life Foundation (Persons with Chronic Mental Illness)
8929 S. Sepulveda Boulevard #506
Los Angeles, CA 90045
(310) 337-7417
Carol M. Liess

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E. Persons in Need of Emergency Shelter

Need

The 2011 Greater Los Angeles Homeless Count¹³ conducted a one-night survey to collect data on the number of homeless persons in the County at a point in time. The 2011 Homeless Count Report also provided an estimate for the number of persons homeless over the period of a year. In 2011 there were 51,340 homeless persons on a single night and an estimated 120,070 over the course of a year or about 2.3 times the one-time count. In the Antelope Valley, the homeless count found 1,412 homeless persons on the night of the count of whom 889 (63%) were single adults and 517 (37%) were family members. Using the multiplier of 2.3 an estimate of about 3,247 homeless persons over the course of year can be calculated. While the Antelope Valley had the smallest number of homeless persons among the eight Service Planning Areas (SPAs) in Los Angeles County, it had the highest proportion of homeless family members. Table H-35 shows the distribution of key subpopulations among homeless persons in the Antelope Valley.¹⁴

When compared with the other SPAs, the homeless population of Antelope Valley had the second highest proportion of survivors of domestic violence, the second lowest proportion of mentally ill and the smallest proportion of veterans.

Table H-35 Characteristics of Homeless Persons in the Antelope Valley

Subpopulation	2011 Point in Time ¹⁵	Percent
Total Homeless	1,412	100
Chronically Homeless Individuals	209	15
Chronically Homeless Family Members	67	5
Substance Abusers	238	17
Mentally Ill	287	20
Veterans	90	6
People With HIV/AIDS	14	1
Survivors of Domestic Violence	211	15
Physical Disability	143	10

Source: Greater Los Angeles Homeless Count Report, Figure 24 Page 27

¹³ The homeless count is available online at <http://www.lahsa.org/docs/2011-Homeless-Count/HC11-Detailed-Geography-Report-FINAL.PDF>

¹⁴ 2007 Greater Los Angeles Homeless Count (2007) Figure 34.

¹⁵ Sum of subpopulations 1,259 not 1,412 but the denominator used was 1,412.

According to Diane Grooms, former manager of the Access Center in Lancaster and in 2012 Chief of Community Development for the Antelope Valley Domestic Violence Center as well as Program Manager for the Strengthening Homeless Mothers Initiative, there are a number of homeless encampments in unincorporated areas of the Antelope Valley. According to Ms. Grooms, a number of homeless people who are mentally ill live in these encampments.¹⁶ It is likely that some of the 209 people identified as chronically homeless in the 2011 Greater Los Angeles Homeless Count are encampment residents.

Palmdale does not have an emergency shelter or any transitional housing programs. Homeless families and individuals have to call 211 to obtain motel vouchers for a night or weekend and then must to go to the Homeless Solutions Access Center in Lancaster 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 Lancaster Community Shelter, operated by Grace Resource Center.

In 2011 the Homeless Solutions Access Center provided services and shelter referrals to 635 individuals and 394 families with 1,460 family members. The Access Center also provided residency information from their records. In 2011, the Access Center provided services and shelter referrals to 43 individuals and families who were Palmdale residents. According to Patty Rivetti, Chief of Community Services for AVDVC and Program Manager of the Homeless Access Center, about three quarters of homeless individuals and families who come to the Center are from the local area (Palmdale, Lancaster, other Antelope Valley locations).

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 the City of Lancaster. SAVES does not keep records of the number of inquiries, requests for assistance or referrals provided to homeless families and individuals.

The Antelope Valley office of Mental Health America (MHA) reports that it served 562 homeless mentally ill persons in 2010-2011 including 42 homeless veterans. The director of MHA Antelope Valley pointed out that although there are small board and care facilities licensed to serve mentally ill adults, there is no transitional housing for homeless mentally ill persons so homeless clients of MHA have to be accommodated in sober living or board and care facilities while searching for affordable permanent housing.

¹⁶ Personal communication, April 2008.

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The Antelope Valley Domestic Violence Center (AVDVC) operates the Homeless Solutions Access Center in Lancaster, California. The Access Center provides case management, supportive services, shelter and permanent housing placement and a wide variety of other services for homeless individuals and families. AVDVC also operates a 60-day emergency shelter and two transitional housing programs for victims of domestic violence.

The foreclosure crisis in recent years created a new type of homelessness: tenants who became homeless instantly when the houses they were renting were foreclosed and the locks are changed. Apparently, many renters don't know that their rented homes are in foreclosure. In foreclosures, evicted tenants don't just lose their housing but also their deposits. Evictions without notice are illegal under California law, which requires that renters receive 60 days notice of eviction if they have lived in a property for more than a year and 30 days if less than a year. The federal "Protecting Tenants at Foreclosure Act of 2009" is more generous, requiring 90 days notice for month-to-month tenants and providing that tenants with leases can stay at least until the end of a lease. Buyers who intend to live on the property are exempted from the lease provision and may terminate a lease with 90 days notice. The federal legislation does not pre-empt state laws that are more generous to tenants. These protections also apply to Section 8 tenants.¹⁷

Resources and Solutions

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 Service Planning Areas (SPAs) in Los Angeles County, 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 has had to organize its own 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 H-36 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

¹⁷ <http://www.nolo.com/legal-encyclopedia/renters-foreclosure-what-are-their-30064.html>

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Emergency shelter for adult men and women and for families is provided at the Lancaster Community Shelter, operated by Grace Resource Center and located in the City of Lancaster. The Lancaster Shelter is the only emergency shelter in the Antelope Valley serving the general population of homeless single adults and families. This all-year emergency shelter facility can accommodate about 40 people during the non-winter months. It has two rooms for men with 24 cots total and one room for women with 16 cots. In the winter months cots can be set up in the dining room so that the shelter can house up to 120 persons each night. The Antelope Valley Domestic Violence Council (AVDVC) operates a 56-bed emergency shelter for victims of domestic violence. The location of this shelter is confidential.

Motel vouchers are an important resource for emergency shelter. Homeless persons throughout Los Angeles County have to call 211 to obtain a motel voucher for a single night or over a weekend. In order to obtain additional vouchers, the recipient must meet with an Access Center case manager; in the Antelope Valley this is the Homeless Solutions Access Center.

The Homeless Solutions Access Center, located on Sierra Highway in Lancaster, next door to the Lancaster Community Shelter, provides case management, service referrals, motel vouchers, and placement in transitional and permanent housing.

The Access Center, which is operated by the Antelope Valley Domestic Violence Council (AVDVC), has improved coordination and continuity of services to homeless persons in the Antelope Valley. A number of the principal components of this system are located along a single arterial, Sierra Highway, which connects Palmdale and Lancaster. This approximately 15-mile stretch of roadway is served by bus, allowing referrals from SAVES to the Department of Public Social Services, the Access Center and the Lancaster Emergency Shelter in Lancaster. However, according to AVDVC 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, so that staff from may process clients from the Palmdale area without the need for travel to Lancaster.

The City of Palmdale operates an emergency food and service referral program called SAVES. There are no emergency shelters, or transitional housing programs in Palmdale.

Transitional Housing

Grace Resource Center is developing a transitional housing for up to 10 families in an adjacent facility that has two-room units with an attached bathroom that can accommodate up to six family members. AVDVC operates two transitional housing

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programs for families who are victims of domestic violence: Oasis House with ten 1 and 2-bedroom scattered site units and Stepping into the Light with 13 bedrooms that can be used flexibly to accommodate large families. The location of the AVDVC transitional programs is confidential.

Resources to help homeless individuals and families in the Antelope Valley have increased considerably since 2006 but barriers to finding permanent housing for homeless individuals and families remain. According to a staff member at the Access Center, it is difficult for homeless persons to accumulate the security deposit needed for permanent housing and there are few rental units affordable to extremely low-income households (an individual with \$17,750 or less per year or a three-person family with \$22,800 per year). In 2011, 37% of the 1,412 homeless persons surveyed on a single night by the Greater Los Angeles Homeless Count were members of homeless families.

Table H-36 Shelter and Services for Homeless Persons

Name of Service and Location	Operating Agency	Number of Beds	Number Served	Type of Service
Lancaster Emergency Shelter	Grace Resource Center	Provides cots for up to 40 individuals in two dorm style rooms for men and one room for women. During the winter months an additional 80 cots can be set up in the dining area.	Information requested	Emergency Shelter Individual and family
Transitional Living Program-Lancaster	Grace Resource Center	Serves up to 10 families in two-room family units with attached baths. Meals are served in the shelter dining room.	Information requested	Family transitional
Access Center in Lancaster	AV Domestic Violence Council	N/A	653 Single Adults 394 Families with 647 adults and 813 children	One stop case management & referral including motel vouchers, supportive services and transitional and permanent housing placement
SAVES in Palmdale	City of Palmdale	N/A	No emergency shelter or transitional housing or supportive	Food bank, motel vouchers and referrals to 211, Access Center and Lancaster

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Name of Service and Location	Operating Agency	Number of Beds	Number Served	Type of Service
			services provided.	Shelter. Also provides services to Emancipated Foster Youth.
Valley Oasis Domestic Violence Shelter	AV Domestic Violence Council	56 emergency beds in a confidential location.	Approx. 300 individuals and family members in 2010-2011	60-day domestic violence shelter for women and men
Oasis House Transitional Housing Program 1	AV Domestic Violence Council	13 bedrooms	Up to 2 years	Individual & Family Transitional (Domestic Violence) Can Accommodate Large Families
Stepping into the Light	AV Domestic Violence Council	10 1 & 2-bedrm units in scattered site units.	Up to 30 persons for up to 2 years	Individual & Family Transitional (Domestic Violence)
Scheuer House Antelope Valley Independent Living Program	Gay and Lesbian Adolescent Services Palmdale	6	No information available	Emancipated Foster Youth
High Desert Youth Project	Gay and Lesbian Adolescent Services Palmdale	6	No information available	Emancipated Foster Youth
Mental Health Case Management and Housing Programs	Mental Health America – Palmdale	Agency provides services but not housing.	N/A	Case management & day programs for homeless mentally ill
Permanent Housing with services (up to six years)	25 Shelter + Care Vouchers for Domestic Violence	Vouchers can be used in private sector housing developments that accept vouchers.	25 households, family size varies in permanent housing	Permanent housing with services for victims of domestic violence

Source: AVDVC, Homeless Solutions Access Center, Grace Resource Center and Karin Pally Associates

Homeless heads of households are referred to the Department of Public Social Services (DPSS) in Lancaster, 15 miles from the SAVES office, to apply for homeless assistance. The benefits and services provided under the DPSS Housing Program are: temporary shelter payments, additional temporary shelter payments, permanent housing payments, moving assistance, assistance to prevent eviction, rental subsidy and

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relocation assistance. Recipients can apply for these benefits only once in a lifetime except under special circumstances such as a natural disaster or domestic violence.

DPSS also has a homeless program for general relief recipients. Unemployed adults under the age of 62 who are not eligible for Social Security, Disability or Supplemental Security Income may be eligible for general relief. A new program provides small rent subsidies and move-in costs for eligible homeless general relief recipients.

The Palmdale Zoning Ordinance currently permits emergency shelters in the C-3 (General Commercial) and PF (Public Facilities) zones with an approved conditional use permit. Since Senate Bill 2 requires cities to identify zoning designations where emergency shelters are permitted by right, the City is preparing an amendment to the Zoning Ordinance to permit emergency shelters within the R-3 (Multiple Residential) and C-2 (Office Commercial) zones by right.

Permanent Housing for Homeless Families

Many homeless families and individuals may have no income at all or incomes at or below the poverty level. While there are a number of subsidized family rental units in Palmdale, these units rarely have vacancies. Without a Section 8 voucher to help pay rent, families may only be able to afford to rent a single room in house. Reports from staff members at several agencies suggest that a number of Palmdale homeowners are taking in lodgers to make ends meet and that some families are living in rented rooms in private homes. In February 2012, the Housing Authority of the County of Los Angeles reported that there are 3,746 Palmdale households on the waiting for the Section 8 Housing Choice Voucher program.

Rehousing homeless families and individuals in Palmdale is very difficult according to staff at the Access Center. Not only do homeless families and individuals have extremely low incomes, but they may also have poor credit histories or a record of eviction. Property managers often require incomes that are three times the rent and reject applicants with poor credit histories or records of eviction even if the evictions were the result of actions by a spouse or domestic partner. While these are generally sound property management practices, it is also important to house victims of domestic violence and other homeless persons and families. Without a program for permanently housing homeless families and individuals, there is no solution to the problem of homelessness.

The Homeless Solutions Access Center reports that in 2011 a total of 53 families and individuals were placed in permanent housing and 35 in transitional housing. However it is not possible to determine whether any of these families were placed in Palmdale.

F. Farmworkers

Need

According to the 2008 *Economic Roundtable Report* produced by the Greater Antelope Valley Economic Alliance (GAVEA), there are 21,000 acres of farmland in the Antelope Valley. Major crops include cherries, apples and orchard fruit along with root vegetables and hay.

The 2010 American Community Survey counted 618 persons employed in agriculture, forestry, fishing and hunting and mining in Palmdale in a wide variety of occupations. 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 seven active mining operations within the City of Palmdale, the number of farm workers is likely to be significantly lower than 618 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 very 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 and Solutions

An increase in the number of units affordable to households earning 30% 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 through an administrative review process, providing for additional opportunities to provide units suitable for very-low and low income residential.

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V. PROJECTED HOUSING NEEDS

A. Regional Housing Needs Assessment

Future Needs

California Housing Element Law requires regional councils of governments throughout the State to periodically make projections of anticipated growth in employment and population within the area they serve. Based on this projection, the councils calculate a fair share of the need for new housing in each jurisdiction of their member counties. In 2007 the Southern California Association of Governments (SCAG) calculated the Regional Housing Needs Assessment, (RHNA) for its five-county region, assigning a portion of future housing units at four income levels to the City of Palmdale. Government Code 65583(a)(3) requires local governments to identify sufficient land, appropriately zoned, to accommodate the housing growth estimated by the regional council of government.

Table H-37 shows Palmdale's fair share of new housing construction for the 8 .5 years between January 2006 and June 2014.

Table H-37 Future Housing Needs According to SCAG, 2006-2014 (RHNA)

Income Level	Number of Units	Percent
Very Low (50% or less of median)	4,481	25%
Low (51% to 80% of median)	2,822	15.8%
Moderate (80% to 120% of median)	3,084	16.9%
Above Moderate (>120% of median)	7,583	42.3%
Total	17,910	100%

Source: Southern California Association of Governments

Area median income in Los Angeles County in 2012 according as determined by the federal government is \$64,800. According to guidelines published annually by HUD, in Los Angeles County, a very low-income family of four is one that earns no more than \$42,150 while a low-income family of the same size earns up to \$67,450.

When the planning period for the previous Housing Element began in 1998, new housing construction in Palmdale was at its lowest point in many years. That year, only 374 new units were built. However, by the end of the planning period in 2005, housing construction had more than tripled to 1,571 units and, while Palmdale did not construct its entire 1998-2005 RHNA allocation of 9,878, it did build a total of 7,509 units.

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However, the current housing crisis has brought new housing construction almost to a standstill with developers putting holds on approved subdivisions. Monthly sales have increased since 2008 but prices continue to fall. In November 2011, there were 2,958 Palmdale dwelling units in default, foreclosure or REO. Given these conditions, it is not likely that Palmdale will be able to meet its new RHNA allocation, which nearly doubles the previous allocation.

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VI. SITE INVENTORY AND ANALYSIS

A. Methodology for Analyzing Vacant Land

The available vacant land sites were identified through the City of Palmdale Geographic Information System (GIS). The Geographic Information Systems Division generated a report and 3,851 vacant parcels were identified and inserted into a log by Assessor's Identification Number (AIN), Land Use, Zone, Allowable Density, Area in Acres, Area in Square Feet, Existing use, with Realistic Units Capacity, Infrastructure Capacity and On-site Constraints left blank. The log was sorted first by Zone and then by Land Use, grouping together like land use and zones for ease of evaluation and tabulation. The locations of existing sewer and water lines, topography, and fault areas were identified in relation to each parcel.

Using the GIS system, Palmdale planning staff visually identified each parcel to determine the realistic unit capacity, infrastructure capacity and on-site constraints. Three hundred seventy two (372) vacant parcels were eliminated because the parcels were identified as existing private road, landscape and water easements. The A-1, R-1, R-2 and R-3 zones and varying densities within each zone were aggregated in two to four categories including the number of acres, number of parcels, real capacity, absence or presence of infrastructure, on-site constraints or no-onsite constraints. A total of 11,498 acres of vacant land comprising 3,427 vacant parcels was identified as available for residential uses. These vacant parcels provide capacity for construction of 30,223 dwelling units.

B. Adequate Sites For All Income Levels

Palmdale has identified sites that will accommodate 30,223 dwelling units. The current zoning of vacant parcels will allow Palmdale to easily meet its RHNA allocation of 10,667 units for moderate and above moderate-income households. However, in February 2012, Palmdale has only 20 acres zoned for the higher densities required to meet its low and very low-income housing need of 7,303 units. Palmdale's Transit Village Specific Plan area downtown provides approximately 10 acres zoned for between 25 and 40 dwelling units per acre and approximately 10 acres zoned for up to 58 units per acre. These 20 acres will accommodate a total of 577 units; however, as no building permits for these units have currently been issued, they are not being counted toward constructed units.

Between 2006 and 2008, 382 units affordable to low and very low-income households were constructed in Palmdale. These permanently affordable units can be subtracted from the total number of sites that Palmdale must provide for the two lowest income groups. Palmdale's total obligation for sites zoned at a minimum 30 dwelling units per acre is therefore 6,921 units. In order to provide sites for the 6,921 units, Palmdale will have to amend its Zoning Ordinance and Zoning Map to rezone approximately 188

acres of vacant land in the central areas of the City and establish zoning standards for housing developed at that density.

Adequate Sites Analysis

California Government Code Section 65883(a)(3) requires that Housing Elements include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the zoning and infrastructure available to serve these sites. This inventory is used to identify sites that can be feasibly developed for housing within the planning period in order to meet the Regional Housing Needs Allocation (RHNA). This section of the Housing Element contains the required inventory of adequate sites for new housing that can be developed to meet the City's housing needs within the planning period.

As noted above, the planning period for this Housing Element update is the period from January 1, 2006 through June 30, 2014. At the time this Housing Element update was prepared, some of the new housing units required during this planning period by the RHNA had already been constructed. Table H-38 summarizes the City's RHNA numbers, the units that have already been constructed, and the remaining housing units that must be accommodated in the suitable sites analysis through the end of the planning period. Table H-39 summarizes units completed between 2006 and 2012 and provides detail as to the affordability covenants associated with each project.

Table H-38 - City of Palmdale RHNA and Completed Units as of 12/31/2011

Income Level	RHNA	Completed Units	Remaining Units
Very Low	4,481	69	4,412
Low	2,822	313	2,509
Moderate	3,024	39	2,985
Above Moderate	7,583	3,068	4,515
Total	17,910	3,489	14,421

Based on this table, the City's General Plan Land Use map must indicate that at least 14,421 new dwelling units may be feasibly developed through year 2014, based on site conditions and availability of public services and infrastructure.

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Table H-39 – Income Restricted Units 2006-2012

Project Identifier	Affordability by Household Income				Total Units	Housing with Financial Assistance and/or Deed Restrictions	
	Very-Low	Low	Mod	Above-Mod		Assistance Program	Local Deed Restriction
Constructed Units 2006-2010							
38040 27 th St E – Cielo Azul	41	40			81	TCAC (9)*	Density Bonus
38250 9th St E - Whispering Palms		75			75	TCAC (9)	Density Bonus
1105 E Ave Q-4 – Twin Palms		48			48	TCAC (4)**	Density Bonus
38780 Orchid View – Desert Senior Living	12	49		1	62	TCAC (4)	Density Bonus
38325 10 th St E – Palo Verde Terrace	16	61		1	78	TCAC (9)	Density Bonus
38530 Tierra Subida – Summer Terrace		40	39	1	80	TCAC (9)	Density Bonus
TOTAL	69	313	39	3	424		
Units Under Construction in 2012 ****							
38834 4 th St E - Transit Village	154	42	79	2	277	TCAC (4) RDA***	

* California Tax Credit Allocation Committee – 9% Program

** California Tax Credit Allocation Committee – 4% Program

*** Redevelopment Agency Low- and Moderate- Income Fund HOME: HOME Program

**** Units not included as Completed Units with Table H-38 but included within Site Analysis section

Source: City of Palmdale Planning Department

Available Land Inventory for Housing within the City of Palmdale

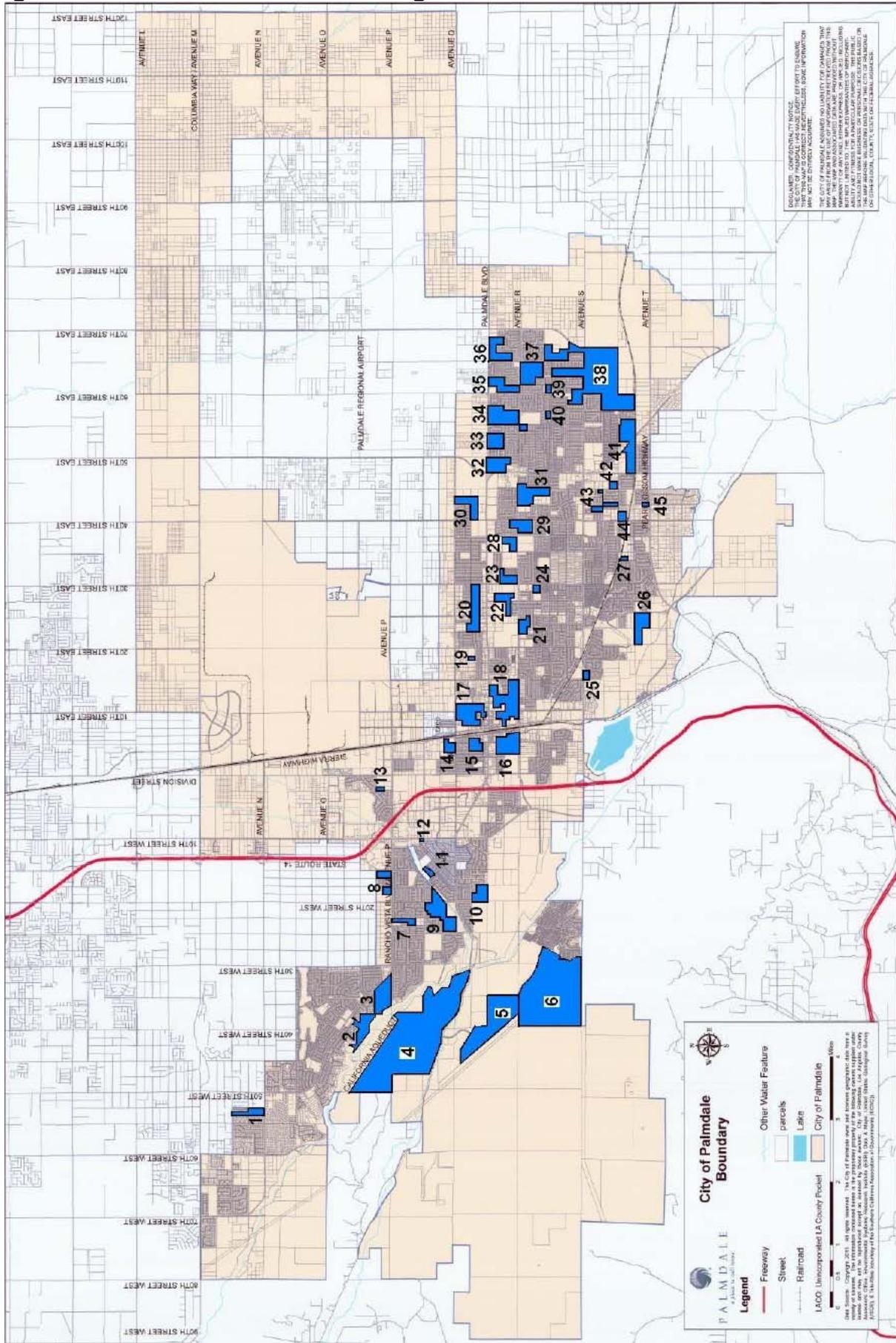
In evaluating sites suitable for new housing units, potential development constraints such as slopes, ridgelines, fault and flood hazards, environmental resources, access, availability of infrastructure, and other property characteristics were evaluated to ensure that each site could feasibly support the number of potential dwelling units allocated to it. Potential residential sites include vacant and underutilized land that is currently zoned for residential uses, and land within existing specific plans that are currently designated for residential uses.

The number of units associated with each parcel was based on the minimum permitted density within the existing or proposed new underlying zone. Typical construction

densities within the City are approximately 80% of the maximum permitted density. Where units are to be developed under a density bonus agreement, the maximum number of permitted units may be up to 80% higher than the maximum permitted density. Therefore, it is likely that the number of units constructed will be higher than that identified within the Site Analysis and that required under the City's RHNA allocation.

The sites identified for new housing are shown in Figure 4; they include 45 separate areas that are labeled by number. A brief description of each site suitable for future housing development is provided below along with its proposed General Plan Land Use designation and minimum required density. Additional information and attributes regarding each of the described parcels, including a map of each site, is contained within the Appendix of this Housing Element. The City is currently in the process of preparing a General Plan Amendment and Zone Change to amend the zoning on approximately 250 acres to R-4 (30) and on approximately 96 acres to R-4 (50). The new R-4 (30) zone will allow for medium-high density residential development at a density of between 30 and 50 dwelling units per acre. The new R-4 (50) zone will allow high-density residential development at a density of 50-60 dwelling units per acre. A Zoning Ordinance Amendment is also currently being prepared developing the uses permitted and standards of development for the new R-4 zone. All of the amendments to the existing General Plan Land Use and Zoning Maps and the Zoning Ordinance will be completed by September 30, 2012. Additionally, the City is amending the Palmdale Transit Village Specific Plan for Neighborhood Zone C to increase the density range from 25-40 dwelling units per acre to 30-40 dwelling units per acre.

Housing Figure 4 Sites Suitable for Housing



Housing Site 1 is located in northwest Palmdale between Avenue M-8 and Avenue N, immediately west of the City boundary, and contains 30.16 acres. Based on the land use map designation of SFR 2 (Single-family Residential, 0-3 du/acre) and two approved tentative tract maps located on the site (TTM 70319 and TTM 060408), a total of 73 units may be built on Site 1. The site is currently vacant. As an infill site, all infrastructure is available to the property and the site is readily developable. Environmental constraints identified on the site, including biological and noise, have been mitigated pursuant to an approved environmental document. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3101-008-035, 3101-008-031 and -032

Housing Site 2 is partially within the Rancho Vista Specific Plan and is located immediately adjacent to the California Aqueduct, south of Rancho Vista Boulevard and west of 30th Street West. There are 37.84 acres are within the Rancho Vista Specific Plan, with a residential density of 3.1-6.1 du/acre and an approved tentative map (TTM 71357) containing 99 single-family lots. Another 64.75 acres are designated SFR-3 (Single-family Residential, 3.1-6.0 du/ac and have 162 single-family lots approved within two tentative maps, TTM 53342 and TTM 060500. Based on the land use designations and the three approved tentative tract maps located on the site, a total of 261 moderate and above moderate units may be built on Site 2. The site is vacant and is immediately adjacent to existing development. All infrastructure is available to the property and the site is readily developable. Environmental constraints identified on the site, including biological and topography, have been mitigated pursuant to an approved environmental document.

Assessor Parcel Numbers:
3001-141-002, 3001-003-160, 3001-003-162 and 3001-003-015

Housing Site 3 is located within the Rancho Vista Specific Plan, south of Rancho Vista Boulevard and west of 30th Street West. The site is 35.84 acres and has a residential density of 10.1-17.9 du/acre within the Rancho Vista Specific Plan. One approved tentative map and one final map are associated with the site, TTM 66868 and Tract 62490 respectively, permitting a total of 429 condominiums and townhomes. Site 3 is suitable for moderate and above moderate units. 12.3 acres of the site contain existing infrastructure as the site was under construction when the downturn in the economy hit in 2006. The remainder of the site is immediately adjacent to existing development with all necessary infrastructure available to the property. The site is readily developable.

Assessor Parcel Numbers:
3001-003-164, 3001-149-001 through -009 and 3001-150-001 through -006

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Housing Site 4 comprises 793 acres located between the California Aqueduct and Elizabeth Lake Road, west of 30th Street West and is known as the Joshua Ranch Development. A total of 539 single-family units were approved under tentative map 52200; three of six phases of the project have recorded. The first three phases of the development were under construction when the developer lost the site to foreclosure in approximately 2007. Existing infrastructure is available to the first three phases while the remainder of the site is vacant. Due to previously constructed infrastructure improvements associated with the project, the site is readily developable. Environmental constraints identified on the site, including biological and topography, have been mitigated pursuant to an approved environmental document. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3001-002-078, 3023-023-038, 3206-064-001 through -044, 3206-065-001 through -021, 3206-066-001 through -007, 3206-067-001 through -040, 3206-071-001 through -044, 3206-072-001 through -017, 3206-074-001, 3206-074-002, 3206-074-005 through -007

Housing Site 5 located south of Elizabeth Lake Road is known as the Ritter Ranch Specific Plan and consists of 165.43 acres. Based on the residential use designations contained within the Ritter Ranch Specific Plan (up to 6.2 du/acre) and seven approved tentative tract maps located on the site (TTM's 51604, 51605, 51606, 51607, 52093, 52116 and 63145), a total of 790 units may be built on Site 4. The site was partially developed prior to the downturn in the economy and is readily developable based upon installed infrastructure. An environmental impact report was prepared to address environmental constraints associated with the site. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3206-027-002, 3206-027-004 through 3206-027-009, 3206-020-012

Housing Site 6 located south of Elizabeth Lake Road and north of Avenue S, west of the alignment of 25th Street West is known as the City Ranch Specific Plan (Anaverde). The 471.85-acre site is adjacent to existing development within the specific plan area. Based on the permitted residential use map designation of the City Ranch Specific Plan (up to 4.53 du/acre) and an approved tentative tract map (TTM 61864), a total of 421 units may be built on Site 6. The site is readily developable as the master developer has already installed backbone infrastructure and the site is partially graded. An environmental impact report was prepared to address environmental constraints associated with the site. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3206-023-003, 3206-024-006

Housing Site 7 is located south of Rancho Vista Boulevard, west of 22nd Street West,

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and contains 17.73 vacant acres. Based on the land use map designation of SFR 3 (Single-Family Residential, 3.1-6 du/acre) and an approved tentative tract map (TTM 68222), a total of 56 units may be built on Site 7. The site is currently vacant. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3003-029-028, 3003-034-005, 3003-029-032, 3003-029-025

Housing Site 8 is located north of Rancho Vista Boulevard, between 15th Street West and 18th Street West, and contains 30.55 vacant acres. Based on the land use map designation of SFR 3 (Single-Family Residential, 3.1-6 du/acre) and two approved tentative tract maps (TTM 66087 and 67014), a total of 84 units may be built on Site 8. The site is currently vacant. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3005-005-024, 3005-005-025, 3005-05-010

Housing Site 9 is located north of Elizabeth Lake Road, south of Avenue P-8, adjacent to the Amagosa Creek. The site contains 130.34 vacant acres. Based on the land use map designation of SFR 3 (Single-Family Residential, 3.1-6 du/acre) and two approved tentative tract maps (TTM 54058 and 60732), a total of 446 units may be built on Site 9. The site is currently vacant. Environmental constraints identified on the site, including biological and drainage, have been mitigated pursuant to an approved environmental document. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3003-030-022, 3003-004-012, 3003-030-017, 3003-030-018, 3003-004-022

Housing Site 10 is located south of Date Palm Drive, east of the alignment of 20th Street West and contains 34.68 acres. Based on the land use map designation of SFR 3 (Single-Family Residential, 3.1-6 du/acre) a total of 109 units may be built on Site 10. The site is currently vacant. As the site is located immediately adjacent to existing development, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3004-011-017 and 3004-011-033

Housing Site 11 is located southeast of the Amagosa Creek on Dianron Road and consists of 8.93 acres. Based on the land use map designation of SFR 3 (Single-Family

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Residential, 3.1-6 du/acre) and an approved tentative tract map (TTM 54387), a total of 34 units may be built on Site 11. The site is currently vacant. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3003-004-014 and 3003-004-015

Housing Site 12 is located on the west side of 10th Street West south of Beechdale Drive and consists of 1.18 acres. Based on the land use map designation of MRF (Multifamily Residential, 10.1-16 du/acre), a total of 12 units may be built on Site 12. The site is currently vacant and surrounded by existing development. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3003-007-025 and 3003-007-026

Housing Site 13 is located north of Rancho Vista Boulevard at Fairway Drive and consists of 5.44 acres. Based on the land use map designation of MR (Medium Residential, 6.1-10 du/acre) and an approved tentative tract map (TTM 66687), a total of 48 condominium units may be built on Site 13. The site is currently vacant. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3005-004-094

Housing Site 14 is located north of Avenue Q, between 4th Street East and 6th Street East. The site consists of 10.66 acres of vacant land and 7.67 acres of land occupied by 40 residential units built in 1951 and 1952. The site is located within the Palmdale Transit Village Specific Plan. The 10.66-acre site has an approved but not yet constructed project permitting 156 apartments and 121 townhomes at a density up to 58 du/acre. A grading permit for this project was issued in February 2012. The 7.67 acres, located north and south of Avenue P-14, currently allows densities between 25-40 dwelling units per acre; the density if being amended to allow a minimum of 30 du/acre. At this minimum density, a minimum of 242 units could be built. Of the 40 properties, investors currently own 22. In 2011, two of these properties sold for \$60,000 or less. All properties are between 350 feet and one-quarter mile of the Palmdale Transportation Center, a multimodal facility providing service for Antelope Valley Transit Authority local and commuter bus service, Metrolink commuter rail service, Santa Clarita Transit, Greyhound bus service and Amtrack Throughway bus service. As an infill site, all infrastructures are available to the property. The site is suitable for very low and low units.

Assessor Parcel Numbers:

3006-007-001 through 3006-007-040, 3006-008-906 through -908

Housing Site 15 is located south of Avenue Q-3, north of Avenue Q-7, between 4th Street East and 6th Street Alley. Site 15 contains a total of a total of 18.75 acres; 2.79 acres of vacant land and 15.96 acres of occupied land. 13.26 acres of land within Site 15 is currently being rezoned to allow a density of 30-50 du/ac and 5.49 acres is being rezoned to allow a density of 50-60 du/ac. The following table provides a breakdown by density of the minimum number of units that may be constructed on vacant land within Site 15:

<u>Vacant Land</u>	Acres	Minimum # of Units
30-50 du/ac	1.67	54
50-60 du/ac	1.12	57
TOTAL	2.79	111

Although there is 15.96 acres of occupied land within Site 15, only 4.21 acres has been identified as having the potential to transition to high density residential. The remaining 11.75 acres was not included in the site analysis due to the age, existing density and quality of the housing. A breakdown of the acreage of occupied land included within the site analysis that is currently being rezoned to allow a density of 30-50 du/ac and 50-60 du/ac, along with the minimum number of permitted units is provided below:

<u>Occupied Land</u>	Acres	Minimum # of Units
30-50 du/ac	3.13	102
50-60 du/ac	1.26	65
TOTAL	4.39	167

Site 15 is considered suitable for transition to high density residential as a result of the age of the properties, which were built between 1952 and 1968, the close proximity to the Palmdale Transportation Center and public transportation route along Palmdale Boulevard. Additionally, six property investors own multiple adjacent properties within Site 15 allowing for easy consolidation of parcels to allow higher density housing development. All but three of the occupied properties contain single-family residences and the other properties contain two triplexes and one duplex on sites that will be zoned for a minimum of 9 units each. As an infill site, all infrastructures are available to the property and the site is readily developable. The site is suitable for very low and low units.

Assessor Parcel Numbers:

3008-013-014, 3008-013-015, 3008-013-019, 3008-013-027, 3008-013-030, 3008-013-033, 3008-013-036, 3008-013-041 through -043, 3008-013-047, 3008-014-004 through -006, 3008-014-021, 3008-014-022,

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3008-014-026 through -032, 3008-015-004 through -008, 3008-015-020 through -023, 3008-015-026 through -028, 3008-015-030, 3008-015-033

Housing Site 16 is located north of Avenue R and south of Avenue Q-10, between 3rd Street East and 6th Street East. Site 16 consists of a total of 69.49 acres; 50.2 acres of vacant land and 19.29 acres of occupied land. There are six existing apartment buildings within Site 16 that are between 30 and 41 dwelling units per acre and another two with 27-29 du/acre.

Site 16 is currently being rezoned to allow a density of 30-50 du/ac. The 50.2 acres of vacant land would therefore provide a minimum of 1,508 very low and low units. Of the 19.29 acres of occupied land, 2.51 acres has been identified as suitable for conversion to high density residential, allowing for a minimum of 76 units. The remaining 16.79 acres was not included in the site analysis due to the age, existing density and quality of the housing. Of the identified occupied properties, one is a single-family residence of less than 650 square feet constructed in 1947 on a half acre. Four others contain multiple units, but those were constructed between 1949 and 1966, have not been maintained in a good condition and have existing densities of between 8-16 du/acre.

The total minimum number of units within Site 16 would be 1,581. As an infill site, all infrastructures are available to the property and the site is readily developable. The site is suitable for very low and low units.

Assessor Parcel Numbers:

3009-001-900, 3009-001-901, 3009-008-002, 3009-008-003, 3009-010-002, 3009-010-004, 3009-010-006, 3009-010-014, 3009-010-016, 3009-011-002, 3009-011-019, 3009-011-039, 315-006-033 through -034, 315-006-040, 315-006-032 through -043, 315-006-047, 315-006-101

Housing Site 17 is located south of Avenue Q, north of Avenue Palmdale Boulevard, between Sierra Highway and 12th Street East. The site consists of a total of 121.6 acres; 46.45 acres of vacant land and 75.15 acres of occupied land. 19.44 acres of vacant land within Site 17 are currently being rezoned to allow a density of 30-50 du/ac and 8.24 acres are being rezoned to allow a density of 50-60 du/ac. The following table provides a breakdown by density of the minimum number of units that may be constructed on vacant land within Site 17:

<u>Vacant Land</u>	Acres	Minimum # of Units
30-50 du/ac	17.83	557
50-60 du/ac	28.31	1,407
TOTAL	46.14	1,964

Although there are 75.15 acres of occupied land within Site 17, only 17.28 acres have been identified as having the potential to transition to high density residential. The

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remaining 57.87 acres was not included in the site analysis due to the age, existing density and quality of the housing. A breakdown of the acreage of occupied land included within the site analysis that is currently being rezoned to allow a density of 30-50 du/ac and 50-60 du/ac, along with the minimum number of permitted units is provided below:

<u>Occupied Land</u>	Acres	Minimum # of Units
30-50 du/ac	11.33	368
50-60 du/ac	5.95	305
TOTAL	17.28	673

There are six existing apartment complexes with a density over 30 du/ac and another 13 with densities over 20 du/ac. Existing public transportation routes are located along Palmdale Boulevard, Sierra Highway and Avenue Q. Of the 89 units existing on the site, 72% are not owner-occupied and 57 of the units are single-family detached structures. Units were generally constructed in the 1930's through 1950's. All properties are close to public transportation and commercial centers. The only known environmental constraint impacting some of the properties is 0.2-1% annual chance of flooding; a constraint which can be mitigated at the time of design of a project. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for very low and low units.

Assessor Parcel Numbers:

3008-031-001 through -004, 3008-032-001 through -005, 3008-032-007 through -025, 3008-033-900 through -903, 3008-033-905, 3008-033-908, 3008-036-018, 3008-037-035, 3008-038-001 through -013, 3008-038-015, 3008-038-019 through -020, 3008-038-023 through -026, 3008-038-030, 3008-038-033 through -037, 3008-038-901, 3008-039-004 through -006, 3008-039-009 through -010, 3008-039-026, 3008-040-006, 3008-040-008 through -010, 3008-040-012, 3008-040-015 through -016, 3008-040-019 through -021, 3008-040-023 through -024, 3008-040-900, 3014-008-040, 3014-028-007, 3015-002-006, 3015-002-009, 3015-002-017, 3015-002-024 through -025, 3015-002-027, 3015-002-029 through -030, 3015-002-033, 3015-002-035 through -038, 3015-003-010, 3015-003-016, 3015-003-026, 3015-003-037 through -040, 3015-004-001, 3015-004-005 through -007, 3015-004-019, through -037, 3015-005-011, 3015-005-019 through -020, 3015-005-033 through -037, 3015-005-044, 3015-006-004, 3015-006-009, 3015-006-013, 3015-006-015 through -018, 3015-006-021, 3015-006-023 through -026, 3015-006-031, 3015-006-036, 3015-006-044, 3015-006-045, 3015-006-048, 3015-006-098, 3015-006-100

Housing Site 18 is located north of Avenue R, south of Palmdale Boulevard, east of Sierra Highway and west of 15th Street East. The site consists of 119.44 total acres;

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49.32 vacant acres and 70.12 occupied acres. 34.55 acres of vacant land within Site 18 are currently being rezoned to allow a density of 30-50 du/ac and 14.77 acres are being rezoned to allow a density of 50-60 du/ac. The following table provides a breakdown by density of the minimum number of units that may be constructed on vacant land within Site 18:

<u>Vacant Land</u>	Acres	Minimum # of Units
30-50 du/ac	34.86	1,069
50-60 du/ac	14.77	743
TOTAL	49.63	1,812

Although there are 70.12 acres of occupied land within Site 18, only 24.94 acres have been identified as having the potential to transition to high density residential. The remaining 45.18 acres was not included in the site analysis due to the age, existing density and quality of the housing. A breakdown of the acreage of occupied land included within the site analysis that is currently being rezoned to allow a density of 30-50 du/ac and 50-60 du/ac, along with the minimum number of permitted units is provided below:

<u>Occupied Land</u>	Acres	Minimum # of Units
30-50 du/ac	22.45	701
50-60 du/ac	2.49	127
TOTAL	24.94	828

There are 10 existing apartment complexes with a density over 30 du/ac and another 10 with densities over 23 du/ac. Existing public transportation routes are located along Palmdale Boulevard and Avenue R. Of the 77 existing units on the site, 60% are not owner-occupied and 59 of the units are single-family detached structures. Units were generally constructed in the 1930's through 1960's. All properties are close to public transportation and commercial centers. The only known environmental constraint impacting some of the properties is 0.2-1% annual chance of flooding; a constraint which can be mitigated at the time of design of a project. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for very low and low units.

Assessor Parcel Numbers:

3009-018-001, 3009-018-009 through -017, 3009-018-019 through -020, 3009-018-023 through -024, 3009-018-900 through -907, 3009-021-001 through -003, 3009-021-029, 3009-021-037, 3009-021-039, 3009-024-931 through -032, 3009-021-034 through-036, 3014-002-002, 3014-002-004 through -006, 3014-002-009, 3014-002-011 through -013, 3014-002-015 through -019, 3014-002-021, 3014-002-034 through -037, 3014-002-040, 3014-002-042, 3014-002-043, 3014-002-904, 3014-003-002, 3014-003-005 through -006, 3014-003-008 through -009, 3014-003-028, 3014-003-033 through -037, 3014-003-043, 3014-004-004, 3014-004-017

through -019, 3014-004-025, 3014-004-029 through -031, 3014-005-003, 3014-005-011, 3014-005-015 through -019, 3014-008-002, 3014-008-004, 3014-008-007, 3014-008-009 through -010, 3014-008-012 through -017, 3014-008-019, 3014-008-021, 3014-008-023 through -028, 3014-008-031, 3014-008-035, 3014-008-038 through -039, 3014-009-001 through -003, 3014-009-006 through -009, 3014-009-015 through -016, 3014-009-018, 3014-009-020 through -028, 3014-009-033 through -034, 3014-028-006, 3014-028-010, 3014-028-018, 3014-029-001 through -008

Housing Site 19 is located north of East Avenue Q-5 and west of 10th Street East consists of 5.05 acres. An approved tentative tract map (TTM 62151) allows for a total of 13 single-family units on Site 19. The site is currently vacant. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3015-028-003 through -005 and 3015-028-010 through -011

Housing Site 20 is located between 22nd Street East and 30th Street East, south of Avenue Q-4 and consists of 27.14 vacant acres. 9.04 acres of Site 20 has a land use designation of MR (Multiple residential, 10.1-16 du/ac) and would allow a minimum of 91 units and the remaining 18.1 acres has a land use designation of SFR-3 (Single-Family Residential, 3.1-6 du/acre and would allow for a minimum of 54 units, for a total of 145 units. The site is currently vacant and there are no environmental constraints associated with Site 20. Infrastructure is not available to all parcels within Site 20 but is located within 22nd Street East, 25th Street East and Avenue Q-4. The site is suitable for above moderate units.

Assessor Parcel Numbers:

3018-014-005, 3018-014-028, 3018-014-029, 3018-014-074, 3015-015-033, 3018-022-012, 3018-022-018, 3018-022-019, 3018-023-001, 3018-023-003 through -005, 3018-023-009 through -011, 3018-023-013, 3018-023-021

Housing Site 21 is located between Avenue R and Avenue R-4, west of 25th Street East. Site 21 consists of 19.93 acres. An approved tentative tract map (62333) and the land use designation of SFR-3 (Single-Family Residential, 3.1-6 du/acre) allows for a minimum of 60 units on Site 21. The site is currently vacant. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

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Assessor Parcel Numbers:

3019-001-006 through -007, 3019-001-025 through -026, 3019-001-031,
3019-001-034, 3019-001-002, 3019-001-036

Housing Site 22 is located north of Avenue R, on the east and west sides of 27th Street East and consists of 31.82 acres. Site 22 has a land use designation of MR (Medium Residential, 6.1-10 du/ac) and between the land use designation and an existing approved tentative tract map (64156), a minimum of 207 units can be built. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3018-027-036, 3018-026-027 through -028, 3018-026-035 through -036, 3018-026-071 through -073, 3018-027-005 through -008

Housing Site 23 is located north of Avenue R and east of 30th Street East and consists of 20.94 vacant acres. The land use designation of MR (Medium Residential, 6.1-10 du/acre) allows for a minimum of 125 units on Site 23. Environmental constraints identified on the site, including noise, have been mitigated pursuant to an approved environmental document. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3020-004-058, 3020-004-060, 3020-004-064, 3020-005-020 through -024, 3020-005-031

Housing Site 24 located between Avenue R-4 and Avenue R-8, west of 30th Street East consists of 10.5 acres. Two approved tentative tract maps (TTM 61488 and 65278) allow for a total of 34 units on Site 24. The site is currently vacant. Environmental constraints identified on the site, including noise, have been mitigated pursuant to an approved environmental document. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3019-003-007, 3019-003-008

Housing Site 25 is located south of Avenue S and west of Casa Verde Drive and consists of 8 acres. An approved tentative tract map (TTM 60313) allows for a total of 20 single-family units on Site 25. The site is currently vacant. Environmental constraints identified on the site, including noise, have been mitigated pursuant to an approved environmental document. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and

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above moderate units.

Assessor Parcel Numbers:
3053-006-030

Housing Site 26 is located west of 25th Street East and south of the alignment of Joshua Hills Drive within an area known as Barrel Springs and consists of 60 acres. An approved tentative tract map (TTM 61941) allows for a total of 121 single-family units on Site 26. The site is currently vacant and vegetation removal occurred prior to the downturn in the economy. Environmental constraints identified on the site, including biological and noise, have been mitigated pursuant to an approved environmental document. Extension of infrastructure to the site was conditioned as part of the map approval and the site is therefore readily developable. The site is suitable for above moderate units.

Assessor Parcel Numbers:
3053-009-001 and 3053-009-006 through -007

Housing Site 27 is located south of the Union Pacific Railroad and east of 33rd Street East within the Joshua Hills Specific Plan and consists of 2.4 acres. An approved tentative tract map (TTM 63727) allows for a total of 8 single-family units on Site 27. The site is currently vacant. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3052-011-014 and 3052-011-021

Housing Site 28 is located north of Avenue R and east of 35th Street East and consists of 27.49 acres. An approved tentative tract map (TTM 54209) allows for a total of 97 single-family units on Site 28. The site is currently vacant. As an infill site, all infrastructure is available to the property and the site is readily developable. There are no environmental constraints impacting the site. The site is suitable for moderate and above moderate units.

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Assessor Parcel Numbers:
3020-014-017

Housing Site 29 is located on the north and south sides of Avenue R, west of 40th Street East and consists of 37.87 acres. An approved tentative tract map (TTM 60926) allows for a total of 29 single-family units on Site 29 and the remainder of the site, with a land use designation of SFR-3 (Single-Family Residential, 3.1-6 du/ac) may be developed with a minimum of 88 units, for a total of 117 units. The site is currently vacant. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3020-014-013, 3020-001-014, 3020-001-018, 3020-001-025, 3020-001-027

Housing Site 30 is located north of Palmdale Boulevard, east of 40th Street East and consists of 58.27 acres. A land use designation of SFR-3 (Single-Family Residential, 3.1-6 du/ac) allows Site 30 to be developed with a minimum of 176 units. The site is currently vacant. As an infill site, all infrastructure is available to the property and the site is readily developable. There are no environmental constraints impacting the site. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3023-003-004, 3023-003-014 through -017

Housing Site 31 is located on the south side of Avenue R, between 42nd Street East and the alignment of 46th Street East. A tentative tract map (TTM 62038) is approved over 5.15 acres of Site 31 and allows for 15 units; the remaining 37.78 acres would allow for a minimum of 113 units on land designated MR (Medium Residential 6.1-10 du/ac) and a minimum of 86 units on land designated SFR-3 (Single-Family residential, 3.1-6 du/ac). Therefore, Site 31 can accommodate a total of 214 units. The site is currently vacant. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3023-006-051, 3023-006-053, 3023-040-018, 3023-040-062, 3023-006-028 through -029, 3023-006-040 through -041, 3023-006-049, 3023-006-057

Housing Site 32 is located south of Palmdale Boulevard and east of 47th Street East and consists of 50.34 acres. The land use designation, SFR-3 (Single-Family residential, 3.1-6 du/ac), would allow a minimum of 151 moderate and above moderate units. Recent construction on commercial centers to the south and southwest of Site 32 and previous residential construction to the east have ensured that infrastructure is available to the site. Site 32 does contain native vegetation, and environmental

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constraint that can be mitigated at the time an environmental document is prepared for the site.

Assessor Parcel Numbers:
3023-004-060

Housing Site 33 is located south of Palmdale Boulevard, between Hudsonia Street and Fuschia Drive and consists of 38.8 acres. Based on the land use map designation of SFR 3 (Single-Family Residential, 3.1-6 du/acre) and an approved tentative tract map (TTM 61045), a total of 121 units may be built on the site. Existing residential development to the east and west has installed infrastructure that will be available to the site. Site 33 is vacant but does contain native vegetation, an environmental constraint that has been mitigated for half the site pursuant to an approved environmental document and with the remainder to be mitigated at the time an environmental document is prepared for the remainder of the site. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3023-002-016, 3023-002-184

Housing Site 34 is located between Palmdale Boulevard and Avenue R, 55th Street East to 59th Street East, and the southwest corner of Avenue R and 55th Street East. The site consists of 87.51 acres. Based on the land use map designation of SFR 3 (Single-Family Residential, 3.1-6 du/acre) and an approved tentative tract map (TTM 47510), a total of 247 units may be built on the site. As an infill site, all infrastructure is available to the property and the site is readily developable. Site 34 does contain native vegetation, an environmental constraint that can be mitigated at the time an environmental document is prepared for the site. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3023-026-038, 3023-002-022, 3023-002-029 through -032, 3023-002-060, 3023-002-065, 3023-002-068, 3023-002-075 through -078, 3023-002-081, 3023-002-085, 3023-002-087 through -089, 3023-002-093 through -095, 3023-002-098, 3023-002-100, 3023-002-102, 3023-002-105, 3023-002-107 through -112, 3023-002-117, 3023-002-119 through -020, 3023-002-122 through -025, 3023-002-127 through -128, 3023-002-134, 3023-002-137 through -139, 3023-002-141 through -142, 3023-002-144, 3023-002-146, 3023-002-149, 3023-002-154 through -157, 3023-002-159 through -064, 3023-002-166 through -167, 3023-002-180, 3023-002-182, 3023-002-185

Housing Site 35 is located between Palmdale Boulevard and Avenue R, east of 60th Street East. The site consists of 48.22 acres of vacant land. Based on the land use map designation of SFR 3 (Single-Family Residential, 3.1-6 du/acre) and three approved tentative tract maps (TTM 063412, 61731 and 69651), a minimum of 165

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units may be built on the site. Site 35 does contain native vegetation, an environmental constraint that can be mitigated at the time an environmental document is prepared for the site. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3024-008-018, 3024-008-020 through -021, 3024-008-026 through -028, 3024-008-030

Housing Site 36 is located on the south side of Palmdale Boulevard, between 65th Street East and 70th Street East. The site consists of 59.52 acres of vacant land. Based on the land use map designation of SFR 3 (Single-Family Residential, 3.1-6 du/acre) and two approved tentative tract maps (TTM 63008 and 63364), a minimum of 197 moderate and above moderate units can be built on the site. Site 36 does contain native vegetation, and environmental constraint that can be mitigated at the time an environmental document is prepared for the site. As an infill site, all infrastructure is available to the property and the site is readily developable.

Assessor Parcel Numbers:

3024-006-001, 3024-006-002, 3024-006-009, 3024-006-024 through -027, 3024-006-014, 3024-006-034, 3024-006-044

Housing Site 37 is located south of Avenue R and north of Evergem Avenue, between Rockie Lane and 65th Street East and consists of 68.16 acres of vacant land. Based on the land use map designation of SFR 3 (Single-Family Residential, 3.1-6 du/acre) and an approved tentative tract map (TTM 63285), a minimum of 206 units can be built on the site. Site 36 does contain native vegetation, and environmental constraint that can be mitigated at the time an environmental document is prepared for the site. As an infill site, all infrastructure is available to the property and the site is readily developable. Site 37 is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3024-011-019, 3024-009-017, 3024-009-019, 3024-009-027, 3024-009-036 through -038, 3024-009-040, 3024-009-044, 3024-009-047, 3024-009-048, 3024-009-054, 3024-009-056 through -066, 3024-009-068 through -071, 3024-009-055

Housing Site 38 is located north of the Union Pacific Railroad, south of Avenue R-8, between 55th Street east and 70th Street East and consists of 476.93 acres of vacant land. Based on the land use map designation of SFR 3 (Single-Family Residential, 3.1-6 du/acre) and five approved tentative tract maps (TTM 62371, 62552, 62553, 60008, 50871), a minimum of 1,517 units can be built on the site. Site 38 does contain native vegetation, an environmental constraint that can be mitigated at the time an environmental document is prepared for the site. Numerous points of connection for infrastructure are available throughout the site, though some areas are currently not

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served and extension of infrastructure will be required as a condition of any approval for the site. Site 38 is suitable for above moderate units.

Assessor Parcel Numbers:

3024-012-031, 3024-012-036 through -037, 3023-020-106, 3024-012-038, 3051-031-031, 3024-010-015, 3024-010-017, 3024-010-030, 3024-010-032, 3024-010-035 through -038, 3024-010-051 through -052, 3024-010-056 through -057, 3024-010-063, 3024-011-012 through -015, 3024-011-017, 3024-010-018, 3024-010-031, 3051-013-050, 3051-013-052, 3001-141-002, 3051-013-017, 3051-031-002 through -014, 3051-031-030

Housing Site 39 is located north of Avenue R-8 between 60th Street East and Rockie Lane. The site consists of 5 acres that has been subdivided into 17 lots that are currently vacant. Environmental constraints identified on the site, including biological, have been mitigated pursuant to an approved environmental document. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3024-019-043 through -059

Housing Site 40 is located north of Avenue R-8 at Deville Street and consists of 2.5 acres that has been subdivided into 10 lots (TTM 66204) that are currently vacant. Environmental constraints identified on the site, including biological, have been mitigated pursuant to an approved environmental document. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3024-019-043 through -059

Housing Site 41 is located on the north side of the Union Pacific Railroad between 47th Street East and the alignment of 57th Street East and consists of 102.87 acres. Two approved tentative tract maps have been approved on the site (TTM 51451 and 53920), which permit the development of 385 units on the site. Existing development is located to the north, east and west of the site, so all infrastructure is available to the property and the site is readily developable. Site 41 is suitable for moderate and above moderate units.

Assessor Parcel Numbers:

3051-016-009, 3051-016-010, 3051-016-013, 3051-016-014, 3051-018-011, 3051-018-012, 3051-018-014, 3051-018-015, 3051-018-017, 3051-018-023, 3051-018-024, 3051-018-026, 3051-020-022, 3051-020-023, 3051-020-029 through -030

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Housing Site 42 is located north of Avenue S-8 and east of 40th Street East and consists of 10 acres of land. An approved tentative tract map (TTM 66309) permits the development of 30 units on Site 42. The site is vacant. Environmental constraints identified on the site, including noise, have been mitigated pursuant to an approved environmental document. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3052-076-002, 3052-076-032, 3052-001-070

Housing Site 43 is located between Sorrel Avenue and Avenue S-8, east and west of 42nd Street East and consists of 16.81 acres of vacant land. Three approved tentative tract maps (TTM 62213, 68181 and 61940) permit the development of 53 units on Site 43. Environmental constraints identified on the site, including noise, have been mitigated pursuant to an approved environmental document. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3052-009-012, 3052-009-026, 3052-080-001, 3052-076-002, 3052-076-032,
3052-076-070

Housing Site 44 is located south of Avenue S-8 and east of 40th Street East and consists of 10 acres of vacant land. An approved tentative tract map (TTM 62212) permits the development of 30 units on Site 44. Environmental constraints identified on the site, including noise, have been mitigated pursuant to an approved environmental document. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3052-006-01, 3052-006-002

Housing Site 45 is located north of Pearblossom Highway, east of 42nd Street East. The site consists of 3.76 acres that has been subdivided into 14 lots (TTM 62765) that are currently vacant. Environmental constraints identified on the site, including biological, have been mitigated pursuant to an approved environmental document. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for moderate and above moderate units.

Assessor Parcel Numbers:
3052-079-001

Table H-40 Adequate Sites for Residential Development in Palmdale 2006-2014

Site Numbers	Acres	Units	Zoning	Income Level
14, 15, 16, 17 and 18	151.65	4,677	Min. 30 du/acre	Low and very low
15, 17, 18	59.85	2,704	Min 50 du/acre	Low and very low
14	10.66	277	Up to 58 du/ac	Low and very low
TOTAL	222.16	7,658		Low and very low
1, 2, 7- 11, 19- 21, 24, 25, 27- 45	1,543.2	4,753	3.1-6 du/ac	Mod & Above Mod
13, 22, 23	58.2	380	6.1-10 du/ac	Mod & Above Mod
12, 20, 31	21.57	216	10.1-16 du/ac	Mod & Above Mod
3	35.84	429	10.1-17.9 du/ac	Mod & Above Mod
4, 26	853	660	0-2 du/ac	Mod & Above Mod
5	165.43	790	Up to 6.2 du/ac	Mod & Above Mod
6	471.85	421	Up to 4.53 du/ac	Mod & Above Mod
TOTAL	3,149.09	7,544		Mod & Above Mod

C. Underutilized Land and Infill Developments

Within the central portion of the City, there are a number of vacant, underdeveloped, deteriorated, and/or dilapidated properties that present the potential for infill development. The development of these sites, verses sites on the periphery of existing development, is consistent with the logical expansion of community facilities and more economical from the City's perspective. For a developer, the presence of existing infrastructure, one of the most expensive factors in the cost of development, presents a distinct advantage. However, there are times when even with the existence of infrastructure, it is often economically unfeasible for developers to build on small parcels. It may take city involvement, through redevelopment efforts or other methods, to develop such infill projects.

A recently example of lot consolidation undertaken by the City is the Courson Connection project. This is a redevelopment project by the City of Palmdale and the City of Palmdale Community Redevelopment Agency to develop approximately 16 acres into a 295 unit senior housing project, a 14,890 square foot senior center, and open space park area. The project as proposed will include the following components: a) acquisition of approximately 46 properties; b) relocation of approximately 110 households; c) demolition of existing structures; d) right-of-way dedications and vacations; e) construction of the senior housing units, senior center, and park and open space areas; and f) site and street improvements including infrastructure improvements

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and pedestrian access across 10th Street East. The project is to be developed in multiple phases over several years. Funding for the project will be from a variety of sources including redevelopment housing set-aside funds, CDBG funds, bonds, HOME funds, and other state and federal funding sources.

In order to facilitate the development of small vacant, underdeveloped, deteriorated, and/or dilapidated properties that present the potential for infill development, a new program (Program H1.H Small Lot Consolidation) has been included within this Housing Element. The program will offer incentives, such as priority processing, financial assistance based upon availability of funds, density bonuses and modification of development standards for qualifying projects.

Additionally, there are several sites identified within the Site Analysis which are larger than a typical project (2-10 acres) in light of Federal, State and local financing programs. Therefore, a new program (Program H1.I Large Site Development Program) to facilitate the development of housing for lower income households on larger sites. Incentives, such as an expedited review and approval process, ministerial review of lot line adjustments, provision of technical assistance to acquire funding, density bonuses and modification of development standards for qualifying projects will be offered.

D. Infrastructure for Housing Development

In the City's downtown area, most of the land has been divided into buildable lots. These areas are served by streets but water and sewer service are unevenly distributed; in some areas a builder can easily connect to these services, in other areas the builder may have to go up a street or two to connect.

On Palmdale's southwest side, most of the land is located within large, master-planned developments. Within both the Ritter Ranch and City Ranch specific plan areas, the master developer has installed trunk water and sewer lines and arterial roadways; however, the merchant builder might have to install streets, sidewalks, power, local water and sewer services. This makes development of unimproved land more expensive. While land costs are low, the schedules of fees and development costs in the Constraints Section (Tables H-47 and H-48) indicate that fees and construction costs have risen, putting newly constructed units out of the reach of families who earn the County median income.

Gas is provided by The Gas Company and power by Southern California Edison. Trash service is provided by a private hauler through a franchise agreement with the City. Recycling services are provided by the trash hauler and local recycling centers. The City has 20 water districts and three sewer districts. A citywide master drainage system is being installed by the City through the City's Capital Improvement Plan; however drainage may still an issue on some sites and may be provided by the developer in exchange for credit on drainage impact fees.

The City has a capital improvement plan for upgrading the circulation system. Traffic mitigation fees on new development help to offset the cost of improvements.

The parcels identified within the Site Analysis have sufficient infrastructure to accommodate the RHNA within the planning period. Although some parcels are identified within the "Infrastructure Capacity" column as requiring 'Extension of existing lines to site required' this may simply indicate that the main public sewer or water line is not located directly adjacent to the parcel. However, all parcels are located within a service area where infrastructure can easily be extended. Each residential subdivision or development project is required to ensure that necessary infrastructure is in place or can be extended to serve the project prior to approval and development.

E. Environmental Constraints

Palmdale is located in the Antelope Valley in the western corner of the Mojave Desert. The overall topography is generally flat, with hillsides area located within the south and southwest portions of the City. The dominant natural vegetation is desert shrub. Numerous residential sites within Palmdale contain native vegetation, including Joshua Trees, a locally protected species. The presence of native vegetation on a site is not necessarily an impediment to development. Prior to approval of any new development, a biological report will be required to ensure no protected species are present and any necessary permits from the State of California Department of Fish and Game are obtained. In addition to biological issues, several drainage features are located within the City, including the Amargosa and Anaverde Creeks. As a result, there are portions of the City identified as having a 0.2 - 1% annual chance of flooding. This is not a major constraint to development, as the City has included flood plain management in its Master Plan of Drainage. Individual projects are required to prepare a hydrology study and may require on- or off-site detention basins to mitigate drainage impacts. In addition, site-specific mitigation measures can be taken to address construction in areas with flooding potential, such as elevation of the structure.

Existing environmental settings in Palmdale do not present a major constraint to affordable 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 Village Specific Plan have been previously assessed within the Environmental Impact Report prepared for the Specific Plan; however, they will still be subject to site-specific review.

Suitable Sites Summary

Based on the above analysis of suitable sites for new housing and the detailed site information contained within the Appendix, it is estimated that over 15,200 new dwelling

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units may be accommodated by the amended General Plan Land Use Map, which will be sufficient to meet the RHNA requirement for 17,910 units during the planning period. As noted above, 3,489 of these required units have already been constructed since January 1, 2006. In addition, suitable sites have been identified for households of various income levels, as summarized below:

- Number of very low and low income households (at 30 du/acre or more): 7,658
- Number of moderate or above moderate households: 7,544

VII. CONSTRAINTS

A. Governmental Constraints

Government Code Section 65583(a) requires “An analysis of potential and actual government constraints upon the maintenance, improvement, or development of housing for all income levels...including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers and local processing permit procedures...”

Principal Government Constraints:

- The highest zoning designation in Palmdale in 2012 is R-3, at 16 units per acre. In order to comply with the State requirement that land sufficient to accommodate Palmdale’s regional housing need allocation for lower income households be zoned at a minimum of 30 dwelling units (DU) per acre, Palmdale will have to amend the Zoning Ordinance (See Program H-1A)
- Current development standards for R-3 (Multifamily) housing preclude the development of housing at 30 dwelling units per acre. In order to comply with State law, Palmdale will have to amend the Zoning Ordinance. (See Program H-1A)
- Palmdale requires a Conditional Use Permit for transitional housing, assisted housing, residential care, and board and care in the R-2 and R-3 zones. SB 2 (Government Code 6855839(a)(5)) clearly prohibits treating supportive housing developments differently from other multifamily housing in the same zoning designation. A Zoning Ordinance Amendment will be initiated to comply with State law. (see Programs H-5E and H-5F)

Reduction in Public Revenue for Key Government Functions:

Loss of public revenues leading to substantial reduction in City staff including 57% reduction in planning staff (planner positions reduced from nine to four).

The following revenue reductions were affecting key government function in the City of Palmdale:

- A decline in sales tax of 24.4% or \$4.8 million between FY 2005-2006 and FY 2010-2011. Sales tax is anticipated to increase approximately 2% in FY 2011-2012.
- A drop of 33.4% or \$6.9 million in property taxes between FY 2008-2009 and FY 2011-2012 due to foreclosures, distressed sales and corrections in assessed home and business values.

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- An overall decrease in development revenues of \$ 11.1 million or 60.8% from FY 2007-2008 through FY 2011-2012.
- A loss of \$14 million in Community Redevelopment Agency funds to the State of California in FY 2010-2011 and elimination of Community Redevelopment Agencies in February 2011.
- A decrease in available gas tax revenues in 2008 of \$1.1 million as a result of state borrowing to address their deficit cash flow problems.
- A loss of approximately \$500,000 resulting from the state's elimination of reimbursement to the City for State mandated programs and reporting in 2008.
- Revenue reductions in 2008 amounting to more than \$300,000 due to the State's elimination of funding for continuing law enforcement programs.

1. Land Use Controls

Following a two-year moratorium on multifamily construction between 1999 and 2001 no new multifamily projects were built in Palmdale until 2007 when the 48-unit Twin Palms project was completed.

i. Zoning and Density

Excluding specific plan areas, as of January 2012, there are seven residential land use designations in Palmdale, beginning with Equestrian Residential. Table H-41 shows the permitted density for each of these zoning designations. Development standards for the residential zoning designations that begin with R-1 are shown in Table H-42.

Table H-41 Zoning Designations and Density

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

Source: City of Palmdale Zoning Ordinance

Equestrian Residential permits one dwelling unit per 2.5 acre; Low Density Residential permits one dwelling unit per acre; Single-Family Residential 1 (SFR-1) permits up to two units per acre, Single-Family Residential 2 (SFR-2) permits up to three units per acre; Single-Family Residential 3 (SFR-3) permits between 3.1 and 6 units per acre; Medium Residential (R-2) permits between 6.1 and 10 units per acre and Multiple Residential (R-3) permits between 10.1 and 16 units per acre.

The Zoning Ordinance controls how many units can be built per acre of land. The City’s development standards establish how the structure is built, including setbacks from the front, sides and back, how much of the lot the structure can cover, how much parking is required, how tall the building can be and other requirements. Table H-42 summaries the principal development standards governing residential development.

Single-Family Residential

The minimum lot size in the R-1 zone (Single-Family Residential) is 7,000 square feet, with permitted density from 3.1 units to 6 units per acre. A front setback of 15 feet and a rear yard of no less than 20% of lot depth or 20 feet are required. Side yards must be at least five feet on one side and 10 feet on the other side. Building heights cannot exceed two stories or 35 feet while accessory building heights cannot exceed one story or 17 feet. Lot coverage of all principal buildings and accessory structures cannot exceed 40%.

Zoning Ordinance Section 41.09.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 stick built structures and where the manufactured home is being

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placed anywhere except an approved and licensed manufactured home development, the home must be less than ten years in age at the time a building permit is issued.

Table H-42 Development Standards

Zone District	Bldg Height	Lot Width	Minimum Yard Setback			Min. Lot Area	Lot Area Per DU	Parking Per Du	Min. Open Space
			Front	Side	Rear				
R-1	2 stories or 35 ft.	70-110 ft.	15 ft.	5 ft on one side and 10 ft on the other	20% of lot depth or 20 ft	7,000 sf 10,000 sf 12,000 sf 13,000 sf 15,000 sf 20,000 sf		2	60% of lot area
R-2* see minimum unit sizes below	2 stories or 35 ft.	70-100 ft.	20 ft.	5 ft on each side	15 ft.	8,000 sf for two-family 7,000 sf. for one family 3,500 per unit for manufactured housing subdivision	4,000	2	50%
R-3*	3 stories or 45 ft.	100 ft	20	5 ft on each side	15	20,000 sf	2,500 includes 7 foot balconies for each unit	2.25 spaces per DU Affordable= 1space per unit	50%
Note:	Amenities = 30% of usable common space a required in Multifamily housing. Number of amenities depends								

Source: City of Palmdale Zoning Ordinance

In the R-2 zone (Medium Residential), the minimum lot size for two-family dwellings is 8,000 square feet and for a single-family house, 7,000 square feet. For two or more unit developments, 4,000 square feet of lot area per unit is required. Permitted density in this zone ranges from 6.1 to 10 units per acre. Permitted building types include 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 developments. Single-family dwelling units in this zone must conform to the standards for single-family units in the R-1 zone. For two or more unit developments, the front yard setback is 20 feet and the side yard must be not less than five feet for each story. The rear yard must be not less than 15 feet. Building heights cannot exceed two stories or 35 feet and lot coverage cannot exceed

50%. The Zoning Ordinance also sets minimum unit sizes for multifamily dwellings as shown below in Table H-43:

Table H-43 Minimum Unit Sizes for Multifamily Dwellings

Livable Area in Square Feet	Maximum Number of Bedrooms	Minimum Number of Baths
500	Bachelor	1
600	1	1
800	2	1
1,000	3	2
1,200 or over	3 or more	2

Source: City of Palmdale Zoning Ordinance

A slight smaller livable area may be approved for a housing project for seniors.

In addition to height, set-backs, density, lot coverage and minimum lot area, development standards for multiple family developments in the R-2 with four or more dwelling units include the following amenities: 30% usable common open space shall be provided for passive and active recreation; each dwelling unit shall have a private (walled) patio or balcony with a minimum of seven feet of depth.

A project with four or more units must provide recreational amenities such as a swimming pool, spa, clubhouse, tot lot with play equipment, picnic shelter, barbecue area and so on. The City is in the process of amending both the R-2 and R-3 zones to require only projects with five or more units to contain amenities. Each dwelling unit must be provided with a minimum of 150 cubic feet of enclosed storage space, each dwelling unit must provide sufficient space for and be plumbed and wired for a standard size washing machine and dryer, even if the project provides common laundry facilities.

These development standards may raise the per unit cost of construction by as much as 8% according to a multifamily developer working in Palmdale, and thus could be considered a constraint on housing affordability. On the other hand, high design standards help make multifamily projects more acceptable to Palmdale residents, an important consideration in a community where there has been considerable opposition from neighboring residents to the construction of affordable multifamily units. The poor design and poor quality of many multifamily units built in the 1970s and 1980s has contributed to community opposition to multifamily construction. Additionally, the types of amenities listed above are considered standard for apartments constructed over the past 20 years and are considered essential for attracting discriminating renters.

Housing

Manufactured home subdivisions are permitted within the R-2 (Medium Residential) and R-3 (Multiple Residential) zones subject to the approval of a Conditional Use Permit by the Planning Commission. This is consistent with the requirements for a subdivision of stick built residential units, which requires a public hearing before the Planning Commission.

Multifamily Residential

According to the Palmdale Zoning Ordinance, the R-3 zone (Multiple Residential) is intended to promote the development of grouped housing such as townhouses, condominiums and apartment at a density of between 10.1 and 16 units per acre. The minimum lot size for multifamily residential parcels created after December 14, 1994 is 20,000 square feet, with a minimum lot area for each unit of 2,500 square feet, or, in the case of manufactured home parks or subdivisions a minimum lot area of five acres with a minimum lot area per unit of 2,200 square feet. The minimum lot width for multifamily residential development in the R-3 zone is 100 feet with front yard building setbacks at 20 feet, a 15-foot rear setback and side setbacks of not less than five feet for each story. Building heights cannot exceed three stories or 45 feet and maximum lot coverage cannot exceed 50%. The minimum dwelling unit areas are the same as those for R-2 Medium Residential development and required amenities within each unit and within each development are the same as those for Medium Residential development. Required common area amenities as described above in the paragraph on the R-2 zone must follow a schedule established by the City as set forth below in Table H-44.

The development standards for multiple family units affect housing affordability by increasing costs and reducing the number of units that builders can put on their parcels. Due to the lot coverage, minimum lot per unit, amenities and private open space requirements, builders are not always able to achieve 16 units per acre.

The City is in the process of creating a new R-4 zone to allow high-density residential development. The R-4 (30) zone will allow a density of between 30-50 dwelling units per acre and the R-4 (50) zone will allow 50-60 dwelling units per acre. The new R-4 zone will increase the height limit to five stories, increase the maximum allowable lot coverage to 80% and will reduce the front yard setback to 5 feet. With the standards listed above and a reduction in the number of required parking spaces (see subsection ii. Parking below), the City believes that the maximum permitted density allowed by the underlying zone can be achieved.

H-114

**Adopted by City Council
09/05/12**

Table H-44 Required Amenities for Multifamily Housing

Units	Amenities
0 - 3	0
4 - 50	1
51 – 100	2
101 – 200	3
201 -300	4

Source: Palmdale Zoning Ordinance

Density Bonus

Developers who include affordable units in their projects qualify for a by right 25% density bonus along with additional incentives such as parking reductions or fee reductions. To qualify for a density bonus, a developer must agree to construction one of the following:

1. 10% of units affordable to households earning 80% or less of median income qualifies for a 20% density bonus. For each 1% increase over 10%, the density bonus shall be increased by 1.5% to a maximum of 35%.
2. 5% of the units affordable to households earning 50% or less of median income qualifies for a 20% density bonus. For each 1% increase above 5%, the density bonus shall be increased by 2.5% to a maximum of 35%.
3. A 50% density bonus for senior citizen housing and an additional 20% density bonus when 10% of units are designated for low-income households. For each 1% increase over 10%, the density bonus shall be increased by 1% to a maximum of 80%.
4. 10% of units within a condominium or planned development are designated for moderate income qualifies for a 5% density bonus. For each 1% increase above 10%, the density bonus shall be increased by 1% to a maximum of 35%.
5. A 15% density bonus for qualifying land donations pursuant to GC 65915(h) et seq.
6. In conjunction with numbers 1 through 4 above, a density bonus can be approved where childcare facilities are provided.

Housing

Single Room Occupancy Units

There is no current provision within the Zoning Ordinance for Single Room Occupancy (SRO). These are typically a small unit with shared kitchen and bathroom facilities. There are currently no SRO's 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 Zoning Ordinance does currently include provisions for Boarding and Rooming Houses within the R-3 (Multiple Residential) zone. Additionally, at the present time, the Zoning Ordinance 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.

Farmworker Housing

The City currently provides for Agricultural workers' living quarters within the A-1 (Light Agriculture) zone with the approval of a Conditional Use Permit. As part of the Zoning Ordinance Amendment currently being processed, the requirement for approval of a Conditional Use Permit for this land use category will be removed to facilitate additional opportunities for additional types of housing within the City.

Transitional Housing and Supportive Housing

The current ordinance limiting such facilities to the R-3 zone and requiring a Conditional Use Permit violates State law. The City is in the process of amending the Zoning Ordinance to comply with SB 520 and SB 2. The city is currently amending the Zoning Ordinance to allow: 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 within four or fewer units within the R-2, R-3 and R-4 zones will be permitted with administrative approval, those located within five or more units will require Site Plan Review approval, consistent with the requirements for all residential uses.

Emergency Housing

Currently, the City's Zoning Ordinance allows Homeless Shelters within the PF (Public Facilities), C-3 (General Commercial), C-5 (Service Commercial) and M-1 (Light Industrial) zones with a Conditional Use Permit. The City is in the process of amending the Zoning Ordinance to allow Homeless Shelters within the C-2 zone without a Conditional Use Permit and to allow Homeless Shelters within the R-3 (Multiple Residential), PF, and C-3 zones with a Conditional Use Permit. Section 94.04 of the Zoning Ordinance would be amended to reduce the distance separation requirement between Homeless Shelters to 300 feet and remove the distance separation requirements to Transitional or Supportive Housing, schools and single family residential uses.

H-116

**Adopted by City Council
09/05/12**

ii. Parking

Single-family houses must provide a fully enclosed two-car garage with dimensions of at least 20 feet by 22 feet. Multifamily rental developments must provide 2.25 parking spaces per unit. One space must be covered and designated for a specific unit. In condominium projects, 2.25 parking spaces per unit are also required but two spaces must be designated for a specific unit and one must be within an enclosed garage. Assisted living developments must provide one parking space for each three residents and one space for each employee. With the creation of the new R-4 zone, the City is intending to reduce the parking requirement for multifamily development. It is the intention to reduce parking to: 1.0 spaces per studio unit, 1.25 spaces per one bedroom unit, 1.75 spaces per 2 bedroom unit, 2.0 spaces per three or more bedroom unit, plus 0.25 spaces per unit for guest parking (for complexes with 5 or more units). The change in parking requirement is anticipated to result in fewer required spaces and improved project layout and design.

Transit Village Development Standards

Transit Village development standards are discussed in a separate section because they are organized by neighborhood type for characteristics such as setbacks and heights and by number of bedrooms for parking requirements.

Housing

iii. Types of Approval Required

Table H-45 summarizes the type of approval required for different types of residential uses within each zoning designation.

Table H-45 Type of Approval for Residential Development

Zoning Designation	Type of Development	Type of Approval Required
R-1	Single-family dwellings on lots of a minimum 7,000 sf, or on existing lots of record if all minimum residential standards per Section 41.09 are provided.	Administrative review by Planning Director or designee
R-1	Second dwelling units on parcels with one single-family dwelling unit, if each unit adheres to the minimum residential standards per Section 41.04.L and 91.03.	Administrative review by Planning Director or designee
R-1	Small Residential Care Facility, Licensed Alcohol & Drug Treatment Facilities (6 or fewer)	As of right
R-1	Sober Living Homes (not licensed by State)	Administrative review by Planning Director or designee
R-2	Two-family dwellings on lots of a minimum 8,000 sf. Includes a two-family attached structure (duplex) or two single-family detached units on one lot.	Administrative review by Planning Director or designee
R-2	Single-family home	Administrative review by Planning Director or designee
R-2	Three or more units	Site Plan Review
R-2	Transitional Housing, Large Residential Care Facilities (Assisted Living Facilities),	Conditional Use Permit
R-2	Manufactured home parks and subdivisions	Conditional Use Permit
R-2	Small Residential Care Facility, Licensed Alcohol & Drug Treatment Facilities (6 or fewer)	As of right
R-2	Sober Living Homes	Administrative review by Planning Director or designee
R-3	Multifamily housing 3 units or more	Site Plan Review
R-3	Transitional Housing, Large Residential Care Facilities (Assisted Living Facilities),	Conditional Use Permit
R-3	Manufactured home parks and subdivisions	Conditional Use Permit
R-3	Convalescent Care Facilities and Boarding House	Conditional Use Permit
R-3	Small Residential Care Facility, Licensed Alcohol and Drug Treatment Facilities (7 or more)	Conditional Use Permit
R-3	Small Residential Care Facility, Licensed Alcohol & Drug Treatment Facilities (6 or fewer)	As of right

Source: City of Palmdale Zoning Ordinance

Approvals of single-family homes and subdivision development plans are by

administrative review; however in the R-2 zone, both single and two-family homes may be built with administrative review by the Planning Director or his/her designee. Multifamily housing or projects with three or more units require a Site Plan Review. There are a number of housing types that provide housing and supportive services to children and adults who are disabled or homeless. Transitional housing provides housing and supportive services such as case management, life skills training, and help with employment and permanent housing to homeless individuals and families. Residents usually stay in transitional housing for between six months and two years.

Disabled persons and older adults who need some assistance with the tasks of daily living may reside in licensed facilities such as community care, adult residential care, and other types of social living facilities. When provided in the R-1, R-2 and R-3 zone for six or fewer persons, no special permit is needed for this type of residential care. Older adults often reside in apartment buildings that provide common eating facilities and may provide other services such as housekeeping and transportation. Assisted living facilities with seven or more residents do require a Conditional Use Permit. Licensed alcohol and drug treatment facilities serving 6 or fewer persons are permitted within the R-1, R-2 and R-3 zones with an administrative approval; when such a facility serves 7 or more persons, they are permitted within the R-3 zone with a Conditional Use Permit. Unlicensed sober living homes for 6 or fewer persons are permitted within the R-1 and R-2 zones with administrative approval.

As previously stated, the City is in the process of amending the Zoning Ordinance to comply with SB 520 and SB 2. Transitional Housing and Supportive Housing with six or fewer residents will be permitted within the R-1 zone without the requirement for a CUP; Transitional Housing and Supportive Housing with seven or more residents will be permitted within the R-2, R-3 and new R-4 zone without the requirement for a CUP. Small residential care facilities (six or fewer residents) will be permitted within the R-1 zone without the requirement for a CUP; Large Residential Care Facilities (seven or more residents) will be permitted within the R-2, R-3 and new R-4 zone without the requirement for a CUP.

iv. Transit Village

The Palmdale Transit Village Specific Plan is an area of about 100 acres in Palmdale's Downtown adjacent to the Metrolink Station. The Specific Plan for this area was developed through a public urban design process with the hope that it would increase transit ridership. The Transit Village will be a transit-oriented, pedestrian-friendly community with bicycle paths, mixed use buildings and townhomes. It will allow much denser residential development than is permitted in the rest of Palmdale. This is an important step for the Palmdale community where there is a need for additional, more densely built multifamily housing in a pedestrian environment that cannot be built under current standards.

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The City is likely to direct affordable housing developers to the Transit Village where higher densities should help reduce per unit development costs somewhat. The Economic Development Department, Housing Division, is redesigning its homeownership assistance programs for use in the Transit Village.

The Transit Village is divided into neighborhoods and use types are allocated by neighborhood rather than zoning. The three types of permitted residential development are single-family, multifamily and mixed use. Multifamily may take the form of townhomes and/or apartments. There are parking reductions for multifamily and mixed use but not for townhomes or single-family dwellings. Table H-46 attempts to summarize the various densities and development standards allocated by neighborhood in the Transit Village.

Of the nine Neighborhood Zones within the Palmdale Transit Village Specific Plan, only Neighborhood Zones C and D have sufficient density to be suitable for development of very-low and low-income units. Residential units constructed within the remaining Neighborhood Zones would be credited to moderate and above moderate units.

H-120

**Adopted by City Council
09/05/12**

Table H-46 Transit Village Development Standards

Neighborhood	A & B	C	D	E	F	G	H	I
Standards								
Density per acre		25-40 du	≥ 58 du	8-12 du	18-30 du	12-16 du	12-16 du	8-12 du
Mixed Use Density	.80 & .60				.60	.40		
Building type	Mixed Use	Residential	Residential	Residential	Public School	Mixed Use	Residential	Residential
Bldg Height	60 ft	45 ft.	60 ft.	36 ft.	45 ft.	45 ft.	45 ft.	36 ft.
Lot Width								
Setbacks	N/A	0-8 ft.	0-12 ft	8-18 ft	0-8 ft	N/A	8 to 18 ft	8 to 18 ft
Setback amenities	Porches, pergolas arcades and other amenities may be built within the front setback.							
Max Lot Cover	70%	50%	50%	50%	50%	50%	50%	50%
Min. Lot Area	Single-family 5,000 sf; multifamily 20,000 sf.							
Min. Open Space	All multifamily w/ 4 or more units must have a landscaped area of 600 sf with 2 benches							
# of Amenities for Multifamily	4-25 units = 1; 26-50 units = 2; 51-100 units = 3; 101-150 = 4 (open space, pool, tot lot, etc)							
Size standards for multifamily	Studio: 500 sf ; 1 bdrm: 600 sf; 2 bdrm: 800 sf.; 3 bdrm: 1,000 sf; >3 bdrm: 1,200 sf.							
Parking	Multifamily: 1 bdrm = 1.25 spaces; 2 bdrms = 1.5 spaces; 3 bdrms= 1.75 spaces; Single-family = 2 spaces; townhomes = 2.25 spaces; boarding houses = 1 space/bdrm							

Source: Palmdale Transit Village Specific Plan

2. Codes and Enforcement

In 2011 the City of Palmdale adopted the 2010 California Building Code and CalGreen. The City has also adopted landscaping and water conservation ordinances to ensure that development in Palmdale is appropriate for the City’s high desert ecology and constraints on water resources. The City puts a high priority on building code enforcement. It has created a Neighborhood Improvement Program in which the Building and Safety Division works with law enforcement, the 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), offers an eight-hour property management program for Palmdale property owners, managers and maintenance personnel.

Housing

3. Construction of Improvements

i. 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 full 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.

ii. 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 down the streets. 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 fees 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, along with the relevant section of the Zoning Ordinance:

- Street improvements, including curb, gutter and sidewalks; street lights and traffic control devices, bus turnouts & shelters (21.04.C.2.b and 22.04.C.2.b)
- Grading, drainage and drainage structures (21.04.C.2.a and 22.04.C.2.a)

- Walls and fences (21.04.C.2.g, 22.04.C.2.g and 84.04.F)
- Sanitary sewers (21.04.C.2.d and 22.04.C.2.)
- Water mains and fire hydrants (21.04.C.2.c and 22.04.C.2.c)
- Street trees and landscaping (21.04.C.2.f and 22.04.C.2.f)

Traffic studies are not generally required for infill developments; only a project that would generate more than 2,000 trips per day is required to prepare such a study. 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 Improvements Plan for improvements to the circulation system and the mitigation fee is combined with other 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 submit a master plan that includes streets, drainage, sewers, power, and water before raw land developments can be approved. There are six master planned subdivisions in Palmdale with specific plans. Five are located in areas at the City's periphery, while one, the Transit Village is in the downtown 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 with little vacant residential land. City Ranch, also known as Anaverde, contains more than 1,000 existing residential units and major infrastructure has been installed. Ritter Ranch has installed infrastructure but has not yet been developed due to the slowing of the residential market. The Joshua Ranch development, which is zoned for low density residential at 0 to 2 du/acre, has some infrastructure in place. 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 in a fault zone and has Flood Zone, Hillside and Biological constraints.

On the land designated Equestrian Residential, water and sewer may not be available and development is subject to rural standards such as septic tanks. In the Low Density Residential designation, which is suitable in hillside areas, the developer has to provide water and sewer in most areas but rural street and lighting standards may apply. Residential development at Single-Family Residential-1 and higher requires full urban services.

The City is trying to encourage infill development in the central areas of Palmdale where infrastructure is already in place and large vacant parcels are available.

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The cost of on- and off-site improvements doesn't appear to be a constraint on new development in the City's older areas. The higher costs of infrastructure development plus construction and impacts fees are reflected in the higher prices of new units.

iii. Water

The City of Palmdale is primarily served by Palmdale Water District and Los Angeles County Waterworks District (LACWWD) 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 is in overdraft, which is the condition where annual extraction exceeds the safe-yield. According to AVEK and LACWWD, the basin has been in a state of overdraft for eight to nine years. The basin is not adjudicated; therefore, the water rights from and management of the basin have not been court appointed. Initial steps have been taken to adjudicate the basin in order to protect its long-term capacity and beneficial use. Pumping of groundwater by all uses, collectively, has significantly exceeded the natural recharge to the Basin. In the long term, the Basin cannot sustain current pumping levels.

With regards to SWP supplies, recent concerns for the protection of the Delta Smelt, an endangered fish, have resulted in a judicial ruling that the volume of water pumped through the California Aqueduct must be reduced. The projected water allocation for the Antelope Valley from the State Water Project has been reduced from approximately 75% to 44% of the annual entitlement of a given year.

Several actions have been taken to address future water availability. In 2006, the Los Angeles County Department of Public Works, County Sanitation Districts of Los Angeles County, the cities of Palmdale and Lancaster and several water purveyors established the Regional Water Management Group. This group was created to coordinate efforts in drafting the Antelope Valley Integrated Regional Water Management Plan (IRWMP). The IRWMP serves to identify inter-agency objectives, priorities, projects, and management strategies to address the regional water supply issues. The document was finalized in early 2008 for submittal to the State of California's Department of Water Resources for consideration of Proposition 50 funding.

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. The City adopted the Palmdale Recycled Water Facilities Plan in March 2009, which defines a set of alternatives for construction of a new distribution system that would deliver recycled water from the Palmdale WRP to municipal and industrial customers in the City as well as serve as a portion of the regional backbone by connecting to the regional recycled water pipeline from Lancaster WRP.

The City of Palmdale has initiated the Upper Amargosa Creek Recharge Project (UAP) on approximately 87 acres located within the City limits. The UAP will include two in-channel basins and six off-channel basins. The in-channel basins will slow the flow of natural runoff to enhance infiltration into stream channel bed, promoting recharge to the aquifer. The off-channel basins will allow diverted water to infiltrate areas outside the streambed. The purpose of this facility is to provide increased groundwater recharge primarily from water imported from the California State Water Project (SWP) and secondarily from storm flows within Amargosa Creek.

Based upon the Antelope Valley Integrated Regional Water Management, there is not currently sufficient total water capacity available based on current consumption patterns for anticipated growth with the City of Palmdale. Resolving this will require a combination of increased conservation, use of recycled water, storage/banking of increased supplies when available, as well as other strategies discussed above. Water availability is a regional issue and the City is pursuing its part of a cooperative effort to address it on a regional scale.

iv. 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.

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-

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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. At that time, the City Council set the annual sewer unit charge for fiscal year 2008-2009 at \$38.64 increasing to 92.56 in fiscal year 2009-2010 and to 103.63 in fiscal year 2010-2011. City operation of the wastewater system is expected to improve wastewater management but has also nearly tripled the annual sewer fee charged to property owners.

4. Fees and Permits

Tables H-47 and H-48 below show typical fees and construction costs for single and multiple family developments in Palmdale.

Fees imposed by the City and the various school districts now add substantially to the cost of new housing in Palmdale. Between 2000 and 2008, the cost of these fees increased by 75.2% overall and the proportion they contribute to develop cost for multifamily housing increased from 15% to 20% of project cost.

Fees that increased more than 200% over the eight year period include traffic impact fees, park impact fees and fire facility impact fees. School impact fees rose by only 29.8% but are the most expensive of all the fees.

In addition to permit costs, utility hook-ups and school impact fees, the City also assesses large fees for traffic impacts and park impacts. Because the City does not have a fully developed drainage system, drainage impact fees are charged to pay for regional drainage improvements. The cost of all fees and permits is now \$55,162 per unit for single-family dwellings and \$31,188 per unit for multifamily dwellings. These fees may seem high but the City must develop infrastructure and schools to serve its growing population. It may not be possible to reduce fees without severely impacting the community's ability to provide basic infrastructure and services.

i. Comparison of Fees with Other Jurisdictions

Fees in the City of Santa Clarita are even higher than in Palmdale at \$61,117 per unit for single-family and \$44,542 per unit for multifamily. By contrast, the fees charged by Los Angeles County in unincorporated areas of the Antelope Valley are significantly lower at \$17,226 per unit for multifamily. A single-family comparison for Los Angeles County is unavailable.¹⁸

**Table H-47 Estimated Construction Costs - Single-family Detached Unit
(Feb. 2012) - 2,200 sq.ft. unit- 4 bdrms plus 500 sq. ft. garage**

Source of Cost	Amount
Material and Labor	\$ 193,210
Land Cost for an improved lot with utilities available	40,000
Planning Department Fees Plan Check	63
Building And Safety Fees Plan Check and Permits	4,915
Engineering Fees for Grading Plan Check and Permit	1,881
Drainage Impact Fees	4,319
Traffic Impact Fees	4,202
Park Impact Fees	10,232
Fire Facility Impact Fees	1,001
School Impact Fees (Elementary and High School)	13,797
Sewer Fees (Hook-Up)	4,190
Water Fees (Hook-Up)	9,118
Public Facility Fees	1,444
Total Project Cost	\$288,372
Total Fees	\$ 55,162

Excludes builder's profit, marketing and sales cost and construction financing cost.

Source: City of Santa Clarita

Source: City of Palmdale Planning, Building and Safety and Engineering Departments, Building Industry Association, L.A. County Waterworks District, Palmdale Water District No. 34 and L.A. County Sanitation District, Palmdale School District and Antelope Valley Union High School District.

¹⁸ Los Angeles County Draft 2008 Housing Element Update p.40-41 and City of Santa Clarita Draft Housing Element Update 2008.

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**Table H-48 Estimated Construction Costs – Multifamily Project (Feb. 2012)
Four-plex (1400 sq.ft. - 2 bedrooms + 200 sq.ft. carport each)**

Source of Cost	Amount
Material and Labor	\$ 402,400
Land Cost per acre with utilities available	60,000
Common Laundry Room 400 square feet	24,400
Planning Department Fees Plan Check	2,863,
Building and Safety Fees Plan Check and Permits	9,397
Engineering Department Fees Grading Plan Check and Permit	2,008
Drainage Impact Fees	7,819
Traffic Impact Fees	11,636
Park Impact Fees	31,880
Fire Facility Impact Fees	2,689
School Impact Fees (Elementary and High School)	32,704
Sewer Fees (Hook-Up)	2,514
Water Fees (Hook-Up)	18,429
Public Facility Fees	2,816
Total Project Cost	\$ 611,555
Total Fees	\$ 124,755
Cost per Unit	\$ 152,888
Fees Per Unit	\$ 31,188

Excludes builder's profit, marketing and sales cost and construction financing cost.

Source: City of Palmdale Planning, Building and Safety and Engineering Departments, Building Industry Association, L.A. County Waterworks District, Palmdale Water District No. 34 and L.A. County Sanitation District Palmdale School District and Antelope Valley Union High School District.

1. Single-family Detached Unit 2,200 square feet with a 500 square foot garage = 2700 square feet
2. Multifamily 4 unit, 2 bedrooms each (1,400 square feet) + 200 foot car port = 4x 1,400 square feet + 4 x 200 square feet for carports = 6,400 square feet (8 bedrooms).
3. Palmdale School District fees \$3.33 per square foot of building
4. Antelope Valley Union High School District \$1.78 per square foot of building
5. Palmdale Water District was called regarding connection fees and were verbally given the following fees: Single-family residence – 9,118, meter and connection fees, 4-Plex one meter and connection fees \$18,429.

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**Adopted by City Council
09/05/12**

ii. Permit Processing

Figure 5 on the following page provides a flow chart of the development approval process. The development review process is an efficient one that uses a multi-departmental Development Advisory Board (DAB) to review proposed developments. The DAB process expedites the review process and provides an opportunity for communication between departments in order to minimize contradictory requirements.

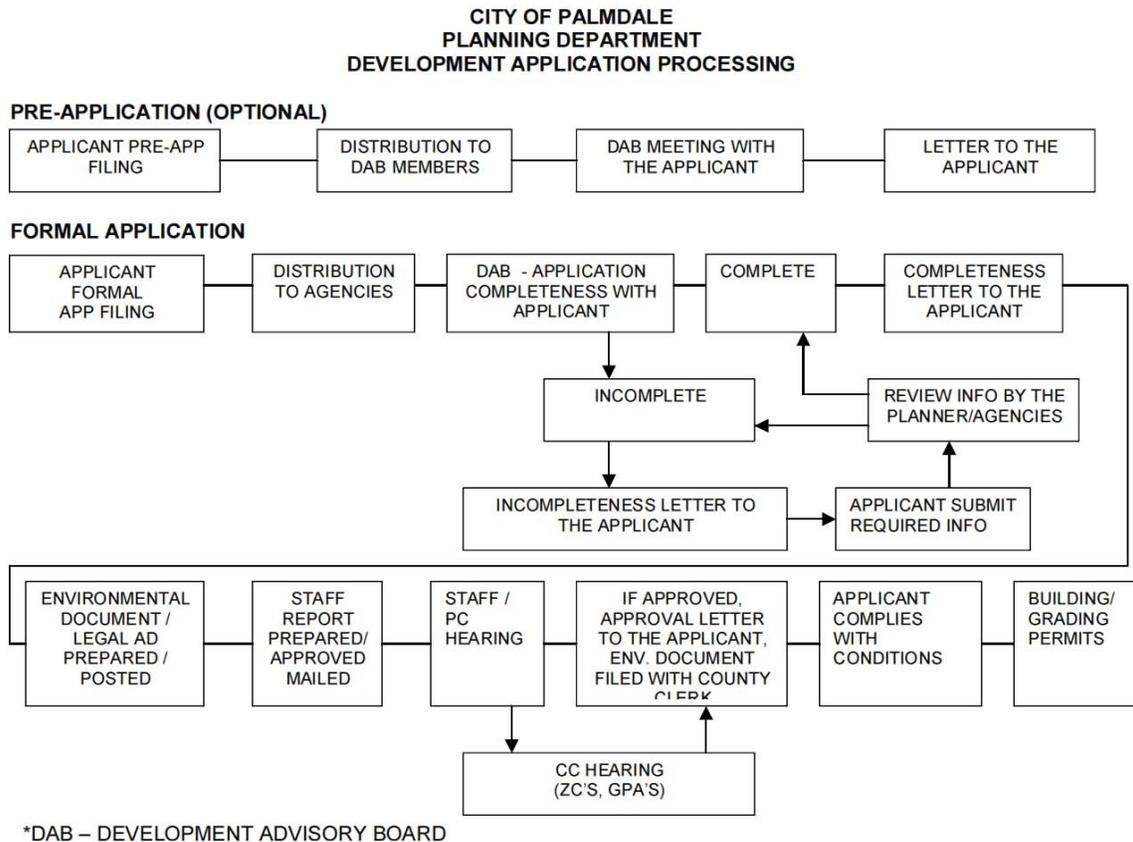
The City has a 45 to 60-day schedule for getting a development application through to Planning Commission or Site Plan Review hearing, provided the application is complete when it is submitted. Building and Safety typically requires one week for each check on a permit plan check. The Engineering Department has a 3-2-1 processing timeline for grading plans: three weeks for the first plan check, two weeks for the second, and one week for the third.

Multifamily developments of three units or more are developed by right and are not subject to a Conditional Use Permit; however these developments are subject to Site Plan Review. The Site Plan Review process is conducted by the Director of Planning sitting as the Hearing Officer in a public hearing. The Site Plan Review is not considered a constraint on the development of multifamily 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 Zoning Ordinance with respect to development standards such as setbacks, height, maximum site coverage, parking and landscaping.

One of the findings that must be made in order to approve a Site Plan Review is that the design of the project is compatible and harmonious with the uses and structures on adjacent properties. In the past, residents opposing new low-income multifamily developments were not able to prove that proposed multifamily developments would have adverse impacts and it is not anticipated that opponents to future development will be successful in meeting the “substantial evidence” threshold for a finding of adverse impact. Therefore, the City does not believe that Site Plan Review process constraints the supply and affordability of multifamily housing.

Housing

Figure 5 Development Processing Schedule



Tables H-49 and H-50 below provide timelines for the development approval process. The development review process is an efficient one that uses a multi-departmental Development Advisory Board (DAB) to review proposed developments. The DAB process expedites the review process and provides an opportunity for communication between departments in order to minimize contradictory requirements.

The City has a 45 to 60-day schedule for getting a development application through to Planning Commission or Site Plan Review hearing, provided the application is complete when it is submitted. Building and Safety typically requires one week for each check on a permit plan check. The Engineering Department has a 3-2-1 processing timeline for grading plans: three weeks for the first plan check, two weeks for the second, and one week for the third.

Multifamily developments of three units or more are developed by right and are not subject to a conditional use permit, however these developments are subject to site plan

review. The Site Plan Review is conducted by the Director of Planning as the Hearing Officer in a public hearing. The site plan review is not considered a constraint on the development of multifamily 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.

One of the findings that must be made in order to approve a site plan review is that the design of the project is compatible and harmonious with the uses and structures on adjacent properties. In the past, residents opposing new low-income multifamily developments were not able to prove that proposed multifamily developments would have adverse impacts and it is not anticipated that opponents to future development will be successful in meeting the “substantial evidence” threshold for a finding of adverse impact. Therefore, the City does not believe that site plan review process constrains the supply and affordability of multifamily housing.

Table H-49 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, Building and Planning Departments

Housing

Table H-50 Typical Processing Procedures by Project Type

	Single-Family Unit	Subdivision	Multifamily < 2 units	Multifamily 3 or more units
	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

5. Housing for Persons with Disabilities

Government Code Section 65583(a)(4) requires: “an analysis of potential and actual government constraints upon the maintenance, improvement or development of housing...for persons with disabilities as identified in the analysis pursuant to paragraph (4) of subdivision (a) including land use controls, building codes and their endorsement, site improvements, fees and other exactions required of developers and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting...the need for housing for persons with disabilities. “

The intent of the statute is to ensure that persons with physical or mental disabilities can live in the community without discrimination against them because of their disability, their income or their need for assistance in tasks of daily living. In single-family districts, Palmdale does not impose any restrictions on housing for six or fewer persons based on the type of services provided or the population housed. There are currently 24 “small family homes” licensed by the Department of Social Services. However, in the existing multifamily zones, all kinds of licensed and unlicensed supportive housing is currently subject to a Conditional Use Permit (see Table H-51). The City is amending its Zoning Ordinance to permit Transitional Housing and Supportive Housing within the R-1, R-2, R-3 and R-4 zones without a CUP (see Program H5.D). Program H5.C will promote the development of housing for developmentally disabled residents. Program H5.F will allow Homeless Shelters within the C-2 zone without a CUP and Program H5.H will allow Large Residential Care Facilities in the R-2 and R-3 zones with Site Plan Review approval, consistent with the approval process for multifamily developments of five units or more.

Palmdale currently requires a Conditional Use Permit for all the following types of group homes that often serve persons with disabilities:

Table H-51 Regulation of Housing for Persons with Disabilities

Assisted Housing Type	Parking	Zoning Designation	Type of Permit Required
Transitional housing, Large residential care facilities	Boarding houses = 3 spaces + 1 per room. Assisted living= 1 space for every 3 beds + 1 space per employee, Convalescent homes= 1 space per 3 bed	R-2 (Medium Residential)	Conditional Use Permit
Transitional housing, Large residential care facilities, Boarding and rooming houses		R-3 (Multiple Residential)	Conditional Use Permit
Convalescent care facilities		R-3 (Multiple Residential)	Conditional Use Permit

Parking

Palmdale’s Zoning Ordinance sets parking standards for various types of assisted housing but does not reference the standard used for setting the parking standards. Spaces are required for each employee and except for convalescent care, for every three beds. Parking for staff certainly adds costs to the building but the requirement for staff parking appears to be a reasonable requirement and is not therefore considered a constraint.

The Zoning Ordinance does not explain why the City determined that this type of housing should be subject to a Conditional Use Permit process rather than Site Plan Review as required for other types of multifamily housing. Some of the uses may be licensed uses, others do not require a license. Senate Bill 2 makes it clear that multifamily housing with supportive services on or off site must be treated no differently than any other multifamily housing in that zoning designation. However, it is silent on the issue of licensed group housing facilities.

According to City of Palmdale Planning staff, the process for a Conditional Use Permit is similar to that for the Site Plan Review, the type of permit that is required for approval of multifamily housing. However, the Site Plan Review is approved by the Planning Director serving as the Hearing officer in a public hearing while the Conditional Use Permit requires a public hearing before the Planning Commission. Theoretically, the Planning Commission cannot deny the Conditional Use Permit if the facility meets all requirements, however, the process is less predictable and more time consuming as well as more likely to encounter a public battle with neighboring property owners. For

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these reasons, the requirement for a Conditional Use Permit is a constraint on housing for persons with disabilities.

A key word search of the development standards in Chapter 9 of the Zoning Ordinance did not find any requirements that any of the special needs housing types listed in Table H-45 be sited a certain distance from one another. There is a requirement that Transitional Housing facilities be sited at least one quarter mile away from one another. It is recommended that this requirement be deleted when the standards for transitional housing are revised. The same requirement and same recommendation applies to approval of emergency housing. (See Program H 3.B in the Programs Section).

Year of Building Code

The City of Palmdale adopted the 2010 California Building Code that includes the 2010 Title 24 amendments.

Reasonable Accommodation Procedures

The City of Palmdale has adopted a reasonable accommodation procedure, Section 26.10 of the Zoning Ordinance.

B. Nongovernmental Constraints

1. Housing Market

The principal constraint on housing development in Palmdale in 2012 is the collapse of the housing market. Thousands of Palmdale homes have been foreclosed since 2007 and even in 2011 there were with 2,958 in default, foreclosure or REO.¹⁹ In 2008, so many houses were vacant and abandoned that the Palmdale City Council passed an ordinance requiring that owners of vacant units register and maintain the units. This ordinance became effective in March 2008.

A comparison between housing sales in Table H-19A and H-19B in the Housing Characteristics section shows a substantial increase in the number sold in February 2008 and in December 2011. The same tables show a sharp and continuing price decrease between February 2008 and December 2011 with a decline of 38% in zip code 93550, 39.6% in zip code 93551 and 57.3% in zip code 93552. Table 19A shows that the 2008 prices had already declined sharply from the 2007 level.

Housing construction has slowed to 1997-1998 levels. According to DOF, 1,130 new housing units were built in 2006 and 876 units in 2007. In 2008 a total of 534 units were permitted, 261 units were constructed in 2009, 153 units in 2010 and 108 units in 2011.

¹⁹ Antelope Valley Housing News compiled for clients and local government by Frank Donato, Fidelity Title November 2011. Cited with permission.

Applications for tentative subdivision tract maps also dropped between 2007 and 2008. In the six months between October 2006 and March 2007, there were 14 applications totaling 204.31 acres and 1,443 single-family lots. Between October 2007 and March 2008, the number of applications dropped to six, comprising 127 acres and 579 single-family lots. Only one application was submitted between January and March of 2008.

Developers with approved subdivision tract maps in Palmdale have been requesting and receiving extensions. Additionally, in July 2008, SB1185 was adopted providing a 12-month legislative time extension to qualifying maps; in July 2009, AB333 provided a 24-month legislative time extension and in July 2011, AB 208 provided a second 24-month legislative time extension to qualifying maps. There have also been several applications for new tract map approvals in 2011, indicating that at least a few developers believe that markets will recover within the three years they have to act on an approved tract map.

2. Public Opposition to Multifamily Housing

According to City staff, a vocal section of Palmdale's public objects not just to low-income multifamily construction but also to all multifamily construction. The fear is that such buildings could affect the value of nearby single-family homes. Public opposition to multifamily construction is a powerful constraint on housing provision in Palmdale; not only did it lead to a two-year moratorium on multifamily development between 1999 and 2001 but it also resulted in rezoning of land in some areas designated for multifamily use from 16 units to 10 units per acre and redesignation of areas zoned for multifamily development into single-family designations.

City Efforts to Mitigate Constraint

Public opposition to multifamily housing development in Palmdale mobilizes around site-specific development. Staff reports on new development projects therefore go into great detail on the need for affordable housing as identified in the Housing Element and on current housing law that requires the community to plan and provide housing for all sectors of the community. These staff reports are made available to the public on the City's website in the posted agendas for Planning Commission and City Council meetings. The public is further advised by staff presentations at public hearings.

I3. Land Cost

A staff review of vacant land prices over six years found prices in 2006 and 2007 ranged between \$120,000 to \$263,000 per acre or between \$2.75 and \$6.04 per square foot. These are very low prices compared to prices in the City of Santa Clarita where land costs vary from \$10 to \$30 per square foot according to City of Santa Clarita planning staff. No comparable data on land cost is available for 2011.

Housing

4. Cost of Construction

Tables H-47 and H-48 show the cost to construct single and multifamily housing in 2011. A combination of changes in land, labor and materials cost along with high fees and low-density zoning have driven construction costs for multifamily housing so high that new rental housing probably couldn't be supported by market rents at 10 to 16 units per acre. With a minimum density of 30 dwelling units per acre, it is much more likely that a market rental project, now estimated at \$152,888 per unit, would be feasible. Even though their costs are much higher, builders with low-income housing tax credits can still make a profit from building affordable units because their projects are financed with large equity investments, deferred loans and low-cost debt. Market rate developers with expensive conventional mortgages and the expectation of substantial cash flow would need high rent payments to support their buildings.

With the cost of a new single-family home now estimated at \$288,372 before builder's profit, Palmdale has lost one of its unique advantages, the ability to provide affordable new homes to the county's moderate-income families. But the high fees that are part of the cost of new units reflect the real cost of growth in Palmdale: the need to provide new schools, parks and infrastructure. Palmdale doesn't yet have a citywide drainage system to prevent flooding so some developers must dedicate a portion of their properties to drainage. In undeveloped areas developers must pay to bring water, sewer and power to their raw land developments.

5. Finance

Construction and Permanent Financing for Subdivisions and Multifamily Housing

Given that the inventory of unsold foreclosed, short-listed and general resale homes is still high locally and nationwide and a continued decline in Palmdale and Los Angeles County home prices, the availability of finance for new market rate single and multifamily construction is difficult to assess. Constraints on development are not primarily due to lack of construction finance but due to lack of a market for new or resale homes.

Given the housing market decline, it is very unlikely that builders will construct market rate multifamily housing in the next few years. Constraints on multifamily construction are probably due both to low densities (between 2000 and 2008 the highest density available for multifamily construction was 16 DU per acre) and to competition from vacant single-family homes. Nearly half of renter-occupied units in Palmdale are single-family homes. No new market rate multifamily rentals were built in Palmdale between 2000 and 2008. Single-family construction has also declined steeply and most approved subdivision tract map applications have been put on hold or have requested time extensions.

In the next two years, Palmdale will build additional low and moderate multifamily units funded by tax-credits, Redevelopment Housing Set-Aside funds and a variety of other public sources. A number of these projects have already been approved. According to several experts in tax credit finance²⁰, in 2008 tax credit investments were yielding about 70 cents on the dollar; in 2011 the yield is probably one dollar of equity for every dollar of tax credit.

Since 2006, the Palmdale Community Redevelopment Agency has received approval for 591 multi-family units; 314 units for seniors and 277 family units. Land has been purchased and consolidated for an additional 142 senior units. Of the approved units, all 314 senior units have been constructed. The remainder of the family units are anticipated to be built between 2012 and 2014 to comply with the objectives of the City's Redevelopment Implementation Plan. Ground breaking on 156 apartments and 121 townhomes took place in February 2012. There are no other approved multifamily developments.

The State of California Department of Housing and Community Development issued Notices of Funding Availability (NOFA) for a variety of bond program including the Multifamily Housing Program (MHP) funded by Proposition C in 2011. The total amount available for the MHP Program was \$80 million. NOFAs have not yet been issued for 2012.

6. Single-Family Mortgages

Help for Foreclosures

In 2012, help for families in Palmdale facing foreclosure is as important as the availability of mortgages for home purchase. In the past, numerous newspaper articles and blogs such as the L.A. Land blog on the Los Angeles Times website have pointed out that for homeowners with resetting ARM mortgages who are upside down (owe more than the home is worth), the best option may be to simply walk away. The penalty for foreclosure isn't overly severe, FHA eligibility criteria only require two years since a foreclosure and three years since a bankruptcy.

However, those who want to save their homes from foreclosure need information and competent mortgage counseling. Resources for free mortgage counseling on line and by phone include:

- The "HOPE Hotline" (1-888-995-HOPE or www.995HOPE.org), which provides free mortgage counseling 24 hours a day, seven days a week.

²⁰ Personal communication from Yasmin Tong, Housing Consultant, Venice, California, May 2008 and February 2012.

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- The state's English and Spanish language consumer mortgage information websites that provide information both for prospective homebuyers and for homeowners facing difficulties: www.yourhome.ca.gov and www.sucasa.ca.gov.

Current Mortgage Lending Standards

Surprisingly, FHA insured loans still provide very low (3%) or even no downpayment loans. Borrowers only have to be two years from a foreclosure and three years from a bankruptcy. The income to mortgage payment ratio is now 29% of gross income without consumer debt included and 41% of gross income including all other debt payments.

Many buyers now search for mortgage loans on line and current interest rates are published on a variety of mortgage lending sites. The latest entry into the online mortgage business is Zillow, a free web-based service that provides geo-coded real estate information. Zillow has added a new service that allows buyers to request loan offers from lenders who are part of Zillow's service. Potential borrowers enter their data and get back loan terms from lenders. Interest rates for a 30-year fixed-rate loan quoted on Zillow's website on March 7, 2012 ranged from 3.375% to 4.0%.

Although some buyers may have trouble finding an affordable loan, uncertainty about the direction of housing prices in a period when headlines in the newspapers and broadcast news programs regularly predict further price decreases is probably having a greater effect on home purchase than problems with obtaining a loan.

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Adopted by City Council
09/05/12

VIII. GOALS, OBJECTIVES, POLICIES AND PROGRAMS

A. Appropriateness of Goals, Objectives and Policies

In the following sections, the City sets forth its goals, objectives, policies and programs for 2006-2014. As always, the City is able to provide sufficient sites for its fair share of new housing development.

Palmdale will provide adequate sites to meet its Regional Housing Needs Assessment allocation, amending its Zoning Ordinance to comply with requirements to rezone sites for the lower income housing allocation at a minimum of 30 dwelling units per acre. Palmdale's new Transit Village Specific Plan already allows this higher density for townhouse and mixed-use development. New construction of affordable units will be directed to the Transit Village and to infill sites in existing developed areas.

Housing production follows a somewhat seesaw pattern in Palmdale as in much of the SCAG region. This Housing Element has been drafted during a time when both housing production and housing sales are very low, the unsold housing inventory is at record highs region wide, and Palmdale homeowners are still experiencing mortgage defaults and foreclosures. Despite a very low level of current market rate development, Palmdale has a substantial pipeline of approved subdivisions and, based on information from real estate publications and websites, expects that housing production may increase beginning in 2014.

The City has responded to the problem of vacant foreclosed homes with an ordinance requiring owners of foreclosed properties to register and maintain their properties.

Grant funding provided by the Neighborhood Stabilization Program will enable the City of Palmdale to offer residents homebuyer education workshops given by housing specialists from ClearPoint Credit Counseling Solutions. The grant will cover the delivery of three workshops each year for three years, along with the accompanying individualized, home pre-purchase counseling sessions. ClearPoint www.ClearPointCCS.org is a U.S. Department of Housing and Urban Development (HUD)-approved housing counseling agency.

In the eight and a half years covered by this Housing Element, the City will continue to focus resources on housing rehabilitation and infrastructure improvements in targeted older neighborhoods. A new program, Partners for a Better Palmdale, will work on youth outreach and community building in distressed neighborhoods.

The City will develop affordable multifamily rental housing for families and seniors in accordance with current funded commitments.

Housing

The City's South Antelope Valley Emergency Services (SAVES) program will continue to provide a food bank, motel vouchers and referrals for emergency assistance to extremely low-income and homeless individuals and families.

B. Quantified Objectives

Table H-52 outlines the City's objectives for 2006-2014.

Table H-52 Quantified Objectives 2006-2014

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	2,241	2,240	2,822	3,084	7,583	17,910
New construction anticipated 2006-2014	Emancipate d Youth 11 Total =11	Family 168 Senior 57 Total = 225	Family 113 Senior 216 Total = 329	Family 30 Senior 39 Total = 69	3,740	4,374
Single-Family Rehab Loan		1	16	7		24
Mobile-home Rehab Grant	12	21	11	1		45
Emergency Grant Program	91	136	24	1		252
Neighborhood Improvement Grants (housing only)	45	21	26	27	1	120
Mobile Home First Time Homebuyer Program -			8			8
Mortgage Assistance Program - Transit Village		1	18	30		49

C. Programs

GOAL H1: PROMOTE THE CONSTRUCTION OF NEW HOUSING AFFORDABLE TO ALL INCOME GROUPS

Objective H1.1.1: Provide adequate sites at a range of densities to accommodate future housing needs.

Policy H1.1.1: Encourage a variety of housing types such as single-family attached (townhouses), multifamily units, planned unit developments mixed use housing and other housing types that make housing more affordable.

Policy H1.1.2: Encourage the development of new affordable units through the provision of incentives.

Policy H1.1.3: Encourage the development of housing affordable to lower income groups in areas well served by public transportation, schools, retail and other services.

Policy H1.1.4: Ensure that all necessary support services can be provided to new developments.

Policy H1.1.5: Replace housing units demolished by the Redevelopment Agency for redevelopment projects.

Policy H1.1.6: Enforce minimum standards for new residential construction as provided by the Citywide Zoning Ordinance adopted in 1994.

Policy H1.1.7: Expedite permit processing.

Program H1.A: New Housing Development

Provide adequate sites for the development of 17,910 new housing units between January 2006 and December 2014. This is Palmdale's Fair Share of regional housing growth established by SCAG's Regional Housing Needs Assessment (RHNA) adopted in 2007.

Responsible Agency: Planning Commission and City Council.

Implementation Actions

Target Date

New units constructed 2006-2011: 3,488

2006-2011

Housing

Approve residential development applications consistent with the General Plan polices and with Zoning Regulations.

2006-2104

Program H1.B: Density Bonus Ordinance

Provide a 25% density bonus for housing developers who make 10% of their units affordable to households earning 50% of median income or 20% of units affordable to households earning 60% of median income in accordance with California Government Code 65915.

Pursuant to Section 25.11.12 of the Palmdale Zoning Ordinance, provide one or more incentives or concessions to projects based on the proportion of affordable units and the type of income targeting. Incentives are waivers or modification of a development standard (parking, setbacks, open space, etc.) that would otherwise inhibit the ability to use the density bonus on a specific site or would provide an actual development cost reduction.

Responsible Agency: Planning Department

Implementation Actions

Target Date

Administer an ongoing program to grant density bonuses as provided in Zoning Ordinance.

2006-2014

Objectives

Record deed restrictions on density bonus units with County Recorder.

Maintain a record of all density bonus units and continue contract with outside monitor to conduct annual income certification reviews of all density bonus units.

Program H1.C: Second Unit Ordinance

Amend Zoning Ordinance to revise Section 91.03.C to ensure that second dwelling unit standards comply with AB 1866. Amendment to read: "A Second Dwelling Unit shall be subject to administration review pursuant to Article 26.03.B, Zoning Clearance Review and add Second Dwelling Unit to the list of General Provisions."

Responsible Agency: Planning Department

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Implementation Actions

Target Date

Section 91.03.C of the Zoning Ordinance was amended on November 4, 2009 in compliance with the provisions of AB 1866.

November 2009

Administer a revised program to approve second units

2009-2014

Program 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.

Responsible Agency: Economic Development, Housing Division

Implementation Actions

Target Date

Revise program for use with the Transit Village and to help purchasers of townhomes by low and moderate Income families.

September 2012

Objective:

46 loans within the Palmdale Transit Village

2012-2014

Program 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. This program is funded by the City's Redevelopment Set-Aside and HOME funds awarded to Palmdale by the California Department of Housing and Community Development.

Responsible Agency: Economic Development, Housing Division

Implementation Actions

Target Date

Administer on on-going program for first time buyers of Mobile Homes

2006-2014

Objective:

Administer a program to provide 8 loans.

2006-2014

Housing

Program H1.F: Affordable Housing Land Bank

Acquire and assemble parcels of land for the new construction of affordable single and multifamily housing units using the Redevelopment Housing Set-Aside and other funds as appropriate under this program land is also acquired to build replacement units for housing demolished by the Redevelopment Agency. The intent of this program is to acquire separate parcels of land in order to create a developable site for affordable housing

Responsible Agency: Successor Agency to the Community Redevelopment Agency

<u>Implementation Actions</u>	<u>Target Date</u>
Continue to purchase and assemble developable land to accommodate very low and low-income units. This program is on hold pending clarification of available housing funds.	2006-2014

Program 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 housing in compliance with state redevelopment law housing set-aside requirements. As needed, provide predevelopment grants or loans to these projects.

Responsible Agency: Economic Development, Housing Division

<u>Implementation Actions</u>	<u>Target Date</u>
Administer an ongoing program and develop new guidelines as needed.	2006-2014
Quantified Objectives: (See objectives for senior housing in special needs section) Family housing	2008-2014
Provided assistance to Paving the Way/Youth Build to provide 11 Extremely Low-Income units to emancipated youth/students	2010-2014

Program 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 contained within Appendix A. 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 Department, Housing Division

Implementation Actions

Target Date

The City will offer the following incentives for lot consolidation:

September 2012

- a. Priority processing for maps that include affordable housing units;
- b. Expedited review for sites available for consolidation where the development application can be found consistent with the General Plan or the Palmdale Transit Village Specific Plan;
- c. Financial assistance (based on availability of Federal, State, Local and private housing funds);
- d. Density Bonuses;
- e. Modification of development requirements, such as reduced parking standards for low-income housing, on a case-by-case basis

Administer an on-going program to facilitate small lot consolidation

2012-2014

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 multifamily 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 Department, Housing Division

Implementation Actions

Target Date

Housing

The City will offer the following incentives for the division of large sites suitable for multifamily developments affordable to lower income households:

September 2012

- a. Priority processing for maps that include affordable housing units;
- b. Ministerial review of lot line adjustments
- c. Expedited review for sites available for lot division where the development application can be found consistent with the General Plan or the Palmdale Transit village Specific Plan;
- d. Density bonuses;
- e. 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 multifamily housing affordable to lower income households.

2012-2014

Program H1.J: Rezoning to Provide Adequate Housing Sites

The City's RHNA allocation for very-low and low-income households (2006-2014) is 7,303. Between 2006 and 2011, a total of 383 covenant restricted very low and low income units were constructed, leaving a need of 6,920 units. As of 2012, the City does not have a residential zone that permits a density of 30 dwelling units per acre. To facilitate the development of multifamily housing affordable to lower-income households, the Planning Department will initiate a General Plan Amendment and Zoning Ordinance Amendment to establish a General Plan Land Use designation and Zone designation permitting a minimum of 30 dwelling units per acre, with a typical density of 40 dwelling units per acre, and allowing a minimum of 16 units per site.

Responsible Agency: Planning Commission and City Council.

Implementation Actions

Target Date

Pursuant to AB 2348, the City shall commit to a rezoning program to provide adequate sites to meet its housing growth needs for very-low and low-income households, including:

September 2012

- Amend the General Plan Land Use designation on approximately 221 acres to MHDR (Medium High Density Residential) and on approximately 83.5 acres to HDR (High Density Residential)
- Rezone approximately 221 acres to R-4(30) (High Density Residential Zone), permitting 30 to 50 dwelling units per acre, allowing the development of a minimum of 6,600 residential units.
- Rezone approximately 83.5 acres to R-4(50) (High Density Residential Zone),

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permitting 50 to 60 dwelling units per acre, allowing the development of a minimum of 4170 residential units.

- Establish an R-4 (High Density Residential) zone, listing uses permitted by type and standards of development.
- Multi-family housing of 4 or fewer units within the R-4 zone shall be permitted with Administrative approval; multi-family housing of 5 or more units within the R-4 zone shall be permitted with Site Plan Review approval.
- Approved residential development applications consistent with General Plan policies and with the applicable standards of development for the zone designation.

GOAL H2: PRESERVE AND IMPROVE THE EXISTING SUPPLY OF AFFORDABLE HOUSING

Objective H2.1: Bring existing housing units up to an established standard of habitability.

Policy H2.1.1: Enforce existing standards of habitability

Policy H2.1.2: Provide rehabilitation assistance to homeowners and to owners of multifamily rental housing when those owners agree to maintain the affordability of assisted units.

Policy H2.1.3: Provide grants and loans to owner-occupants of single-family homes and mobile homes for emergency repairs and rehabilitation.

Policy H2.1.4: 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.

Program 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. The program provides up to:

- i. \$35,000 for seniors and/or disabled persons
- ii. \$15,000 for homeowners who purchased a HUD home in need of repairs
- iii. \$25,000 for homeowners to correct unsafe or unhealthy conditions.

Responsible Agency: Economic Development, Housing Division

Implementation Actions:

Target Date

Housing

Administer a program to provide 20 loans over eight years. 2006-2014

Objectives:

Eight loans made in 2006-2007 2006-2007

Make an additional 16 loans over six years 2008-2014

Program H2.B: Multifamily and Single-Family Rental Unit Rehabilitation Program

Make low-interest loans from Redevelopment Housing Set-Aside funds to owners of both single and multifamily 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 of 30 years.

Responsible Agency: Economic Development, Housing Division

<u>Implementation Actions</u>	<u>Target Date</u>
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Administer an ongoing program	2006-2014
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Objective: 3 loans	2008-2014
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Program H2.C: Emergency Grant Program

Provide one-time grants for housing repairs to very low-income (50% of median or less) owner-occupants of single-family homes. The grant amount cannot exceed \$6,000.

Responsible Agency: Economic Development, Housing Division

<u>Implementation Actions</u>	<u>Target Date</u>
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227 grants provided 2006-2011	
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Objectives:

No additional loans will be made from 2012-2014 due to the elimination of the CRA and lack of funding for housing programs.	2008-2014
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Program H2.D Rental Housing Inspection Program

The Palmdale Department of Building and Safety will proactively inspect all residential rental properties on a regular schedule. All rental properties required to register by

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Housing

December 1, 2006. Building and Safety will also continue to respond to code violation complaints.

Responsible Agency: Building and Safety Division

Implementation Action

Target Date

Inspect all rental housing units on a regular schedule.
Buildings in compliance re-inspected at 5-year intervals,
buildings with violations re-inspected annually. In April
2008, 6000+ single and multifamily rentals have been inspected.
(Because staffing has been reduced due to reduced revenues,
inspection interval may lengthen somewhat)

2006-2014

Objective: H2.2: Maintain the affordability of leased mobile home spaces for seniors and low-income families.

Policy H2.2.1: Use regulatory and financial tools to make mobile home spaces permanently affordable.

Program H2.E: 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

Implementation Actions

Target Date

Administer an ongoing program.

2006-2014

Housing

Program H2.F: Enforcement of Mobile Home Park Lease Terms Ordinance

Enforce a City ordinance forbidding owners of mobile home parks to require any resident or prospective resident to sign a lease or rental agreement that exempts the space from local rent control. Under state law, leases longer than 12 months are exempt from rent control.

Responsible Agency: City Attorney

<u>Implementation Actions</u>	<u>Target Date</u>
Process complaints and take corrective action.	Ongoing

Program H2.G: 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.

Responsible Agency: Economic Development, Housing Division

<u>Implementation Actions</u>	<u>Target Date</u>
Make loans as spaces become available.	2006-2016

Objective H2.4: Preserve existing units with expiring federal, state or local subsidies.

Policy H2.4.1: Preserve or replace units with expiring subsidies.

Program H2.H: 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.

Responsible Agency: Economic Development, Housing Division

<u>Implementation Actions</u>	<u>Target Date</u>
Administer an ongoing program.	2006-2014

Program H2.I: 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 303 units in six projects are at-risk of conversion to market-rate prior to July, 2014. The City’s objective is to retain all at risk units in the City as low-income housing. The Housing Division will implement the following programs on an ongoing basis to conserve its affordable housing stock. The efforts listed below represent a varied strategy to mitigate potential loss of “at-risk” units due to conversion to market-rate units. These local efforts utilize existing City and local resources. They include efforts to secure additional resources from the public and private sector should they become available.

Responsible Agency: Economic Development, Housing Division

Implementation Actions Target Date

Administer an ongoing program for Preservation of “At-Risk” Units 2006-2014

- Maintain and annually update the inventory of “at-risk” projects through the use of existing databases (e.g., HUD, State HCD and California Tax Credit Allocation Committee).
- 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.
- 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.

GOAL H3: REMOVE GOVERNMENT CONSTRAINTS ON HOUSING

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09/05/12**

Housing

Objective H3.1 Reduce or remove government restraints on housing as necessary and feasible.

Policy H3.1.1: Assess financial impacts of zoning changes on housing affordability.

Policy H3.1.2: Assess feasibility of land use concessions and fee reductions to make new housing more affordable.

Policy H3.1.3: Revise the Zoning Ordinance when necessary to remove constraints in compliance with State law.

Program 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. Housing impact assessments are required for zone changes, development fees and amendments to the General Plan. Housing impact assessments will evaluate the effects of proposed actions on the provision and preservation of housing for low and moderate-income households. The assessments will propose mitigation measures where necessary.

Responsible Agency: Planning Department

Implementation Actions

Target Date

Through the CEQA process, consider impacts on housing opportunities for each zone change, General Plan Amendment or Zoning Ordinance Amendment.

2006-2014

Program H3.B: Housing for Agricultural Employees and Employee Housing

In order to comply with the requirements of Health and Safety Code Section 17021.5 and 17021.6, the Planning Department will initiate a Zoning Ordinance Amendment to allow for both employee housing and housing for agricultural employees are required by State law. The definition of "Boarding house" will be amended to specifically exclude employee housing for six or fewer persons. Additionally, "Agricultural worker's living quarters" are currently permitted within the A-1 (Light Agriculture) zone with a Conditional Use Permit; this will be amended to permit the use subject to Site Plan Review approval and consistent with the requirements of Health and Safety Code Section 17021.6

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Responsible Agency: Planning Department

Implementation Actions

Target Date

Amend Zoning Ordinance Section 16.02(B) to specifically exclude 'employee housing for six or fewer persons' from the definition of "Boarding House"

September 2012

Amend Zoning Ordinance Section 30.04 to allow "Agricultural Worker's living quarters" consistent with the provisions of Health and Safety Code Section 17021.6 subject to Site Plan Review approval and remove the use from Zoning Ordinance Section 30.05, which requires a Conditional Use Permit.

September 2012

GOAL H4: PROMOTE EQUAL HOUSING FOR ALL PERSONS REGARDLESS OF RACE OR COLOR, RELIGION SEX, FAMILIAL STATUS, ANCESTRY OR HANDICAP (California's Fair Employment and Housing Act protects against housing discrimination on the basis of color, disability--including AIDS or HIV status--familial status, marital status, national origin, race, religion, sex, sexual orientation and source of income.)

Objective H4.1: Promote fair housing practices and prohibit discrimination.

Policy H4.1.1: Ensure compliance with fair housing laws by adopting development guidelines that encourage the development of mixed income housing in every zone district and in every area of the community.

Policy H4.1.2: Provide fair housing services that include public information, counseling and investigation

Policy H4.1.3: Prohibit discrimination in housing.

Program 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, mailings to lenders. Housing Rights staff also attend the monthly meeting of the Antelope Valley Information Council. 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.

Housing

Responsible Agency: Economic Development, Housing Division

<u>Implementation Actions</u>	<u>Target Date</u>
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 television channel, Palmdale 27.	2008-2014

Program H4.B: Fair Housing Affirmative Marketing Practices

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.

Responsible Agency: Economic Development, Housing Division and City Attorney

<u>Implementation Actions</u>	<u>Target Date</u>
Administer an ongoing program.	2008-2014

GOAL H5: ADEQUATELY HOUSE HOUSEHOLDS WITH SPECIAL NEEDS

Objective H5.1: Expand the supply of affordable housing for senior citizens.

Policy H5.1.1: Permit a variety of housing types for seniors including dependent housing units and congregate housing with services.

Policy H5.1.2: Support independent living for the elderly and disabled.

Policy H5.1.3: Establish and maintain standards for units designated as senior units to ensure that these units are accessible and convenient for older persons.

Policy H5.1.4: Encourage creation of senior housing with convenient access to transportation and commercial, recreational, cultural, civic and senior services by establishing a Senior Housing Target Area near the Senior Center in downtown Palmdale and by providing financial incentives for development of senior housing units in this target area.

Policy H5.1.5: Conduct a design review to ensure that units designated as senior units are accessible and meet established design guidelines for such units.

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Program H5.A: Temporary Dependent Unit

This program is no longer compliant with State law and will be removed from the City's Zoning Ordinance.

Responsible Agency: Planning Department

Implementation Actions

Target Date

Amend Zoning Ordinance to remove provision for Temporary Dependent Units

September 2012

Program H5.B: 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 limited to units occupied by one person over age 55 or married couples of which one spouse is over age 55.

Responsible Agency: Economic Development, Housing Division

Implementation Actions

Target Date

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. This area is designated as a Senior Housing Target Area.

Objectives:

2008-2014

Fund and build Courson Connection Phase IV with one moderate and 77 low-income units

completed in 2008

Transit Village (Phase 1) 202 family units

complete by 2014

Transit Village (Phase 2) 75 family units

complete by 2014

Courson Connection Phase V - 41 units

complete by 2014

Courson Connection Phase VI -101 units

complete by 2014

Program H5.C: Housing for the Developmentally Disabled

Housing

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.

Responsible Agency: Economic Development, Housing Division

Implementation Action

Target Date

Development of Outreach Program

June, 2014

Program H5.D: Transitional and Supportive Housing Facilities

Pursuant to California SB 2, amend the Zoning Ordinance to permit the development of Transitional Housing and Supportive Housing facilities in all residential zones by right. The current ordinance limiting such facilities to the R-3 zone and requiring a Conditional Use Permit violates State law. The Zoning Ordinance will be revised for compliance with State Law (SB 2). Currently the City has no definition of or provision for Supportive Housing. The Zoning Ordinance Amendment will allow both Transitional Housing and Supportive Housing within all zones that permit residential uses (A-1 (Light Agriculture), R-1 (Single Family Residential), R-2 (Medium Residential), R-3 (Multiple Residential) and R-4). Within the A-1 and R-1 zones, Transitional and Supportive Housing will be a permitted use within a single-family dwelling unit. Within the R-2, R-3 and R-4 zones, Transitional and Supportive Housing located within four or fewer units will be permitted with an Administrative approval and within 5 or more units with Site Plan Review approval. The approval process for Transitional and Supportive Housing will be therefore be consistent with the requirements for any other type of residential use within the respective zones.

Responsible Agency: Planning Department

Implementation Actions:

Target Date

Amend the Zoning Ordinance to permit Transitional and Supportive Housing within all residential zones without a Conditional Use Permit and not subject to any distance separation requirement.

September 2012

Objective H5.2: Address the problems of homeless persons

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Policy H5.2.1: Provide emergency food, shelter and referrals to homeless and very low-income individuals and families in Palmdale.

Policy H5.2.2: Maintain adequate sites or land use categories where the development of shelters for the homeless is permitted

Policy H5.2.3: Cooperate in regional homeless assistance feasibility studies.

Policy H5.2.4: Provide referral services and accept referrals from the new Antelope Valley Access Center for emergency housing placement

Program H5.E: South Antelope Valley Emergency Services Program (SAVES)

Provide 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 Administration

Implementation Actions:

Target Date

Continue to fund and administer existing program.

2008-2014

Housing

Program H5.F: Homeless Persons Facilities Designation

Pursuant to California SB 2, amend the Zoning Ordinance to identify zoning designations where emergency shelters for the homeless may be built by right. Currently, the City's Zoning Ordinance allows Homeless Shelters within the PF (Public Facilities), C-3 (General Commercial), C-5 (Service Commercial) and M-1 (Light Industrial) zones with a Conditional Use Permit. The City will amend the Zoning Ordinance to 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 would be amended to reduce the distance separation requirement between Homeless Shelters to 300 feet and remove the distance separation requirements to Transitional or Supportive Housing, schools and single family residential uses.

Responsible Agency: Planning Department

Implementation Actions:

Target Date

Amend Zoning Ordinance to allow Emergency Shelters within the C-2 zones as of right and within the R-3, C-3 and PF zones with a CUP.

September 2012

Objective H5.3: In compliance with California Redevelopment Law, fund affordable multifamily rental housing for families.

Policy H5.3.1: Ensure that units for large families are included in new affordable rental housing development.

See Program H.1.G: *Affordable Housing Construction*

Objective H5.4: Increase handicapped access to housing

Policy H5.4.1: Ensure access for the disabled in residential, commercial and public structures.

Policy H5.4.2: Provide assistance to lower income households in retrofitting their homes for handicapped access.

Policy H5.4.3: Educate property managers about the reasonable accommodation provisions of the Americans with Disabilities Act and federal and state fair housing laws through the PAC program and the fair housing services provider.

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**Adopted by City Council
09/05/12**

Program H5.G: Handicap 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 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.

Responsible Agency: Planning Department

<u>Implementation Actions:</u>	<u>Target Date</u>
Administer an ongoing program to grant reasonable accommodation requests as provided in the Zoning Ordinance.	2006-2014

Program H5.H: Residential Care Facilities

Large Residential Care Facilities, also known as assisted living facilities, are currently permitted within the R-2 and R-3 zones with approval of a Conditional Use Permit. Senate Bill 520 requires local jurisdictions to identify constraints upon the development of housing for persons with disabilities and demonstrate local efforts to remove such constraints. As multifamily housing for five or more units within the R-2 and R-3 are permitted with Site Plan Review approval, the Zoning Ordinance will be amended to permit Large Residential Care Facilities without the approval of a Conditional Use Permit.

Responsible Agency: Planning Department

<u>Implementation Actions:</u>	<u>Target Date</u>
Amend the Zoning Ordinance to permit Large Residential Care facilities within the R-2 and R-3 zones without the approval of a Conditional Use Permit.	September 2012

Housing

GOAL H6: IMPLEMENT ENERGY AND WATER CONSERVATION MEASURES

Objective H6.1: Implement energy and water conservation measures.

Policy H6.1.1: Ensure that energy and water conservation measures are included in all new development through the use of an energy conservation checklist.

Policy H6.1.2: Inform the public about retrofitting their homes with energy and water conservation measures.

Policy H6.1.3: Incorporate xeriscape as a condition of approval for all subdivisions and housing projects

Policy H6.1.4 Enforce all California Building Code and California Administration Code Title 24 conservation measures.

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 Landscaping Act, and City Ordinance No. 1262 for water conservation during landscape plan check. Implement measures identified within the Palmdale Energy Action Plan, including: encouraging new development to exceed Title 24 Energy Use Requirements by 15%, energy efficiency improvements in the City's housing stock through programs such as California Energy Upgrade and smart meters, encouraging residential on-site renewable energy sources such as solar, promote accessible housing near transit and services.

Responsible Agency: Building & Safety, Engineering Division

Implementation Actions:

Target Date

Administer an ongoing program.

2008-2014

GOAL H7: ENHANCE THE VITALITY AND SAFETY OF EXISTING RESIDENTIAL NEIGHBORHOODS

Objective H7.1:

Policy H7.1.1: Actively enforce compliance with health, safety, building, fire, law enforcement and other regulations in all neighborhoods.

Policy H7.1.2: Actively enforce the City's property maintenance ordinance.

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Adopted by City Council
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Policy H7.1.3: Improve property maintenance and management by training owners and managers.

Program 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. 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: Economic Development, Housing Division

<u>Implementation Actions:</u>	<u>Target Date</u>
Continue work in existing focus neighborhoods (104 neighborhood improvement grants for home and property repairs completed)	2006-2007
Implement project strategy for two additional focus neighborhoods	2008-2014
Provide infrastructure improvements and make referrals for neighborhood improvement grants for home and property repair	2008-2014

Program H7.B: Partners Against Crime (PAC)

Partners Against Crime (PAC) coordinates the activities of the Code Enforcement, Housing, Sheriff’s Department, Public Safety and Public Works and 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 multifamily 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 Multifamily Housing and Mobile Home Park Certification to building owners/managers. It is a three-phase program that includes an 8-hour property management training session, starting and maintaining a neighborhood watch program for building tenants and passing a building inspection call the CPTED (crime prevention

Housing

through environmental design. Information on affirmative marketing requirements is included in the training workshops.

Responsible Agency: Department of Public Safety and Community Relations

<u>Implementation Actions</u>	<u>Target Date</u>
Administer an ongoing program.	2006-2014

Program H7.C: Partners for a Better Palmdale

This program incorporates both strategic planning and programs for public safety and neighborhood development. The program goals are:

- a. Expand and develop youth programs.
- b. Establish Neighborhood Houses to provide services at neighborhood level
- c. Expand Neighborhood Watch program.
- d. Establish a citizen academy to educate citizens and volunteers on the operations and resources of City government.
- e. Expand and develop family oriented education and mediation programs.
- f. Establish a Neighborhood Commission in the future to provide leadership, policy guidance and support.
- g. Offer financial assistance through existing city programs for “building community value.”
- h. Establish a centralized volunteer recruitment and coordination program.
- i. Partner with businesses, community groups and other government agencies to share resources and engage residents through an External Task Force.

Responsible Agency: Department of Public Safety and Community Relations

<u>Implementation Actions</u>	<u>Target Date</u>
Administer an ongoing program.	2007-2014

GOAL H8: PROMOTE NEIGHBORHOOD VERSATILITY BY ENCOURAGING A MIX OF NEW HOUSING ALTERNATIVES TO INCREASE AFFORDABILITY AND PROMOTE HOME OWNERSHIP.

Objective 8.1 Use planning and land use techniques to create more affordable new housing.

Policy H8.1.1: Encourage voluntary inclusionary housing.

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Policy H8.1.2: Evaluate the feasibility of small lot, reduced set backs or other modifications to reduce costs.

Policy H8.1.3: Encourage mixed use housing in designated areas along transportation corridors and other commercial strips.

Policy H8.1.4: Encourage transit-oriented development near the Palmdale Transportation Center.

Program 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, multifamily 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.

Responsible Agency: Planning and Economic Development, Housing Division

<u>Implementation Actions</u>	<u>Target Date</u>
Provide planning services to ensure development of a variety of denser housing types in Transit Village Specific Plan area to meet RHNA objectives	2008-2014
Objectives:	
One project approved to provide 121 townhomes for very low, low and moderate income households.	2008
Approve at least 20 units per year over six years	2008-2014

Housing

D. Financial Resources

TABLE H-53 FINANCIAL RESOURCES 2006-2014

Palmdale Financial Resources for Housing Programs					
Program	Income Group	CDBG	Redevelopment Housing Set-Aside	Number of Units	New or Rehab Units with Affordability Restrictions
New Construction	Very Low and Low			342 to be constructed 2008-2014 421 built 2006-2007 Total: 623	very low senior 57 low senior 216 moderate senior 39 very low family 168 low family 113 <u>moderate family 30</u> Total 623
Single-family Rehabilitation Loans-Owners \$10,00-\$20,000	Low/Mod 50%-120%	\$500,000 HOME		8 loans 2006-07 12 2008-2014 Total: 20	None
Mobile Home Rehabilitation	Low/Mod 51%-120%			33 units	None
Emergency Grant Program up to \$9,000 per unit	Very Low 50% or less		up to \$2,496,000	227 grants 2006-07 Total: 227	None
Neighborhood Improvement Program Grants	Low/Mod 51% -120%		\$1,600,000	60 grants 2006-07 Total: 60	None
Mortgage Assistance Program Program being rewritten for use with Transit Village	Low/Mod 51%-120%		\$979,500 Prop 1C \$2,200,000 BEGIN	46 units within Transit Village 3 Other	16 low family <u>30 moderate family</u> Total 46
Mobile Home First Time Homebuyers	Low 51%-80%			8 units	

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Palmdale Financial Resources for Housing Programs					
Program	Income Group	CDBG	Redevelopment Housing Set-Aside	Number of Units	New or Rehab Units with Affordability Restrictions
SAVES				Emergency services for up to 450 families	None Services only
Fair Housing Contract	All				None
Total		\$500,000	\$7,275,500	1,020	669

Housing

IX. OTHER HOUSING ELEMENT REQUIREMENTS

A. Redevelopment Low and Moderate Income Housing Fund (Housing Set-Aside)

Government Code Section 65583(c) requires "A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element. The policies, goals, and objectives of the Housing Element can be addressed through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of moneys in the low-and moderate-income housing fund of an agency, if the locality has established a redevelopment project area pursuant to Community Redevelopment Law (Division 24 commencing with Section 33000 of the Health and Safety Code).

As of June 30, 2009, the Agency had an estimated \$17,071,000 available in its Low/Mod housing fund. Table H-54 below provides estimated expenditures from 2010-2014 for very low, low and moderate income units:

Table H-54 Estimated Housing Units to be Developed, Rehabilitated or Assisted 2010-2014

Year	HOUSING UNITS		Estimated Expenditures
	L/M Income	Very Low Income	
2010	45	120	\$ 6,115,000
2011	80	60	\$ 4,000,000
2012	85	40	\$4,000,000
2013	103	55	\$6,050,000
2014	90	40	\$5,000,000
Totals	403	315	\$25,165,000

Source: Amended 2010-2014 Palmdale Implementation Plan

Implementation of the affordable housing goal will be accomplished through the development of the affordable housing within the Redevelopment Area as a whole and the following specific projects:

1. Courson Connection - 2 parcels remain under Agency control for the development of an additional 144 units of affordable housing.

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2. Palmdale Medical Center - the Summer Terrace Apartments component of the project has been completed, with 80 affordable units reserved for very low- and low-income seniors.
3. Palmdale Transit Village – development of 156 apartment units and 121 townhomes for purchase by very low, low and moderate income.

The City's Redevelopment Implementation Plan (Plan) is a document adopted by the City of Palmdale Redevelopment Agency, whose members also serve as the City Council. It is prepared and adopted every five years to set forth a plan for revenues and expenditures of the Redevelopment Agency, based on a list of needs and improvements as specified in the plan. The current plan is an amended plan adopted on May 4, 2011 for the period of 2010 to 2014 and includes housing compliance objectives. The project area, which consists of about 7,787 acres of the City, includes retail, industrial, public and residential properties. The Plan describes a list of improvements for the Redevelopment Project Area, and projected affordable housing development.

As required by State law, the Plan also reflects that twenty percent of the revenue generated by tax increment within the Redevelopment Project Area be set aside for housing projects and programs benefiting low-income residents. These funds are often called "set-aside" funds in discussion of revenue sources for housing projects. Other State requirements are that any housing units within the Redevelopment Project Area that are removed for redevelopment projects must be replaced, and that set-aside funds be expended for housing projects and programs in proportion to the demographic characteristics in the community. For example, not all the Redevelopment Set-Aside funds may be used for one age group, such as seniors, or moderate income, but must be allocated in a way that reflects the make-up of the general population.

The Palmdale CRA is required to expend over the duration of each Implementation Plan, Low/Mod housing funds to assist housing that is available to all persons regardless of age in at least the same proportion as the population under age 65 years bears to the total population. Because the Project Areas were established before December 31, 1993, the Agency will have an additional five years (until December 31, 2014) to satisfy this proportionality requirement. Table H-54 provides the senior/non-senior population distribution within the City as of the 2000 Census, as utilized within the Redevelopment Implementation Plan. Table H-55 shows the distribution of actual housing expenditures by age group (senior and non-senior households).

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Table H-55 City of Palmdale Population Based on Senior/ Non-Senior Distribution

Age Category	# of Persons	% of Total Population
Under 65	110,150	94.4
65 and over	6,520	5.6
Total	116,670	100.0

Source: 2000 Census

Table H-56 Actual Expenditures Based on Senior/ Non-Senior Distribution

Age Category	# of Persons	% of Total Population	Actual Expenditures 2005-2009	% of Actual expenditures by Age Category
Under 65	110,150	94.4	\$30,820,219	67.8
65 and over	6,250	5.6	\$14,653,448	32.2
TOTAL	116,670	100.0	\$45,473,777	100.0

Source: Amended 2010-2014 Palmdale Redevelopment Implementation Plan

The Housing Element is consistent with the RDA Five Year Plan because many of the programs and policies contained in the element reflect the provisions of the Amended Redevelopment Implementation Plan. Specifically, Courson Connection, senior housing at the Palmdale Medical Center and the Palmdale Transit Village Specific Plan anticipates the creation of 277 affordable housing units.

B. Consistency with Other General Plan Elements

As required by state law, the Housing Element has been prepared to be consistent with other elements of the General Plan. The analysis of adequate sites set forth in the element is based on the City's General Plan Land Use map, the goals, objectives and policies of the Land Use Element and recent revisions to the Land Use map and Zoning Ordinance approved by City Council along with proposed amendments to the Zoning Ordinance that are required to ensure compliance with State laws.

Although the Land Use Plan provides a range of land uses to accommodate the needs of the City's growing population, recent changes in State law require that the City provide land zoned at 30 dwelling units per acre to accommodate all of the lower

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income units in the City's Regional Housing Needs Allocation (RHNA). The City has identified areas that can be rezoned to accommodate the required number of units at the required density and will amend its Zoning Ordinance by September 2012, in order to do so.

The Public Services Element ensures that adequate services will support land uses. Additionally, the Circulation Element provides for development of adequate transportation systems for future housing development and the Environmental Resources Element addresses the related issues of resource conservation and open space, providing a basis for evaluating existing resources and planning for their protection. The Public Services Element sets forth policies to ensure adequate services for schools, libraries, health care and the electric, water, gas, sewer, fire and police services needed to support development. The Safety Element is concerned with preparations for man-made and natural disasters including earthquake, flood, hazardous materials, and fire in order to minimize impacts on City residents. The Parks, Recreation and Trails Element will guide future development of Palmdale's considerable recreational resources. The Noise Element sets guidelines to prevent noise and land use conflicts. The Community Design Element provides design guidelines for both residential and commercial development to shape the City's overall form and appearance.

New development is evaluated for consistency with all of the elements of the General Plan. Modifications to any of the elements themselves are evaluated for consistency with the other remaining elements to ensure that all long-term community goals can be achieved as the City is built out.

The California legislature abolished all local redevelopment agencies in 2011 and mandated that their accumulated funds go to the State. Most cities, including Palmdale, named a successor agency to carry out existing contracts. The Palmdale City Council is the successor agency to the Palmdale Community Redevelopment Agency. It is unclear at this time to what extent the successor agency will be responsible for the housing goals of the disbanded Palmdale Community Redevelopment Agency.

Consistency with Objectives of the City's Land Use Element:

- Updating the Housing Element responds to the changing needs of the City and incorporates revisions to SCAG's Regional Housing Needs Assessment Land Use Policy L1.1.3.
- Programs are included to provide down payment assistance and low-interest mortgage loans to qualifying low-income households; promote the use of alternative housing concepts; offer density bonuses to housing developers in exchange for long-term housing affordability; acquire land for production of new

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senior housing; and to promote affordable housing for existing and future City residents in accordance with Land Use Objective L3.1.

- The Senior Housing Construction Program promotes development of senior housing near Courson Park in close proximity to the senior center and public transportation in accordance with Land Use Element Policy L3.2.2.
- The Neighborhood Improvement Program provides incentives that promote infill development by acquiring lots and extending infrastructure for new units constructed by nonprofit housing advocates in accordance with Land Use Policy L2.3.1.b.
- The Mobile Home Park and Homeownership and Rehabilitation Program protects affordability levels at existing mobile home parks by providing operating subsidies in three mobile home parks owned by the Palmdale Housing Authority in accordance with Land Use Objective L3.3.
- The Housing Element identifies housing that is supported by adequate public services and facilities as promoted under Goal PS1 of the Public Services Element.
- The Housing Element provides for mixed use in the Transit Village Specific Plan, maximizing use of infrastructure systems in accordance with Public Services Policy PS1.3.6.
- The Partners Against Crime and Neighborhood Improvement Programs promote the upkeep and proper maintenance of the City's housing stock in accordance with Safety Element Policy S4.1.3.
- The Neighborhood Improvement Program promotes Community Design Element Goal CD1 by improving the quality of selected low and moderate-income single-family neighborhoods. This contributes to the City's economic vitality and enhances the quality of life for all residents.

C. Priority for Water and Sewer

To facilitate effective coordination between the City of Palmdale and water and sewer service agencies, the City provided notice of its intent to update the Housing Element to the Palmdale Water District and the County Sanitation Districts of Los Angeles County. As the higher density zones required to accommodate the City's RHNA assessment for very low and low income units is entirely located within the boundaries of the Palmdale Water District (PWD), additional consultation with PWD was conducted. Additionally, a

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water supply assessment was requested from PWD in relation to the Environmental Impact Report that is being prepared for the Housing Element Update.

GC Section 65589.7(a) requires that: "The Housing Element adopted by the legislative body and any amendments made to that element shall be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential, within the territory of the legislative body." Within 30-days of the adoption of the updating Housing Element, the City of Palmdale will ensure of copy of the Housing Element is provided to all water and sewer providers. The provision of the updated Housing Element will help ensure that Urban Water Management Plans prepared by water providers will include projected water use for both single-family and multifamily housing needed for lower-income households.

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X. SOURCES

California Housing Partnership Corporation
City of Palmdale Consolidated Plan
City of Palmdale 2000 Housing Element
City of Palmdale Redevelopment Implementation Plan Interim Report 2005-2009
City of Palmdale Amended 2010-2014 Redevelopment Implementation Plan
City of Palmdale Planning Department staff
Housing Authority of the County of Los Angeles
Eugene Berger Management Corporation
Mental Health America
Diane Gooms, Antelope Valley Domestic Violence Coalition
Patty Rivetti, Antelope Valley Homeless Solutions Access Center
Greater Antelope Valley Economic Alliance, *Industry Round Table Report*, 2008
Greater Antelope Valley Economic Alliance, *Industry Round Table Report*, 2011

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Appendix A

Site Analysis

Site Analysis - Very Low and Low Income

ID No.	Map Pg	APN	Existing Zone	Proposed Zone	Existing GP	Prop. GP	Min. Allowable Density	Existing Use	Year Built	Acres	Minimum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
1	2	3006008906	PTVSP	PTVSP	PTVSP	PTVSP	Up to 58 du/ac	Vacant		2.6	67.0	67	Yes	
2	2	3006008907	PTVSP	PTVSP	PTVSP	PTVSP	Up to 58 du/ac	Vacant		1.96	51.0	51	Yes	
3	2	3006008908	PTVSP	PTVSP	PTVSP	PTVSP	Up to 58 du/ac	Vacant		6.1	159.0	159	Yes	1% annual chance flooding
4	3	3008013027	R-3	R-4 (30)	MFR	HDR	50	Vacant		0.15	7.5	8	Yes	1% annual chance flooding
5	3	3008013030	R-3	R-4 (30)	MFR	HDR	50	Vacant		0.18	9.0	9	Yes	1% annual chance flooding
6	3	3008013033	R-3	R-4 (30)	MFR	HDR	50	Vacant		0.19	9.5	10	Yes	1% annual chance flooding
7	3	3008013041	R-3	R-4 (30)	MFR	HDR	50	Vacant		0.2	10.0	10	Yes	1% annual chance flooding
8	3	3008013042	R-3	R-4 (30)	MFR	HDR	50	Vacant		0.2	10.0	10	Yes	1% annual chance flooding
9	3	3008013043	R-3	R-4 (30)	MFR	HDR	50	Vacant		0.2	10.0	10	Yes	1% annual chance flooding
10	3	3008014004	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.19	5.7	6	Yes	1% annual chance flooding
11	3	3008014026	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.19	5.7	6	Yes	
12	3	3008014028	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.18	5.4	6	Yes	
13	3	3008014029	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.18	5.4	6	Yes	
14	3	3008014030	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.19	5.7	6	Yes	
15	3	3008015006	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.19	5.7	6	Yes	
16	3	3008015008	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.19	5.7	6	Yes	
17	3	3008015020	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.18	5.4	6	Yes	
18	3	3008015023	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.18	5.4	6	Yes	
19	7	3008031001	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.29	8.7	9	Yes	0.2% annual chance flooding
20	7	3008031003	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.24	7.2	8	Yes	0.2% annual chance flooding
21	7	3008031004	C-D MX \ C-2 MX	R-4 (30)	DC \ OC	MHDR	30	Vacant		2.58	77.4	78	Yes	0.2% annual chance flooding
22	9	3008033900	PF	R-4 (50)	PF	HDR	50	Vacant		2.62	131.0	131	Yes	0.2% annual chance flooding
23	9	3008033901	PF	R-4 (50)	PF	HDR	50	Vacant		0.35	17.5	18	Yes	0.2% annual chance flooding
24	9	3008033902	PF	R-4 (50)	PF	HDR	50	Vacant		0.88	44.0	44	Yes	0.2% annual chance flooding
25	9	3008033903	PF	R-4 (50)	PF	HDR	50	Vacant		0.39	19.5	20	Yes	0.2% annual chance flooding
26	9	3008033905	PF	R-4 (50)	PF	HDR	50	Vacant		2.52	126.0	126	Yes	0.2% annual chance flooding
27	9	3008033908	PF	R-4 (50)	PF	HDR	50	Vacant		0.18	9.0	9	Yes	0.2% annual chance flooding
37	9	3008038001	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	0.2% annual chance flooding
38	9	3008038002	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	0.2% annual chance flooding
39	9	3008038007	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.14	4.2	5	Yes	0.2% annual chance flooding
40	9	3008038008	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.14	4.2	5	Yes	0.2% annual chance flooding
41	9	3008038009	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.14	4.2	5	Yes	0.2% annual chance flooding
42	9	3008038010	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.14	4.2	5	Yes	0.2% annual chance flooding
43	9	3008038011	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.14	4.2	5	Yes	0.2% annual chance flooding
44	9	3008038012	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.14	4.2	5	Yes	0.2% annual chance flooding
45	9	3008038013	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.14	4.2	5	Yes	0.2% annual chance flooding
46	9	3008038019	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.14	4.2	5	Yes	0.2% annual chance flooding
47	9	3008038030	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.19	5.7	6	Yes	0.2% annual chance flooding
48	9	3008038035	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.1	3.0	3	Yes	0.2% annual chance flooding
49	9	3008038036	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.1	3.0	3	Yes	0.2% annual chance flooding
50	9	3008038037	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.1	3.0	3	Yes	0.2% annual chance flooding
51	7	3008038901	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	0.2% annual chance flooding
52	7	3008039004	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.21	6.3	7	Yes	0.2% annual chance flooding
53	7	3008039005	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.21	6.3	7	Yes	0.2% annual chance flooding
54	7	3008039006	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.21	6.3	7	Yes	0.2% annual chance flooding

Site Analysis - Very Low and Low Income

ID No.	Map Pg	APN	Existing Zone	Proposed Zone	Existing GP	Prop. GP	Min. Allowable Density	Existing Use	Year Built	Acres	Minimum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
55	7	3008039026	C-2 MX	R-4 (30)	OC	MHDR	30	Vacant		0.35	10.5	11	Yes	0.2% annual chance flooding
56	5	3008040012	R-2	R-4 (30)	MR	MHDR	30	Vacant		1.02	30.6	31	Yes	0.2% annual chance flooding
57	5	3008040020	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.57	17.1	18	Yes	0.2% annual chance flooding
58	5	3008040023	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.52	15.6	16	Yes	0.2% annual chance flooding
59	5	3008040024	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.57	17.1	18	Yes	0.2% annual chance flooding
60	5	3008040900	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.15	4.5	5	Yes	0.2% annual chance flooding
61	4	3009001900	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	Vacant		40	1200.0	1200	Yes	1% annual chance flooding
62	4	3009001901	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	Vacant		5.5	165.0	165	Yes	1% annual chance flooding
63	4	3009008002	R-3	R-4 (30)	CC	MHDR	30	Vacant		0.28	8.4	9	Yes	1% annual chance flooding
64	4	3009008003	R-3	R-4 (30)	CC	MHDR	30	Vacant		1.22	36.6	37	Extension of existing lines to site required	1% annual chance flooding
67	4	3009011002	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.39	11.7	12	Yes	1% annual chance flooding
68	4	3009011019	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.46	13.8	14	Yes	1% annual chance flooding
69	4	3009011039	R-3	R-4 (30)	MFR	MHDR	30	Vacant		2.35	70.5	71	Yes	1% annual chance flooding
70	13	3009018001	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.34	10.2	11	Yes	
71	13	3009018009	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
72	13	3009018010	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
73	13	3009018011	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
74	13	3009018012	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
75	13	3009018013	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
76	13	3009018014	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
77	13	3009018015	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
78	13	3009018016	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
79	13	3009018017	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
80	13	3009018019	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
81	13	3009018020	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
82	13	3009018023	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
83	13	3009018024	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
84	13	3009018900	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
85	13	3009018901	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
86	13	3009018902	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
87	13	3009018903	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
88	13	3009018904	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.14	4.2	5	Yes	
89	13	3009018905	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
90	13	3009018906	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
91	13	3009018907	C-2	R-4 (30)	OC	MHDR	30	Vacant		0.13	3.9	4	Yes	
92	14	3009021001	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.16	4.8	5	Extension of existing lines to site required	0.2% annual chance flooding
93	14	3009021002	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.15	4.5	5	Extension of existing lines to site required	0.2% annual chance flooding
94	15	3009021029	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.49	14.7	15	Yes	0.2% annual chance flooding
95	14	3009024932	R-2 \ C-D MX \ PF	R-4 (30)	MR \ DC \	MHDR	30	Vacant		2.44	73.2	74	Yes	0.2% annual chance flooding
96	14	3009024931	R-2 \ C-D MX	R-4 (30)	MR \ PF	MHDR	30	Vacant		2.5	75.0	75	Yes	0.2% annual chance flooding
97	14	3009024934	R-2	R-4 (30)	MR	MHDR	30	Vacant		2.06	61.8	62	Yes	0.2% annual chance flooding
98	14	3009024935	R-2	R-4 (30)	MR	MHDR	30	Vacant		3.08	92.4	93	Yes	0.2% annual chance flooding

Site Analysis - Very Low and Low Income

ID No.	Map Pg	APN	Existing Zone	Proposed Zone	Existing GP	Prop. GP	Min. Allowable Density	Existing Use	Year Built	Acres	Minimum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
99	14	3009024936	R-2	R-4 (30)	MR	MHDR	30	Vacant		2.79	83.7	84	Yes	0.2% annual chance flooding
100	14	3014002005	R-2	R-4 (30)	MR	MHDR	30	Vacant		1	30.0	30	Yes	0.2% annual chance flooding
101	15	3014002009	R-2	R-4 (30)	MR	MHDR	30	Vacant		1	30.0	30	Yes	0.2% annual chance flooding
102	15	3014002016	R-2	R-4 (30)	MR	MHDR	30	Vacant		1.19	35.7	36	Extension of existing lines to site required	0.2% annual chance flooding
103	15	3014002021	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.72	21.6	22	Yes	0.2% annual chance flooding
104	15	3014002034	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.45	13.5	14	Yes	0.2% annual chance flooding
105	15	3014002904	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.17	5.1	6	Yes	0.2% annual chance flooding
106	15	3014003005	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.28	8.4	9	Yes	
107	14	3014003033	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.48	14.4	15	Yes	
108	16	3014004017	R-2	R-4 (50)	MR	HDR	50	Vacant		0.51	25.5	26	Yes	0.2% annual chance flooding
109	16	3014004018	R-2	R-4 (50)	MR	HDR	50	Vacant		0.51	25.5	26	Yes	0.2% annual chance flooding
110	16	3014004019	R-2	R-4 (50)	MR	HDR	50	Vacant		0.51	25.5	26	Yes	0.2% annual chance flooding
111	16	3014004031	R-2	R-4 (50)	MR	HDR	50	Vacant		0.73	36.5	37	Yes	0.2% annual chance flooding
112	16	3014005003	C-3	R-4 (50)	CC	HDR	50	Vacant		1.41	70.5	71	Yes	
113	16	3014005011	C-3	R-4 (50)	CC	HDR	50	Vacant		0.63	31.5	32	Yes	
114	16	3014005015	C-3	R-4 (50)	CC	HDR	50	Vacant		0.89	44.5	45	Yes	
115	16	3014005016	C-3	R-4 (50)	CC	HDR	50	Vacant		3.74	187.0	187	Yes	
116	16	3014005017	C-3	R-4 (50)	CC	HDR	50	Vacant		0.17	8.5	9	Yes	
117	16	3014005018	C-3	R-4 (50)	CC	HDR	50	Vacant		0.81	40.5	41	Yes	
118	16	3014005019	R-1-7,000 \ C-3	R-4 (50)	CC \ SFR-3	HDR	50	Vacant		4.86	243.0	243	Extension of existing lines to site required	
119	17	3014008007	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	Vacant		2.08	62.4	63	Yes	0.2% annual chance flooding
120	17	3014008013	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.47	14.1	15	Extension of existing lines to site required	0.2% annual chance flooding
121	17	3014008014	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.45	13.5	14	Extension of existing lines to site required	0.2% annual chance flooding
122	17	3014008015	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.54	16.2	17	Yes	0.2% annual chance flooding
123	17	3014008024	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.24	7.2	8	Yes	0.2% annual chance flooding
124	17	3014008025	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	Vacant		0.39	11.7	12	Yes	0.2% annual chance flooding
125	17	3014008027	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.39	11.7	12	Extension of existing lines to site required	0.2% annual chance flooding
126	17	3014009002	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	Vacant		1	30.0	30	Extension of existing lines to site required	0.2% annual chance flooding
127	17	3014009006	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.45	13.5	14	Extension of existing lines to site required	0.2% annual chance flooding
128	17	3014009007	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.32	9.6	10	Extension of existing lines to site required	0.2% annual chance flooding
129	17	3014009008	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.6	18.0	18	Extension of existing lines to site required	
130	17	3014009015	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.57	17.1	18	Extension of existing lines to site required	0.2% annual chance flooding
131	17	3014009016	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.77	23.1	24	Extension of existing lines to site required	0.2% annual chance flooding
132	17	3014009018	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	Vacant		1.01	30.3	31	Yes	0.2% annual chance flooding
133	17	3014009020	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.22	6.6	7	Yes	0.2% annual chance flooding

Site Analysis - Very Low and Low Income

ID No.	Map Pg	APN	Existing Zone	Proposed Zone	Existing GP	Prop. GP	Min. Allowable Density	Existing Use	Year Built	Acres	Minimum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
134	17	3014009021	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.42	12.6	13	Yes	0.2% annual chance flooding
135	17	3014009022	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.33	9.9	10	Extension of existing lines to site required	0.2% annual chance flooding
136	17	3014009023	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	Vacant		0.44	13.2	14	Extension of existing lines to site required	0.2% annual chance flooding
137	17	3014009024	R-3	R-4 (30)	MFR	MHDR	30	Vacant		0.42	12.6	13	Extension of existing lines to site required	0.2% annual chance flooding
138	17	3014009025	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	Vacant		0.56	16.8	17	Extension of existing lines to site required	0.2% annual chance flooding
139	17	3014009034	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	Vacant		0.14	4.2	5	Yes	0.2% annual chance flooding
140	17	3014029004	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.44	13.2	14	Yes	0.2% annual chance flooding
141	17	3014029005	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.26	7.8	8	Extension of existing lines to site required	0.2% annual chance flooding
142	10	3015002006	R-2	R-4 (50)	MR	HDR	50	Vacant		0.19	9.5	10	Extension of existing lines to site required	0.2% annual chance flooding
143	10	3015002009	R-2	R-4 (50)	MR	HDR	50	Vacant		0.2	10.0	10	Extension of existing lines to site required	0.2% annual chance flooding
144	12	3015002017	R-2	R-4 (50)	MR	HDR	50	Vacant		0.21	10.5	11	Yes	0.2% annual chance flooding
145	12	3015002024	R-2	R-4 (50)	MR	HDR	50	Vacant		0.5	25.0	25	Yes	0.2% annual chance flooding
146	8	3015002033	R-2	R-4 (50)	MR	HDR	50	Vacant		0.19	9.5	10	Yes	0.2% annual chance flooding
147	11	3015003010	R-2	R-4 (50)	MR	HDR	50	Vacant		0.18	9.0	9	Extension of existing lines to site required	0.2% annual chance flooding
148	11	3015003026	R-2	R-4 (50)	MR	HDR	50	Vacant		0.17	8.5	9	Yes	0.2% annual chance flooding
149	11	3015003038	R-2	R-4 (50)	MR	HDR	50	Vacant		0.17	8.5	9	Yes	0.2% annual chance flooding
150	11	3015003039	R-2	R-4 (50)	MR	HDR	50	Vacant		0.17	8.5	9	Yes	0.2% annual chance flooding
151	12	3015004021	R-2	R-4 (50)	MR	HDR	50	Vacant		0.16	8.0	8	Yes	0.2% annual chance flooding
152	12	3015004022	R-2	R-4 (50)	MR	HDR	50	Vacant		0.18	9.0	9	Yes	0.2% annual chance flooding
153	12	3015004023	R-2	R-4 (50)	MR	HDR	50	Vacant		0.17	8.5	9	Extension of existing lines to site required	0.2% annual chance flooding
154	12	3015004024	R-2	R-4 (50)	MR	HDR	50	Vacant		0.5	25.0	25	Extension of existing lines to site required	0.2% annual chance flooding
155	12	3015004025	R-2	R-4 (50)	MR	HDR	50	Vacant		0.2	10.0	10	Extension of existing lines to site required	0.2% annual chance flooding
156	12	3015004026	R-2	R-4 (50)	MR	HDR	50	Vacant		0.41	20.5	21	Extension of existing lines to site required	0.2% annual chance flooding
157	12	3015004027	R-2	R-4 (50)	MR	HDR	50	Vacant		0.17	8.5	9	Yes	0.2% annual chance flooding
158	12	3015004028	R-2	R-4 (50)	MR	HDR	50	Vacant		0.19	9.5	10	Yes	0.2% annual chance flooding
159	12	3015004029	R-2	R-4 (50)	MR	HDR	50	Vacant		0.98	49.0	49	Yes	0.2% annual chance flooding
160	12	3015004030	R-2	R-4 (50)	MR	HDR	50	Vacant		1.01	50.5	51	Yes	0.2% annual chance flooding
161	12	3015004031	R-2	R-4 (50)	MR	HDR	50	Vacant		0.5	25.0	25	Yes	0.2% annual chance flooding
162	12	3015004032	R-2	R-4 (50)	MR	HDR	50	Vacant		0.5	25.0	25	Yes	0.2% annual chance flooding
163	12	3015004033	R-2	R-4 (50)	MR	HDR	50	Vacant		0.48	24.0	24	Yes	0.2% annual chance flooding
164	12	3015004034	R-2	R-4 (50)	MR	HDR	50	Vacant		0.5	25.0	25	Yes	0.2% annual chance flooding
165	12	3015004035	R-2	R-4 (50)	MR	HDR	50	Vacant		1.01	50.5	51	Yes	0.2% annual chance flooding
166	12	3015004036	R-2	R-4 (50)	MR	HDR	50	Vacant		0.49	24.5	25	Yes	0.2% annual chance flooding

Site Analysis - Very Low and Low Income

ID No.	Map Pg	APN	Existing Zone	Proposed Zone	Existing GP	Prop. GP	Min. Allowable Density	Existing Use	Year Built	Acres	Minimum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
167	12	3015004037	R-2	R-4 (50)	MR	HDR	50	Vacant		0.49	24.5	25	Yes	0.2% annual chance flooding
168	12	3015005011	R-2	R-4 (30)	MR	MHDR	30	Vacant		1	30.0	30	Yes	0.2% annual chance flooding
169	12	3015005019	R-2	R-4 (50)	MR	HDR	50	Vacant		1	50.0	50	Yes	0.2% annual chance flooding
170	12	3015005020	R-2	R-4 (50)	MR	HDR	50	Vacant		0.94	47.0	47	Yes	0.2% annual chance flooding
171	12	3015005035	R-2	R-4 (50)	MR	HDR	50	Vacant		0.25	12.5	13	Yes	0.2% annual chance flooding
172	12	3015005044	R-2	R-4 (50)	MR	HDR	50	Vacant		0.95	47.5	48	Yes	0.2% annual chance flooding
173	8	3015006004	R-2	R-4 (30)	MR	MHDR	30	Vacant		1.01	30.3	31	Yes	0.2% annual chance flooding
174	6	3015006009	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.17	5.1	6	Yes	0.2% annual chance flooding
175	6	3015006013	R-2	R-4 (30)	MR	MHDR	30	Vacant		1.24	37.2	38	Yes	0.2% annual chance flooding
176	8	3015006015	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.99	29.7	30	Yes	0.2% annual chance flooding
177	8	3015006016	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.99	29.7	30	Yes	0.2% annual chance flooding
178	8	3015006017	R-2	R-4 (50)	MR	HDR	50	Vacant		0.43	21.5	22	Yes	0.2% annual chance flooding
179	8	3015006018	R-2	R-4 (50)	MR	HDR	50	Vacant		0.61	30.5	31	Yes	0.2% annual chance flooding
180	12	3015006021	R-2	R-4 (50)	MR	HDR	50	Vacant		0.65	32.5	33	Extension of existing lines to site required	0.2% annual chance flooding
181	6	3015006023	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.98	29.4	30	Yes	0.2% annual chance flooding
182	6	3015006024	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.15	4.5	5	Yes	0.2% annual chance flooding
183	6	3015006025	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.16	4.8	5	Yes	0.2% annual chance flooding
184	6	3015006026	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.17	5.1	6	Yes	0.2% annual chance flooding
185	8	3015006031	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.82	24.6	25	Yes	0.2% annual chance flooding
186	8	3015006036	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.57	17.1	18	Extension of existing lines to site required	0.2% annual chance flooding
187	10	3015006044	R-2	R-4 (50)	MR	HDR	50	Vacant		0.15	7.5	8	Yes	0.2% annual chance flooding
188	10	3015006045	R-2	R-4 (50)	MR	HDR	50	Vacant		0.18	9.0	9	Yes	0.2% annual chance flooding
189	6	3015006048	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.29	8.7	9	Yes	0.2% annual chance flooding
190	6	3015006098	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.97	29.1	30	Yes	0.2% annual chance flooding
191	8	3015006100	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.4	12.0	12	Yes	0.2% annual chance flooding
193	17	3014008040	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	Vacant		0.14	4.2	5	Yes	0.2% annual chance flooding
194	16	3014028007	R-2	R-4 (30)	MR	MHDR	30	Vacant		0.17	5.1	6	Yes	0.2% annual chance flooding
195	11	3008037035	CD (MX)	R-4 (50)	DC	HDR	50	Vacant		2.91	145.5	146	Yes	0.2% annual chance flooding
196	11	3008036018	CD (MX)	R-4 (50)	DC	HDR	50	Vacant		2.38	119.0	119	Yes	0.2% annual chance flooding
197	1	3006007001	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1952	0.19	5.7	6	Yes	
198	1	3006007002	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	
199	1	3006007003	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	
200	1	3006007004	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1952	0.19	5.7	6	Yes	
201	1	3006007005	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1952	0.19	5.7	6	Yes	
202	1	3006007006	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	
203	1	3006007007	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1954	0.19	5.7	6	Yes	
204	1	3006007008	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	
205	1	3006007009	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	
206	1	3006007010	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
207	1	3006007011	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
208	1	3006007012	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
209	1	3006007013	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1952	0.19	5.7	6	Yes	1% annual chance flooding
210	1	3006007014	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding

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ID No.	Map Pg	APN	Existing Zone	Proposed Zone	Existing GP	Prop. GP	Min. Allowable Density	Existing Use	Year Built	Acres	Minimum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
211	1	3006007015	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
212	1	3006007016	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
213	1	3006007017	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
214	1	3006007018	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
215	1	3006007019	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
216	1	3006007020	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1952	0.19	5.7	6	Yes	1% annual chance flooding
217	1	3006007021	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
218	1	3006007022	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
219	1	3006007023	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
220	1	3006007024	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
221	1	3006007025	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
222	1	3006007026	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
223	1	3006007027	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
224	1	3006007028	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1952	0.19	5.7	6	Yes	1% annual chance flooding
225	1	3006007029	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1952	0.19	5.7	6	Yes	1% annual chance flooding
226	1	3006007030	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
227	1	3006007031	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
228	1	3006007032	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1952	0.19	5.7	6	Yes	1% annual chance flooding
229	1	3006007033	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1952	0.19	5.7	6	Yes	1% annual chance flooding
230	1	3006007034	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
231	1	3006007035	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
232	1	3006007036	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1952	0.19	5.7	6	Yes	1% annual chance flooding
233	1	3006007037	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1952	0.19	5.7	6	Yes	1% annual chance flooding
234	1	3006007038	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.19	5.7	6	Yes	1% annual chance flooding
235	1	3006007039	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1951	0.22	6.6	7	Yes	1% annual chance flooding
236	1	3006007040	PTVSP	PTVSP	PTVSP	PTVSP	30	SFR	1952	0.23	6.9	7	Yes	1% annual chance flooding
237	3	3008013014	R-3	R-4 (50)	MFR	HDR	50	3 units	1959	0.17	8.5	9	Yes	1% annual chance flooding
238	3	3008013015	R-3	R-4 (50)	MFR	HDR	50	3 units	1956	0.17	8.5	9	Yes	1% annual chance flooding
239	3	3008013019	R-3	R-4 (50)	MFR	HDR	50	2 units	1969	0.17	8.5	9	Yes	1% annual chance flooding
240	3	3008013036	R-3	R-4 (50)	MFR	HDR	50	SFR	1955	0.25	12.5	13	Yes	1% annual chance flooding
241	3	3008013047	R-3	R-4 (50)	MFR	HDR	50	SFR	1956	0.5	25.0	25	Yes	1% annual chance flooding
242	3	3008014005	R-3	R-4 (30)	MFR	MHDR	30	SFR	1954	0.19	5.7	6	Yes	1% annual chance flooding
243	3	3008014006	R-3	R-4 (30)	MFR	MHDR	30	SFR	1955	0.19	5.7	6	Yes	1% annual chance flooding
244	3	3008014021	R-3	R-4 (30)	MFR	MHDR	30	SFR	1954	0.19	5.7	6	Yes	
245	3	3008014022	R-3	R-4 (30)	MFR	MHDR	30	SFR	1952	0.18	5.4	6	Yes	
246	3	3008014027	R-3	R-4 (30)	MFR	MHDR	30	SFR	1955	0.18	5.4	6	Yes	
247	3	3008014031	R-3	R-4 (30)	MFR	MHDR	30	SFR	1955	0.18	5.4	6	Yes	
248	3	3008014032	R-3	R-4 (30)	MFR	MHDR	30	SFR	1955	0.19	5.7	6	Yes	
249	3	3008015004	R-3	R-4 (30)	MFR	MHDR	30	SFR	1969	0.18	5.4	6	Yes	
250	3	3008015005	R-3	R-4 (30)	MFR	MHDR	30	SFR	1956	0.19	5.7	6	Yes	
251	3	3008015007	R-3	R-4 (30)	MFR	MHDR	30	SFR	1956	0.18	5.4	6	Yes	
252	3	3008015021	R-3	R-4 (30)	MFR	MHDR	30	SFR	1953	0.19	5.7	6	Yes	
253	3	3008015022	R-3	R-4 (30)	MFR	MHDR	30	SFR	1957	0.18	5.4	6	Yes	
254	3	3008015026	R-3	R-4 (30)	MFR	MHDR	30	SFR	1966	0.18	5.4	6	Yes	
255	3	3008015027	R-3	R-4 (30)	MFR	MHDR	30	SFR	1969	0.18	5.4	6	Yes	

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ID No.	Map Pg	APN	Existing Zone	Proposed Zone	Existing GP	Prop. GP	Min. Allowable Density	Existing Use	Year Built	Acres	Minimum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
256	3	3008015028	R-3	R-4 (30)	MFR	MHDR	30	SFR	1955	0.19	5.7	6	Yes	
257	3	3008015030	R-3	R-4 (30)	MFR	MHDR	30	SFR	1954	0.18	5.4	6	Yes	
258	3	3008015033	R-3	R-4 (30)	MFR	MHDR	30	SFR	1968	0.18	5.4	6	Yes	
259	7	3008031002	C-2 MX	R-4 (30)	OC	MHDR	30	2 units	1937	0.35	10.5	11	Yes	0.2% annual chance flooding
260	7	3008032001	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.16	4.8	5	Yes	0.2% annual chance flooding
261	7	3008032002	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
262	7	3008032003	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
263	7	3008032004	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
264	7	3008032005	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
265	7	3008032007	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.29	8.7	9	Yes	0.2% annual chance flooding
266	7	3008032008	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.14	4.2	5	Yes	0.2% annual chance flooding
267	7	3008032009	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
268	7	3008032010	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.14	4.2	5	Yes	0.2% annual chance flooding
269	7	3008032011	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
270	7	3008032012	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
271	7	3008032013	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
272	7	3008032014	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
273	7	3008032015	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
274	7	3008032016	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.14	4.2	5	Yes	0.2% annual chance flooding
275	7	3008032017	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.14	4.2	5	Yes	0.2% annual chance flooding
276	7	3008032018	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.14	4.2	5	Yes	0.2% annual chance flooding
277	7	3008032019	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
278	7	3008032020	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
279	7	3008032021	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
280	7	3008032022	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
281	7	3008032023	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
282	7	3008032024	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1963	0.12	3.6	4	Yes	0.2% annual chance flooding
283	7	3008032025	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.12	3.6	4	Yes	0.2% annual chance flooding
284	9	3008038003	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1948	0.13	3.9	4	Yes	0.2% annual chance flooding
285	9	3008038015	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1954	0.1	3.0	3	Yes	0.2% annual chance flooding
286	9	3008038020	C-2 MX	R-4 (30)	OC	MHDR	30	2 units	1954	0.14	4.2	5	Yes	0.2% annual chance flooding
287	9	3008038023	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1955	0.14	4.2	5	Yes	0.2% annual chance flooding
288	9	3008038024	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1954	0.14	4.2	5	Yes	0.2% annual chance flooding
289	9	3008038025	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1955	0.14	4.2	5	Yes	0.2% annual chance flooding
290	9	3008038033	C-2 MX	R-4 (30)	OC	MHDR	30	2 units	1954	0.28	8.4	9	Yes	0.2% annual chance flooding
291	9	3008038034	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1954	0.1	3.0	3	Yes	0.2% annual chance flooding
292	7	3008039009	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1953	0.21	6.3	7	Yes	0.2% annual chance flooding
293	7	3008039010	C-2 MX	R-4 (30)	OC	MHDR	30	SFR	1946	0.28	8.4	9	Yes	0.2% annual chance flooding
294	5	3008040006	R-2	R-4 (30)	MR	MHDR	30	SFR	1952	0.18	5.4	6	Yes	0.2% annual chance flooding
295	5	3008040008	R-2	R-4 (30)	MR	MHDR	30	SFR	1952	0.18	5.4	6	Yes	0.2% annual chance flooding
296	5	3008040009	R-2	R-4 (30)	MR	MHDR	30	SFR	1952	0.18	5.4	6	Yes	0.2% annual chance flooding
297	5	3008040010	R-2	R-4 (30)	MR	MHDR	30	SFR	1953	0.15	4.5	5	Yes	0.2% annual chance flooding
298	5	3008040015	R-2	R-4 (30)	MR	MHDR	30	SFR	1946	0.57	17.1	18	Yes	0.2% annual chance flooding
299	5	3008040016	C-2 MX \ R-2	R-4 (30)	MR	MHDR	30	SFR	1944	0.57	17.1	18	Yes	0.2% annual chance flooding
300	5	3008040019	R-2	R-4 (30)	MR	MHDR	30	SFR	1947	0.57	17.1	18	Yes	0.2% annual chance flooding

Site Analysis - Very Low and Low Income

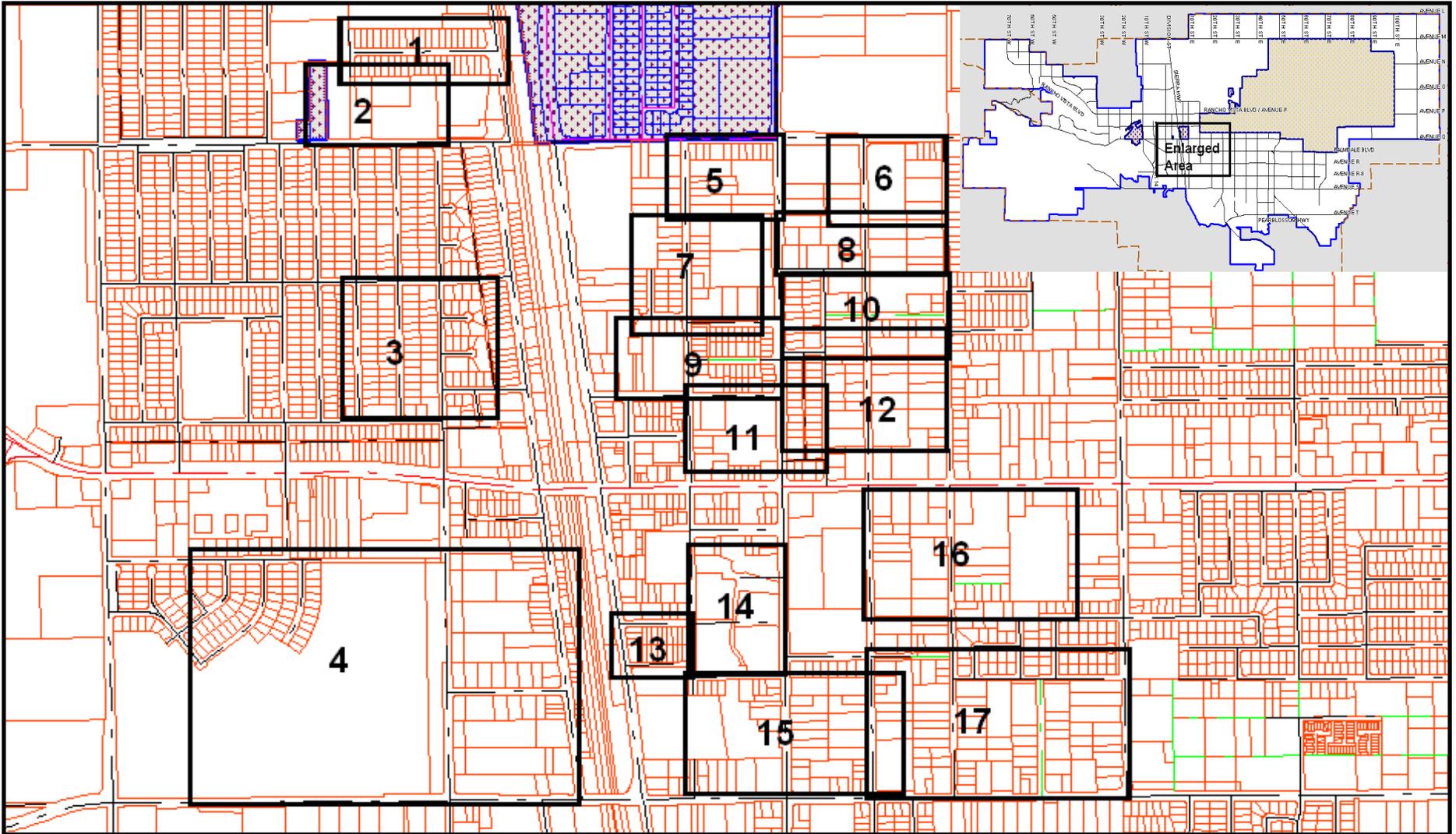
ID No.	Map Pg	APN	Existing Zone	Proposed Zone	Existing GP	Prop. GP	Min. Allowable Density	Existing Use	Year Built	Acres	Minimum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
301	5	3008040021	R-2	R-4 (30)	MR	MHDR	30	SFR	1934	0.19	5.7	6	Yes	0.2% annual chance flooding
302	4	3009010002	R-3	R-4 (30)	MFR	MHDR	30	8 units	1950	0.5	15.0	15	Yes	1% annual chance flooding
303	4	3009010004	R-3	R-4 (30)	MFR	MHDR	30	4 units	1955	0.5	15.0	15	Yes	1% annual chance flooding
304	4	3009010006	R-3	R-4 (30)	MFR	MHDR	30	SFR	1947	0.51	15.3	16	Yes	1% annual chance flooding
305	4	3009011014	R-3	R-4 (30)	MFR	MHDR	30	3 units	1949	0.5	15.0	15	Yes	1% annual chance flooding
306	4	3009011016	R-3	R-4 (30)	MFR	MHDR	30	3 units	1966	0.5	15.0	15	Yes	1% annual chance flooding
307	14	3009021003	R-2	R-4 (30)	MR	MHDR	30	SFR	1983	0.15	4.5	5	Yes	0.2% annual chance flooding
308	15	3009021037	R-2	R-4 (30)	MR	MHDR	30	3 units	1951	0.4	12.0	12	Yes	0.2% annual chance flooding
309	15	3009021039	R-2	R-4 (30)	MR	MHDR	30	SFR	1949	0.58	17.4	18	Yes	0.2% annual chance flooding
312	14	3014002002	R-2	R-4 (30)	MR	MHDR	30	SFR	1952	0.24	7.2	8	Yes	0.2% annual chance flooding
313	14	3014002004	R-2	R-4 (30)	MR	MHDR	30	SFR	1954	0.24	7.2	8	Yes	0.2% annual chance flooding
314	15	3014002006	R-2	R-4 (30)	MR	MHDR	30	SFR	1953	0.32	9.6	10	Yes	0.2% annual chance flooding
315	15	3014002011	R-2	R-4 (30)	MR	MHDR	30	SFR	1953	0.14	4.2	5	Yes	0.2% annual chance flooding
316	15	3014002012	R-2	R-4 (30)	MR	MHDR	30	SFR	1953	0.14	4.2	5	Yes	0.2% annual chance flooding
317	15	3014002013	R-2	R-4 (30)	MR	MHDR	30	SFR	1953	0.16	4.8	5	Yes	0.2% annual chance flooding
318	15	3014002015	R-2	R-4 (30)	MR	MHDR	30	SFR	1952	0.17	5.1	6	Yes	0.2% annual chance flooding
319	15	3014002017	R-2	R-4 (30)	MR	MHDR	30	SFR	1941	0.25	7.5	8	Yes	0.2% annual chance flooding
320	15	3014002018	R-2	R-4 (30)	MR	MHDR	30	SFR	1952	0.23	6.9	7	Yes	0.2% annual chance flooding
321	15	3014002019	R-2	R-4 (30)	MR	MHDR	30	2 units	1946	0.5	15.0	15	Yes	0.2% annual chance flooding
322	15	3014002035	R-2	R-4 (30)	MR	MHDR	30	SFR	1947	0.51	15.3	16	Yes	0.2% annual chance flooding
323	15	3014002036	R-2	R-4 (30)	MR	MHDR	30	SFR	1946	0.21	6.3	7	Yes	0.2% annual chance flooding
324	15	3014002037	R-2	R-4 (30)	MR	MHDR	30	SFR	1947	0.31	9.3	10	Yes	0.2% annual chance flooding
325	15	3014002040	R-2	R-4 (30)	MR	MHDR	30	2 units	1952	0.32	9.6	10	Yes	0.2% annual chance flooding
326	15	3014002042	R-2	R-4 (30)	MR	MHDR	30	5 units	1957	0.49	14.7	15	Yes	0.2% annual chance flooding
327	15	3014002043	R-2	R-4 (30)	MR	MHDR	30	SFR	1954	0.48	14.4	15	Yes	0.2% annual chance flooding
328	17	3014003002	R-2	R-4 (30)	MR	MHDR	30	SFR	1953	0.16	4.8	5	Yes	
329	17	3014003006	R-2	R-4 (30)	MR	MHDR	30	SFR	1948	1	30.0	30	Yes	
330	17	3014003008	R-2	R-4 (30)	MR	MHDR	30	SFR	1948	0.4	12.0	12	Yes	
331	17	3014003009	R-2	R-4 (30)	MR	MHDR	30	SFR	1948	0.6	18.0	18	Yes	
332	15	3014003028	R-2	R-4 (30)	MR	MHDR	30	SFR	1953	0.51	15.3	16	Yes	
333	17	3014003034	R-2	R-4 (30)	MR	MHDR	30	SFR	1959	0.51	15.3	16	Yes	
334	17	3014003035	R-2	R-4 (30)	MR	MHDR	30	SFR	1948	0.49	14.7	15	Yes	
335	17	3014003036	R-2	R-4 (30)	MR	MHDR	30	SFR	1954	0.16	4.8	5	Yes	
336	17	3014003037	R-2	R-4 (30)	MR	MHDR	30	SFR	1953	0.16	4.8	5	Yes	
337	17	3014003043	R-2	R-4 (30)	MR	MHDR	30	SFR	1952	0.16	4.8	5	Yes	
338	16	3014004004	R-2	R-4 (50)	MR	HDR	50	SFR	1954	0.17	8.5	9	Yes	0.2% annual chance flooding
339	16	3014004025	R-2	R-4 (50)	MR	HDR	50	SFR	1955	0.17	8.5	9	Yes	0.2% annual chance flooding
340	16	3014004029	R-2	R-4 (50)	MR	HDR	50	SFR	1948	0.27	13.5	14	Yes	0.2% annual chance flooding
341	16	3014004030	R-2	R-4 (50)	MR	HDR	50	3 units	1954	0.24	12.0	12	Yes	0.2% annual chance flooding
342	17	3014008002	R-3	R-4 (30)	MFR	MHDR	30	SFR	1953	0.17	5.1	6	Yes	0.2% annual chance flooding
343	17	3014008004	R-3	R-4 (30)	MFR	MHDR	30	SFR	1953	0.32	9.6	10	Yes	0.2% annual chance flooding
344	17	3014008009	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	SFR	1957	0.37	11.1	12	Yes	0.2% annual chance flooding
345	17	3014008010	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	SFR	1951	0.45	13.5	14	Yes	0.2% annual chance flooding
346	17	3014008012	R-3	R-4 (30)	MFR	MHDR	30	2 units	1952	0.54	16.2	17	Yes	0.2% annual chance flooding
347	17	3014008016	R-3	R-4 (30)	MFR	MHDR	30	SFR	1952	0.21	6.3	7	Yes	0.2% annual chance flooding

Site Analysis - Very Low and Low Income

ID No.	Map Pg	APN	Existing Zone	Proposed Zone	Existing GP	Prop. GP	Min. Allowable Density	Existing Use	Year Built	Acres	Minimum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
348	17	3014008017	R-3	R-4 (30)	MFR	MHDR	30	SFR	1952	0.21	6.3	7	Yes	0.2% annual chance flooding
349	17	3014008019	R-3	R-4 (30)	MFR	MHDR	30	SFR	1950	0.7	21.0	21	Yes	0.2% annual chance flooding
350	17	3014008021	R-3	R-4 (30)	MFR	MHDR	30	SFR	1979	0.2	6.0	6	Yes	0.2% annual chance flooding
351	17	3014008023	R-3	R-4 (30)	MFR	MHDR	30	SFR	1960	0.24	7.2	8	Yes	0.2% annual chance flooding
352	17	3014008026	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	SFR	1980	0.39	11.7	12	Yes	0.2% annual chance flooding
353	17	3014008028	R-3	R-4 (30)	MFR	MHDR	30	SFR	1980	0.39	11.7	12	Yes	0.2% annual chance flooding
354	17	3014008031	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	SFR	1977	0.71	21.3	22	Yes	0.2% annual chance flooding
355	17	3014008035	R-3	R-4 (30)	MFR	MHDR	30	SFR	1953	0.3	9.0	9	Yes	0.2% annual chance flooding
356	17	3014008038	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	SFR	1957	0.54	16.2	17	Yes	0.2% annual chance flooding
357	17	3014008039	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	SFR	1955	0.37	11.1	12	Yes	0.2% annual chance flooding
358	17	3014009001	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	SFR	1942	1.01	30.3	31	Yes	0.2% annual chance flooding
359	17	3014009003	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	SFR	1950	1.2	36.0	36	Yes	0.2% annual chance flooding
360	17	3014009009	R-3	R-4 (30)	MFR	MHDR	30	SFR	1934	0.36	10.8	11	Yes	
361	17	3014009026	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	SFR	1987	0.33	9.9	10	Yes	0.2% annual chance flooding
362	17	3014009027	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	SFR	1987	0.34	10.2	11	Yes	0.2% annual chance flooding
363	17	3014009028	R-1-7,000	R-4 (30)	SFR-3	MHDR	30	SFR	1987	0.34	10.2	11	Yes	0.2% annual chance flooding
364	17	3014009033	R-3	R-4 (30)	MFR	MHDR	30	SFR	1934	0.47	14.1	15	Yes	
365	16	3014028006	R-2	R-4 (50)	MR	HDR	50	SFR	1949	0.17	8.5	9	Yes	0.2% annual chance flooding
366	16	3014028010	R-2	R-4 (50)	MR	HDR	50	7 units	1947	0.98	49.0	49	Yes	0.2% annual chance flooding
367	16	3014028018	R-2	R-4 (50)	MR	HDR	50	SFR	1949	0.49	24.5	25	Yes	0.2% annual chance flooding
368	17	3014029001	R-2	R-4 (30)	MR	MHDR	30	SFR	1948	0.73	21.9	22	Yes	0.2% annual chance flooding
369	17	3014029002	R-2	R-4 (30)	MR	MHDR	30	SFR	1946	0.27	8.1	9	Yes	0.2% annual chance flooding
370	17	3014029003	R-2	R-4 (30)	MR	MHDR	30	SFR	1946	0.3	9.0	9	Yes	0.2% annual chance flooding
371	17	3014029006	R-2	R-4 (30)	MR	MHDR	30	SFR	1952	0.27	8.1	9	Yes	0.2% annual chance flooding
372	17	3014029007	R-2	R-4 (30)	MR	MHDR	30	3 units	1953	0.59	17.7	18	Yes	0.2% annual chance flooding
373	17	3014029008	R-2	R-4 (30)	MR	MHDR	30	SFR	1952	0.14	4.2	5	Yes	0.2% annual chance flooding
374	10	3015002025	R-2	R-4 (50)	MR	HDR	50	SFR	1948	0.51	25.5	26	Yes	0.2% annual chance flooding
375	10	3015002027	R-2	R-4 (50)	MR	HDR	50	SFR	1977	0.16	8.0	8	Yes	0.2% annual chance flooding
376	10	3015002029	R-2	R-4 (50)	MR	HDR	50	SFR	1948	0.21	10.5	11	Yes	0.2% annual chance flooding
377	10	3015002030	R-2	R-4 (50)	MR	HDR	50	4 units	1952	0.19	9.5	10	Yes	0.2% annual chance flooding
378	12	3015002035	R-2	R-4 (50)	MR	HDR	50	2 units	1954	0.19	9.5	10	Yes	0.2% annual chance flooding
379	12	3015002036	R-2	R-4 (50)	MR	HDR	50	3 units	1956	0.19	9.5	10	Yes	0.2% annual chance flooding
380	8	3015002037	R-2	R-4 (50)	MR	HDR	50	3 units	1955	0.19	9.5	10	Yes	0.2% annual chance flooding
381	8	3015002038	R-2	R-4 (50)	MR	HDR	50	2 units	1958	0.23	11.5	12	Yes	0.2% annual chance flooding
382	12	3015003016	R-2	R-4 (50)	MR	HDR	50	2 units	1952	0.18	9.0	9	Yes	0.2% annual chance flooding
383	12	3015003037	R-2	R-4 (50)	MR	HDR	50	SFR	1952	0.16	8.0	8	Yes	0.2% annual chance flooding
384	12	3015003040	R-2	R-4 (50)	MR	HDR	50	3 units	1952	0.17	8.5	9	Yes	0.2% annual chance flooding
385	12	3015004001	R-2	R-4 (50)	MR	HDR	50	SFR	1949	0.28	14.0	14	Yes	0.2% annual chance flooding
386	12	3015004005	R-2	R-4 (50)	MR	HDR	50	SFR	1955	0.24	12.0	12	Yes	0.2% annual chance flooding
387	12	3015004006	R-2	R-4 (50)	MR	HDR	50	SFR	1952	0.25	12.5	13	Yes	0.2% annual chance flooding
388	12	3015004007	R-2	R-4 (50)	MR	HDR	50	2 units	1951	0.53	26.5	27	Yes	0.2% annual chance flooding
389	12	3015004019	R-2	R-4 (50)	MR	HDR	50	SFR	1949	0.23	11.5	12	Yes	0.2% annual chance flooding
390	12	3015004020	R-2	R-4 (50)	MR	HDR	50	SFR	1964	0.27	13.5	14	Yes	0.2% annual chance flooding
391	12	3015005033	R-2	R-4 (50)	MR	HDR	50	SFR	1938	0.26	13.0	13	Yes	0.2% annual chance flooding
392	12	3015005034	R-2	R-4 (50)	MR	HDR	50	SFR	1952	0.25	12.5	13	Yes	0.2% annual chance flooding

Site Analysis - Very Low and Low Income

ID No.	Map Pg	APN	Existing Zone	Proposed Zone	Existing GP	Prop. GP	Min. Allowable Density	Existing Use	Year Built	Acres	Minimum Unit Capacity	Realistic Unit Capacity	Infrastructure Capacity	On-site Constraints
393	12	3015005036	R-2	R-4 (50)	MR	HDR	50	SFR	1979	0.25	12.5	13	Yes	0.2% annual chance flooding
394	12	3015005037	R-2	R-4 (50)	MR	HDR	50	3 units	1949	1.01	50.5	51	Yes	0.2% annual chance flooding
395	8	3015006033	R-2	R-4 (30)	MR	MHDR	30	SFR	1957	0.17	5.1	6	Yes	0.2% annual chance flooding
396	8	3015006034	R-2	R-4 (30)	MR	MHDR	30	2 units	1957	0.53	15.9	16	Yes	0.2% annual chance flooding
397	8	3015006040	R-2	R-4 (30)	MR	MHDR	30	SFR	1955	0.32	9.6	10	Yes	0.2% annual chance flooding
398	8	3015006042	R-2	R-4 (30)	MR	MHDR	30	SFR	1946	0.27	8.1	9	Yes	0.2% annual chance flooding
399	8	3015006043	R-2	R-4 (30)	MR	MHDR	30	SFR	1947	0.77	23.1	24	Yes	0.2% annual chance flooding
400	8	3015006047	R-2	R-4 (30)	MR	MHDR	30	SFR	1947	0.39	11.7	12	Yes	0.2% annual chance flooding
401	8	3015006101	R-2	R-4 (30)	MR	MHDR	30	SFR	1952	0.64	19.2	20	Yes	0.2% annual chance flooding
Total Units										216.21		7658		
PTVSP = Palmdale Transit Village Specific Plan														



Site Analysis - Very Low & Low Units Master Map



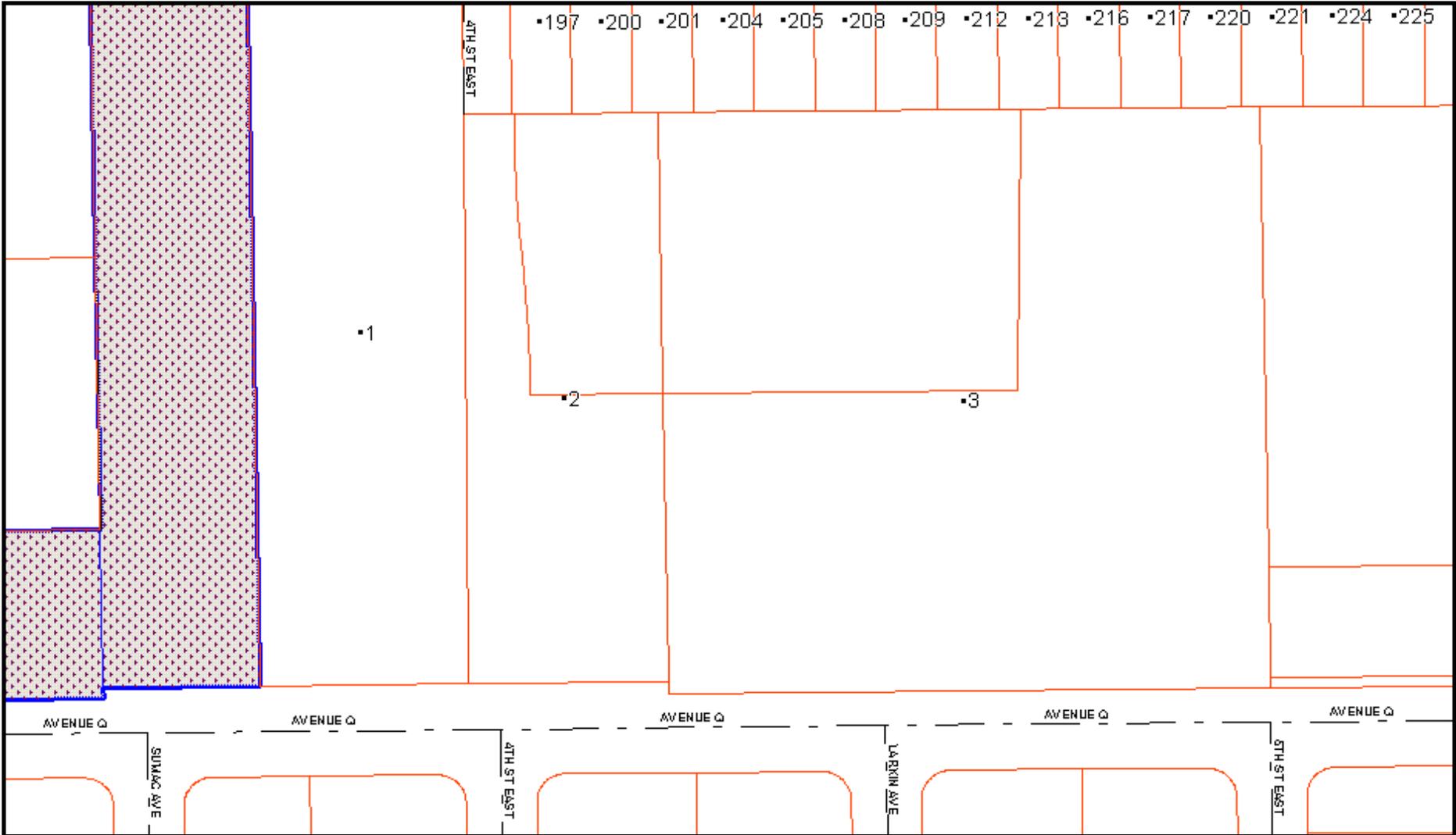
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Site Analysis - Very Low & Low Units Map 1



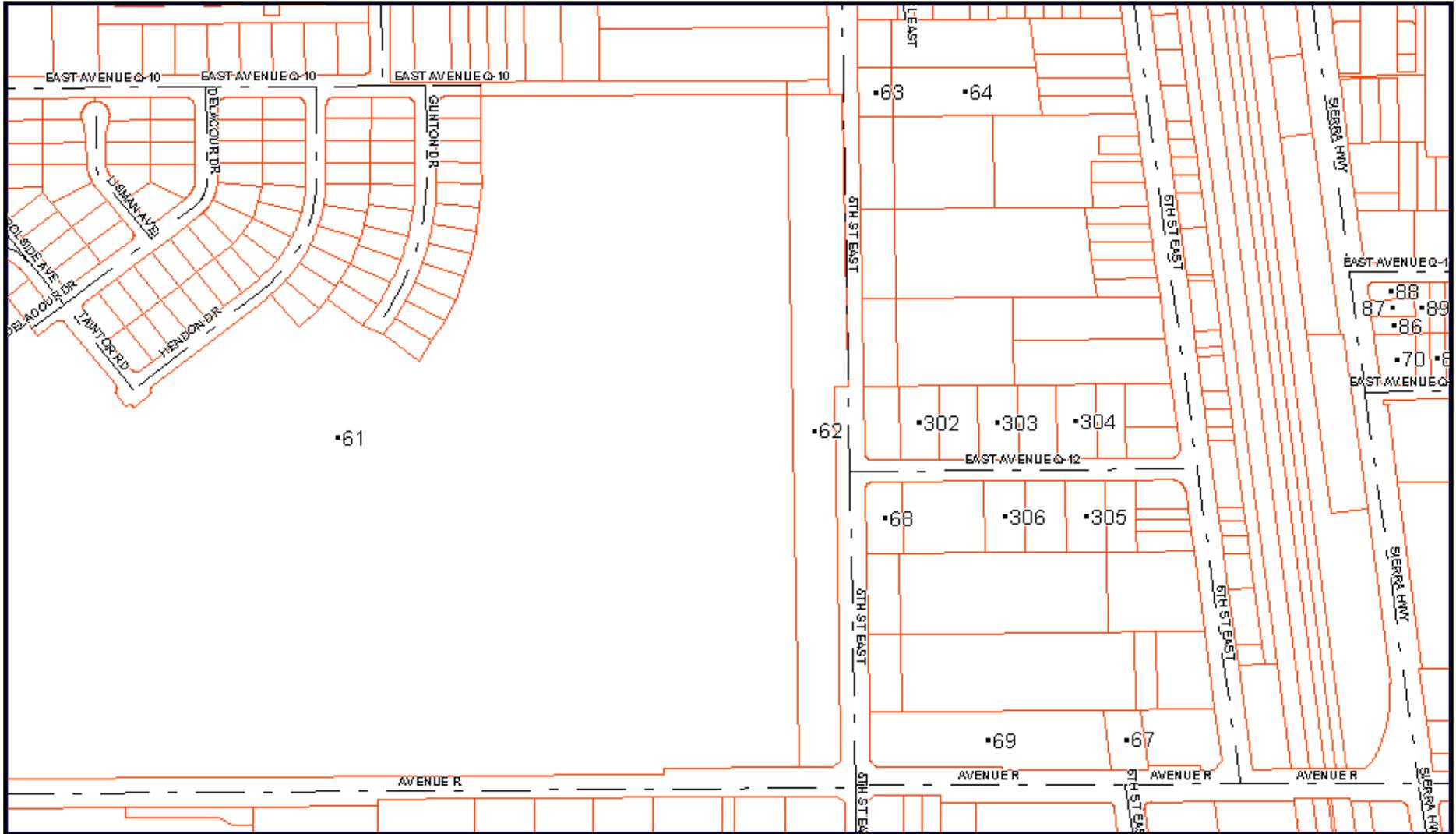
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Site Analysis - Very Low & Low Units Map 2



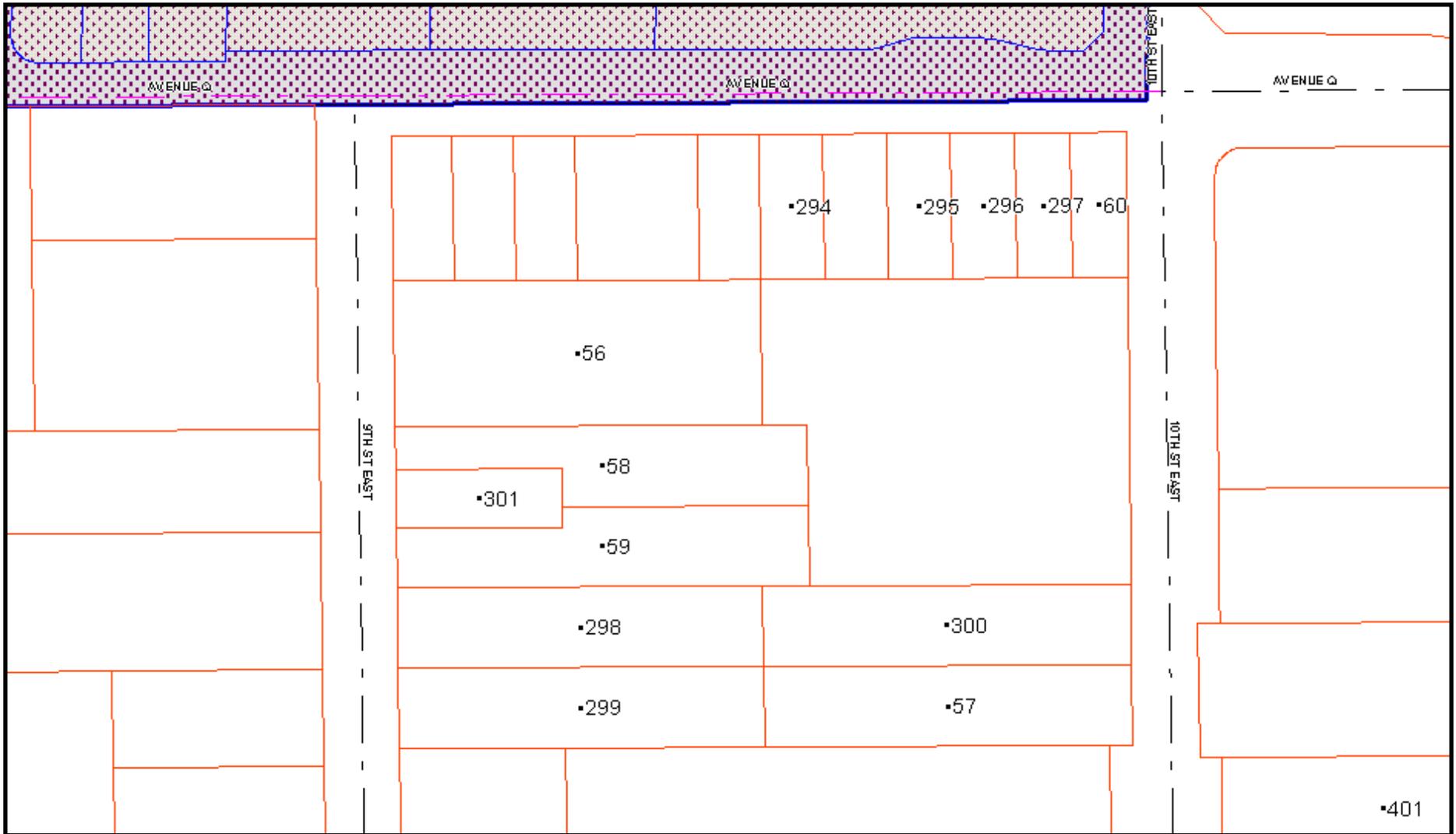
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Site Analysis - Very Low & Low Units Map 4



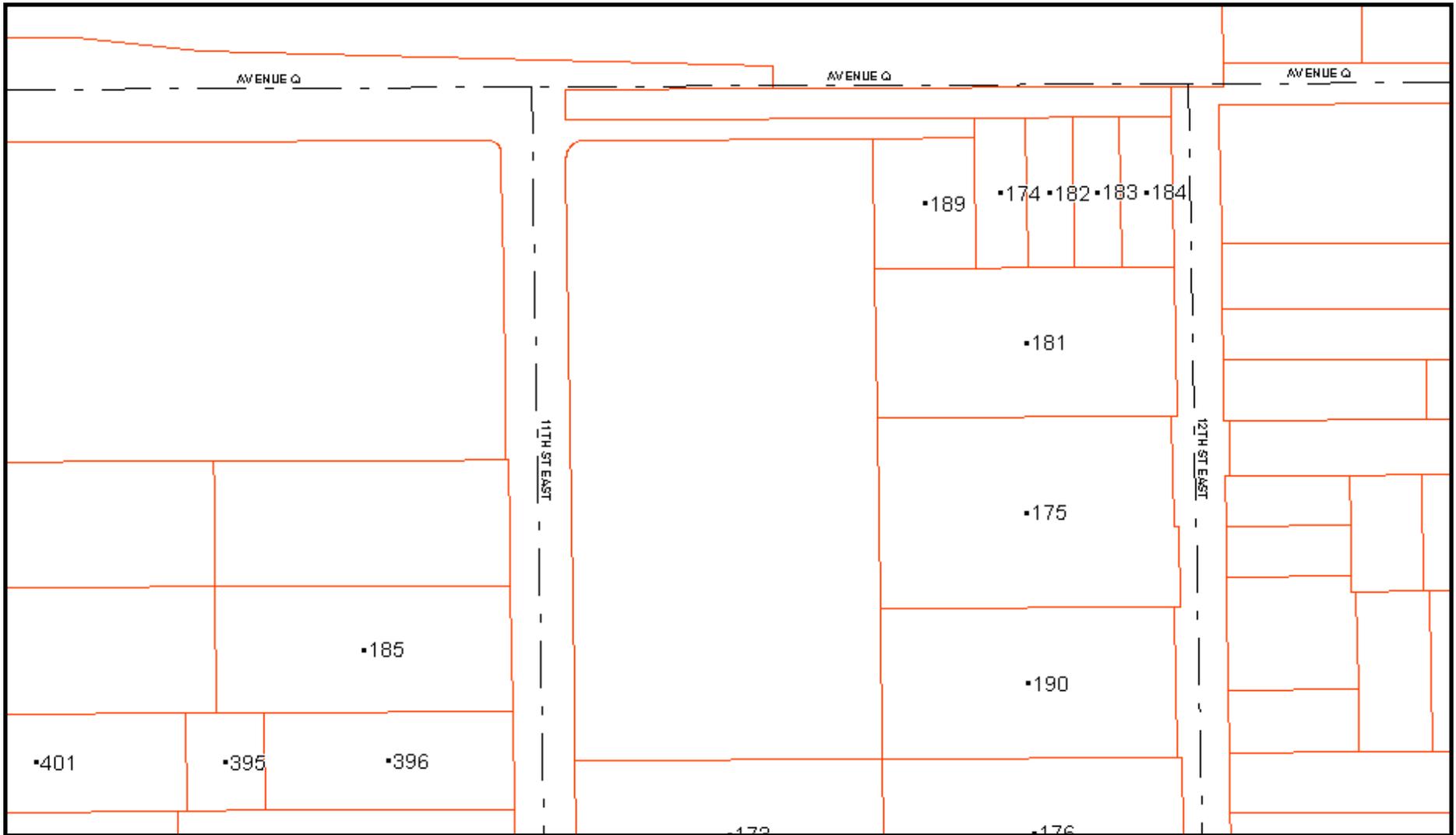
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Site Analysis - Very Low & Low Units Map 5



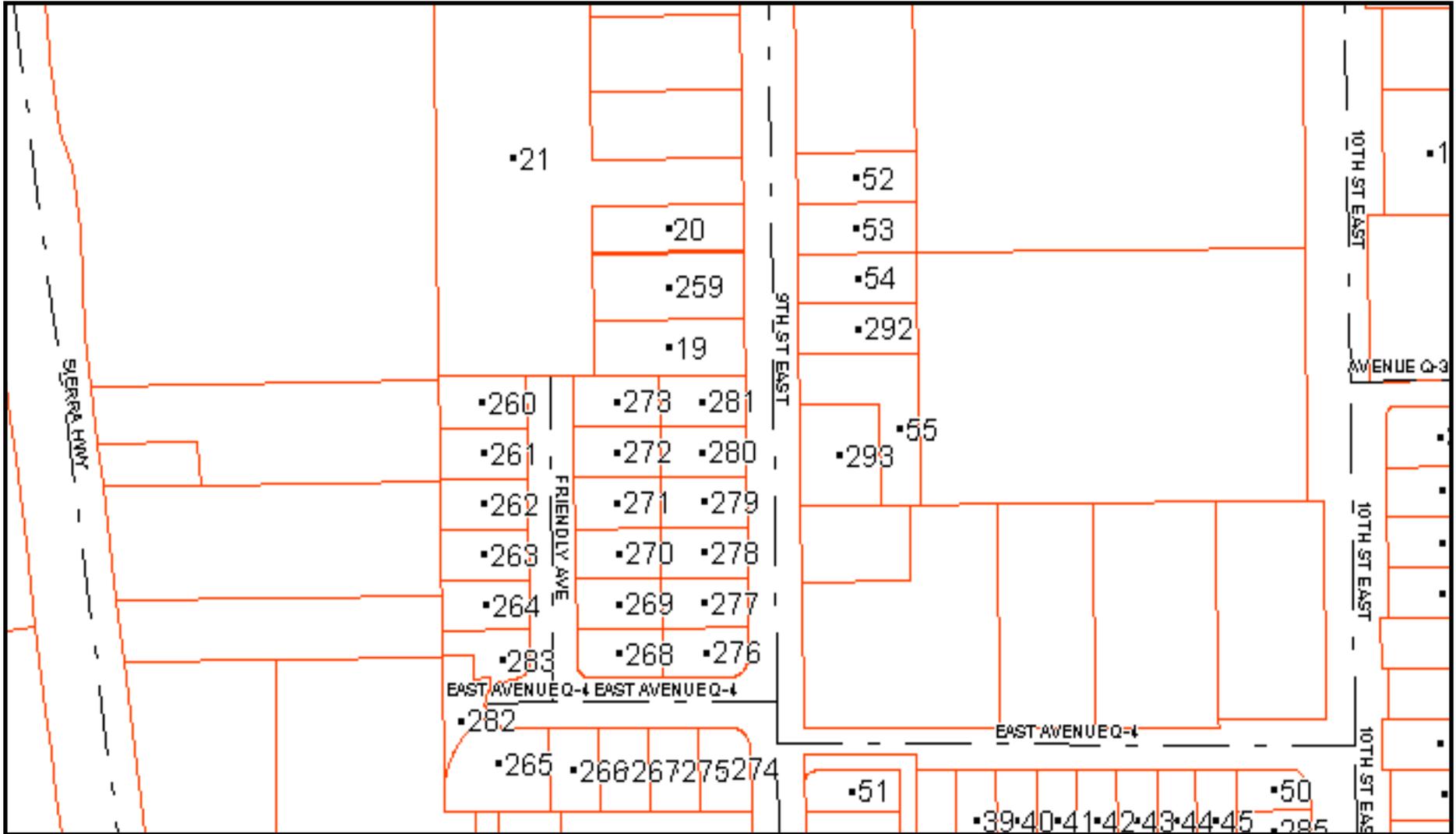
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Site Analysis - Very Low & Low Units Map 6



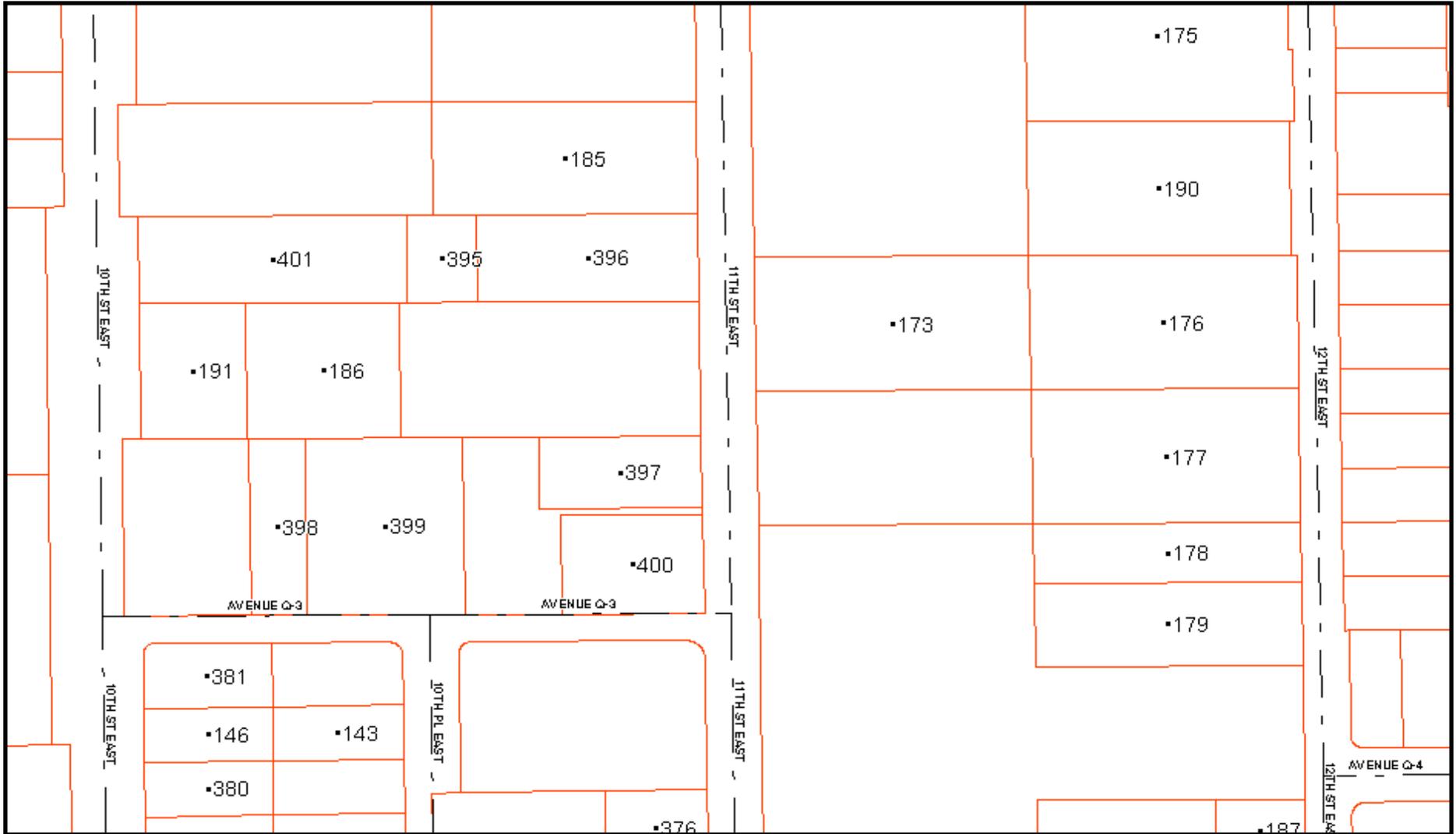
DISCLAIMER:CONFIDENTIALITY NOTICE. THE CITY OF PALMDALE HAS MADE EVERY EFFORT TO ENSURE THAT THIS MAP IS CORRECT; NEVERTHELESS, SOME INFORMATION MAY NOT BE ENTIRELY ACCURATE. THE CITY OF PALMDALE ASSUMES NO LIABILITY FOR DAMAGES THAT MAY ARISE FROM THE USE OF INFORMATION RETRIEVED FROM THIS MAP. THE MAP AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS, OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE PUBLIC SHOULD NOT MAKE BUSINESS OR PERSONAL DECISIONS BASED ON THE MAP BEFORE VALIDATING DATA WITH THE CITY OF PALMDALE OR OTHER LOCAL, COUNTY, STATE OR FEDERAL AGENCIES.



Site Analysis - Very Low & Low Units Map 7



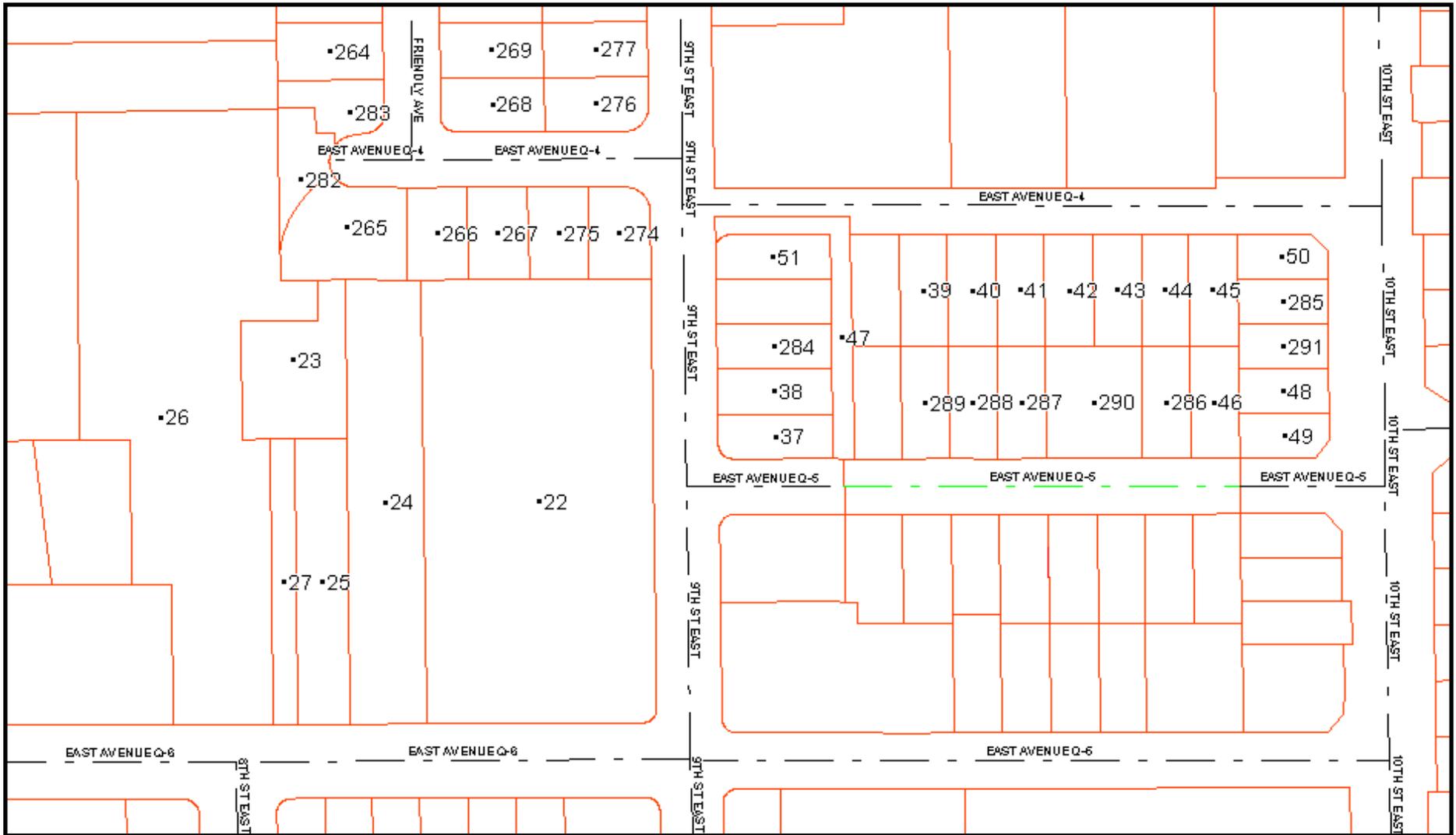
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Site Analysis - Very Low & Low Units Map 8



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Site Analysis - Very Low & Low Units Map 9



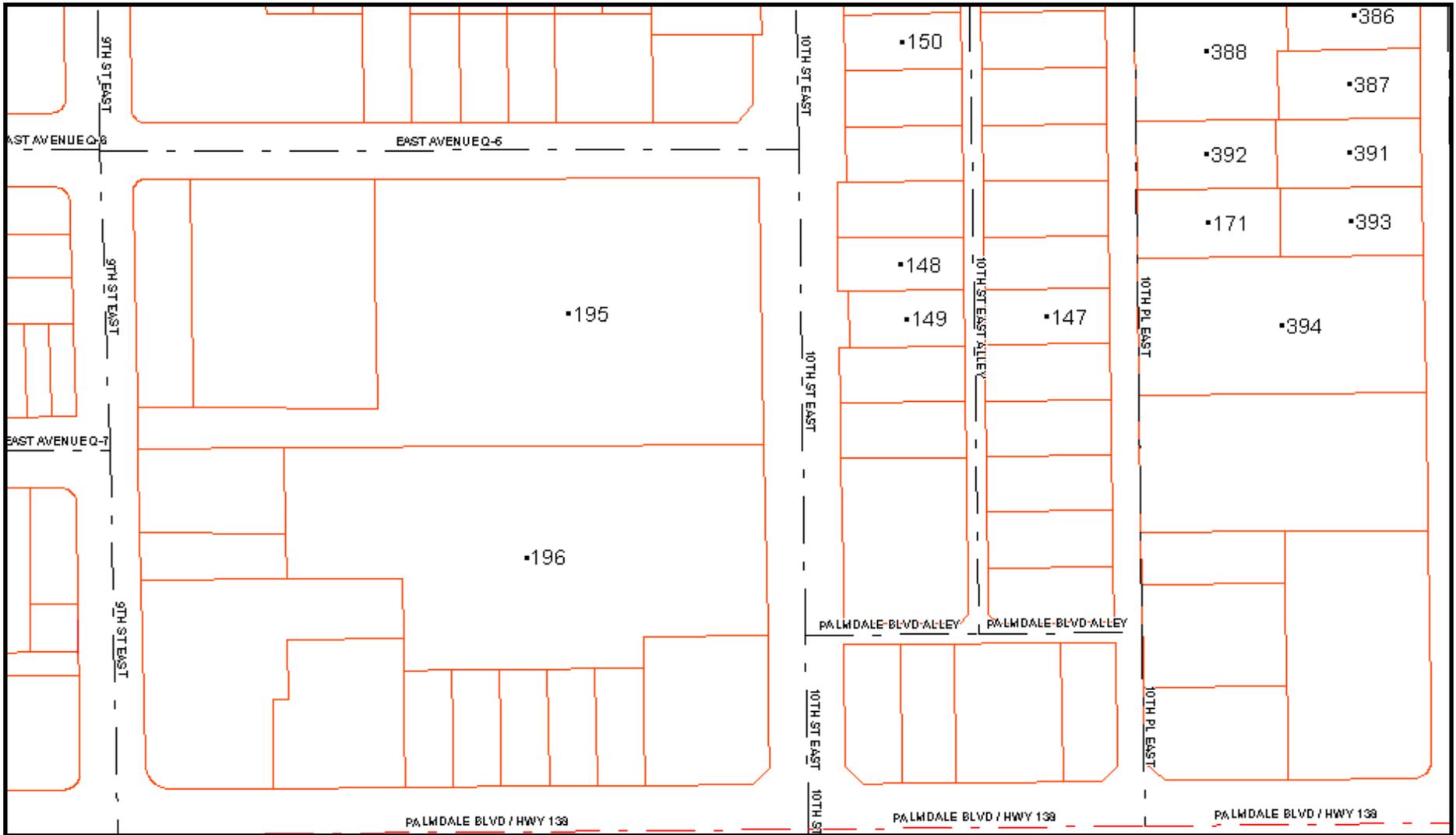
DISCLAIMER:CONFIDENTIALITY NOTICE. THE CITY OF PALMDALE HAS MADE EVERY EFFORT TO ENSURE THAT THIS MAP IS CORRECT; NEVERTHELESS, SOME INFORMATION MAY NOT BE ENTIRELY ACCURATE. THE CITY OF PALMDALE ASSUMES NO LIABILITY FOR DAMAGES THAT MAY ARISE FROM THE USE OF INFORMATION RETRIEVED FROM THIS MAP. THE MAP AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS, OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE PUBLIC SHOULD NOT MAKE BUSINESS OR PERSONAL DECISIONS BASED ON THE MAP BEFORE VALIDATING DATA WITH THE CITY OF PALMDALE OR OTHER LOCAL, COUNTY, STATE OR FEDERAL AGENCIES.



Site Analysis - Very Low & Low Units Map 10



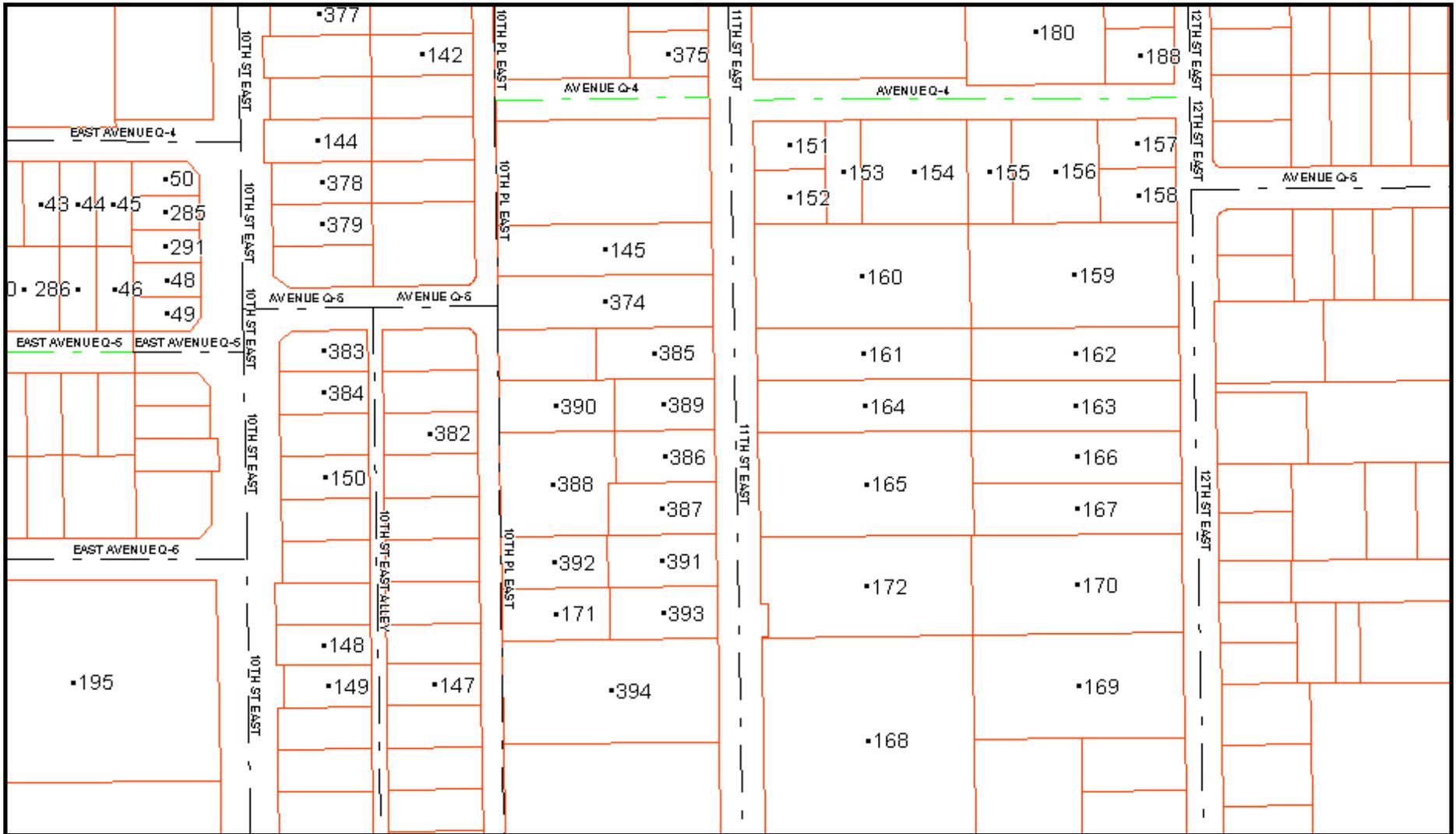
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Site Analysis - Very Low & Low Units Map 11



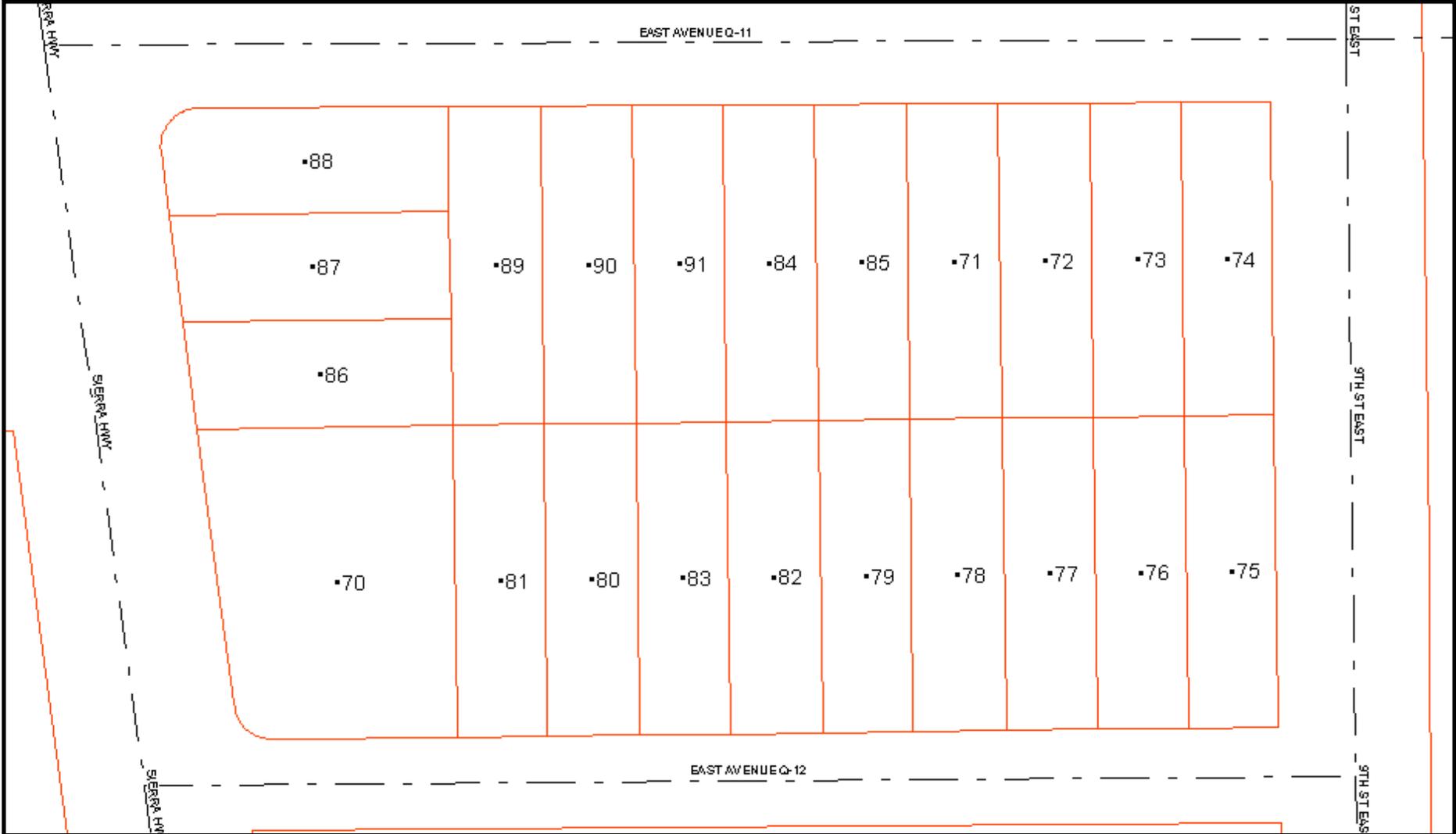
DISCLAIMER:CONFIDENTIALITY NOTICE. THE CITY OF PALMDALE HAS MADE EVERY EFFORT TO ENSURE THAT THIS MAP IS CORRECT; NEVERTHELESS, SOME INFORMATION MAY NOT BE ENTIRELY ACCURATE. THE CITY OF PALMDALE ASSUMES NO LIABILITY FOR DAMAGES THAT MAY ARISE FROM THE USE OF INFORMATION RETRIEVED FROM THIS MAP. THE MAP AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS, OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE PUBLIC SHOULD NOT MAKE BUSINESS OR PERSONAL DECISIONS BASED ON THE MAP BEFORE VALIDATING DATA WITH THE CITY OF PALMDALE OR OTHER LOCAL, COUNTY, STATE OR FEDERAL AGENCIES.



Site Analysis - Very Low & Low Units Map 12



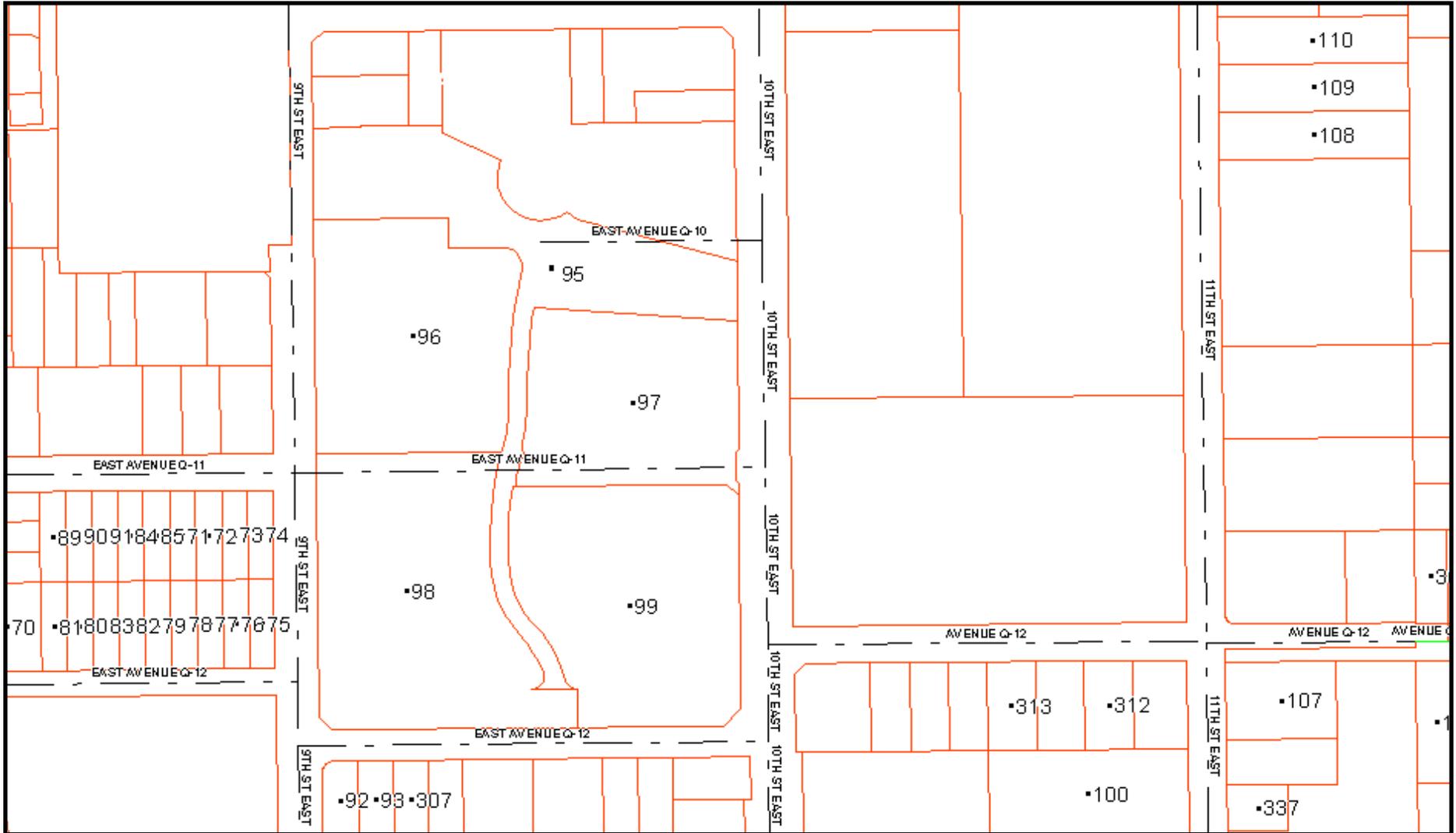
DISCLAIMER:CONFIDENTIALITY NOTICE. THE CITY OF PALMDALE HAS MADE EVERY EFFORT TO ENSURE THAT THIS MAP IS CORRECT; NEVERTHELESS, SOME INFORMATION MAY NOT BE ENTIRELY ACCURATE. THE CITY OF PALMDALE ASSUMES NO LIABILITY FOR DAMAGES THAT MAY ARISE FROM THE USE OF INFORMATION RETRIEVED FROM THIS MAP. THE MAP AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS, OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE PUBLIC SHOULD NOT MAKE BUSINESS OR PERSONAL DECISIONS BASED ON THE MAP BEFORE VALIDATING DATA WITH THE CITY OF PALMDALE OR OTHER LOCAL, COUNTY, STATE OR FEDERAL AGENCIES.



Site Analysis - Very Low & Low Units Map 13



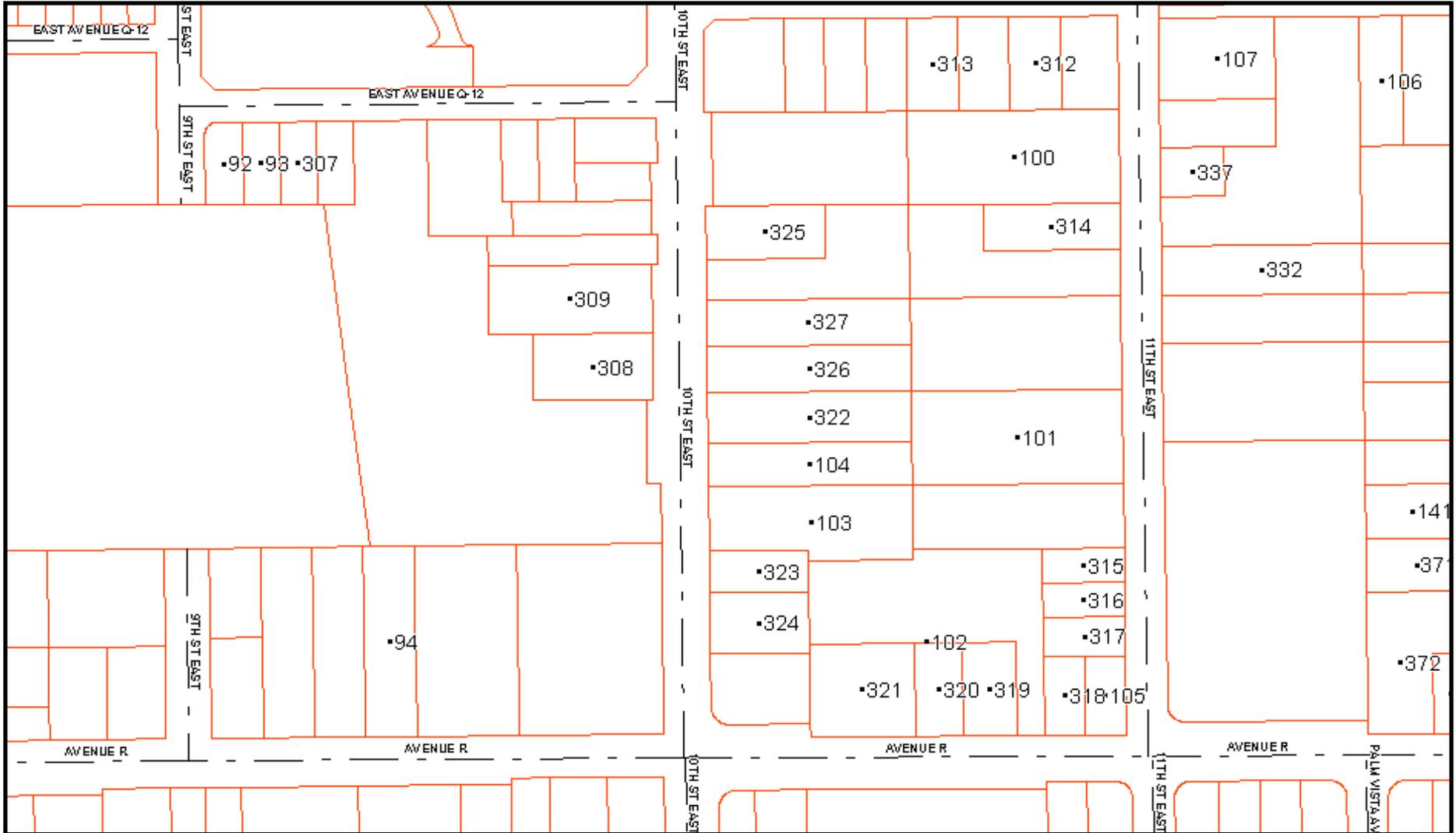
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Site Analysis - Very Low & Low Units Map 14



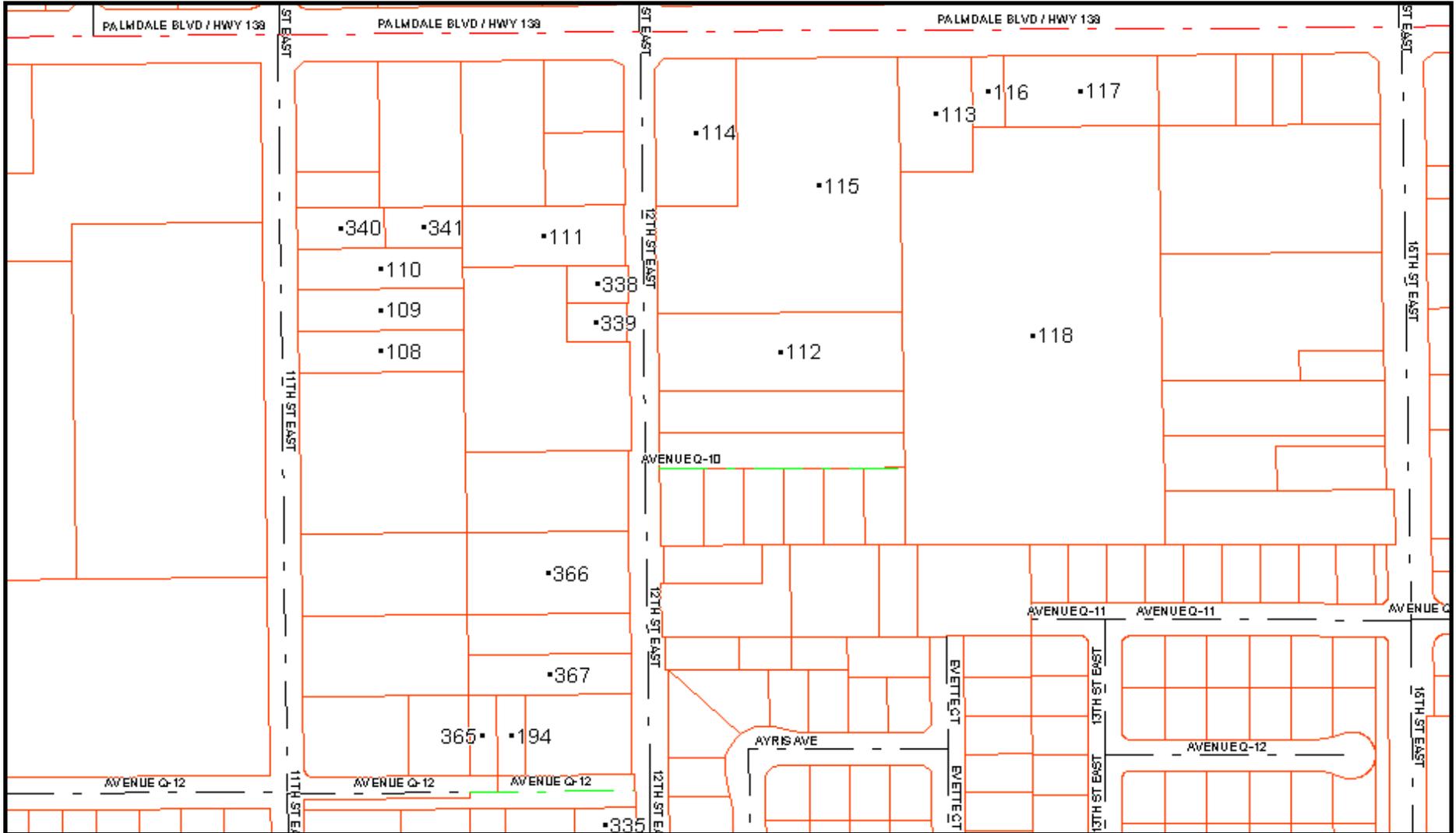
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Site Analysis - Very Low & Low Units Map 15



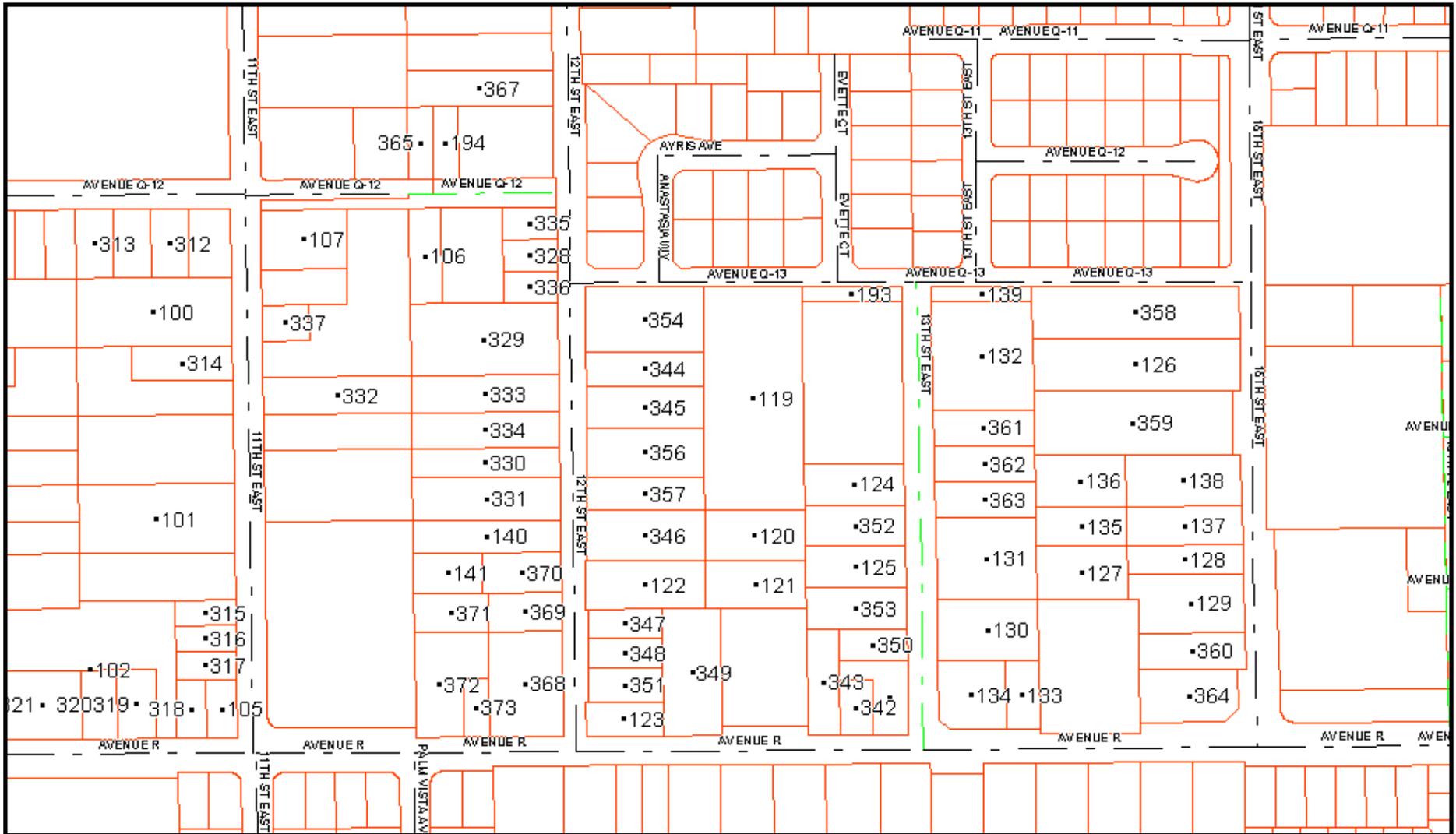
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Site Analysis - Very Low & Low Units Map 16



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Site Analysis - Very Low & Low Units Map 17



DISCLAIMER:CONFIDENTIALITY NOTICE. THE CITY OF PALMDALE HAS MADE EVERY EFFORT TO ENSURE THAT THIS MAP IS CORRECT; NEVERTHELESS, SOME INFORMATION MAY NOT BE ENTIRELY ACCURATE. THE CITY OF PALMDALE ASSUMES NO LIABILITY FOR DAMAGES THAT MAY ARISE FROM THE USE OF INFORMATION RETRIEVED FROM THIS MAP. THE MAP AND ASSOCIATED DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS, OR IMPLIED, INCLUDING BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. THE PUBLIC SHOULD NOT MAKE BUSINESS OR PERSONAL DECISIONS BASED ON THE MAP BEFORE VALIDATING DATA WITH THE CITY OF PALMDALE OR OTHER LOCAL, COUNTY, STATE OR FEDERAL AGENCIES.

Site Analysis - Moderate and Above Moderate Units

Site	Map Page	APN/Location	Approved TTM	Zone	GP Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints
1	23	3051-014-002	50871	R-1-7,000	SFR3	3.1-6 du/ac	40.60	165	Vacant	Yes	Addressed within approved environmental document for project
		3051-014-023									
		3051-014-025									
2	22	3051-016-009	51451	R-1-7,000	SFR3	3.1-6 du/ac	43.17	156	Vacant	Yes	Addressed within approved environmental document for project
		3051-016-010									
		3051-016-013									
		3051-016-014									
		3051-018-011									
		3051-018-012									
		3051-018-014									
		3051-018-015									
		3051-018-017									
		3051-018-023									
		3051-018-024									
		3051-018-026									
3	3	3001-003-160	53342	R-1-7,000	SFR3	3.1-6 du/ac	34.07	96	Vacant	Yes	Addressed within approved environmental document for project
4	23	3051-020-022	53920	R-1-7,000	SFR3	3.1-6 du/ac	59.70	229	Vacant	Yes	Addressed within approved environmental document for project
		3051-020-023									
		3051-020-029									
		3051-020-030									
		3051-020-031									
5	7	3003-030-022	54058	R-1-7,000	SFR3	3.1-6 du/ac	85.18	307	Vacant	Yes	Addressed within approved environmental document for project
6	13	3020-014-017	54209	R-1-7,000	SFR3	3.1-6 du/ac	27.49	97	Vacant	Yes	Addressed within approved environmental document for project
7	7	3003-004-014	54387	R-1-7,000	SFR3	3.1-6 du/ac	8.93	34	Vacant	Yes	Addressed within approved environmental document for project
		3003-004-015									
8	27	3051-013-052	060008	R-1-7,000	SFR3	3.1-6 du/ac	86.20	282	Vacant	Upgrades required as part of map approval	Addressed within approved environmental document for project
		3051-013-050									
9	26	3024-019-043	060162	R-1-7,000	SFR3	3.1-6 du/ac	5.00	17	Vacant	Yes	
		3024-019-044									
		3024-019-045									
		3024-019-046									
		3024-019-047									
		3024-019-048									
		3024-019-049									
		3024-019-050									
		3024-019-051									
		3024-019-052									
		3024-019-053									
		3024-019-054									
		3024-019-055									
		3024-019-056									
		3024-019-057									
		3024-019-058									
		3024-019-059									
10	14	3053-006-030	60313	R-1-7,000	SFR3	3.1-6 du/ac	8.00	20	Vacant	Yes	
11	1	3101-008-031	060408	R-1-7,000	SFR3	3.1-6 du/ac	20.00	48	Vacant	Yes	
		3101-008-032									
12	2	3001-003-162	060500	R-1-7,000	SFR3	3.1-6 du/ac	30.68	66	Vacant	Yes	Addressed within approved environmental document for project
		3001-003-015									
13	7	3003-004-012	060732	R-1-7,000/ C-3	SFR-3/ CC	3.1-6 du/ac	9.80	28	Vacant	Yes	Addressed within approved environmental document for project
14	17	3020-014-013	060926	R-1-7,000	SFR3	3.1-6 du/ac	8.69	29	Vacant	Yes	
15	18	3023-002-184	61045	R-1-7,000	SFR3	3.1-6 du/ac	20.00	65	Vacant	Yes	Addressed within approved environmental document for project
16	14	3019-003-008	061488	R-1-7,000	SFR3	3.1-6 du/ac	5.50	17	Vacant	Yes	
		3024-008-026									
		3024-008-027									
17	24	3024-008-028	061731	R-1-7,000	SFR3	3.1-6 du/ac	10.00	37	Vacant	Yes	Addressed within approved environmental document for project

Site Analysis - Moderate and Above Moderate Units

Site	Map Page	APN/Location	Approved TTM	Zone	GP Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints
18	5	3206-024-006 3206-023-003	061894	SP - City Ranch	City Ranch Specific Plan	1.79-5.3 du/ac	471.85	334	Vacant	Upgrades required as part of map approval	EIR, overriding considerations adopted for impacts that cannot be mitigated
19	22	3052-080-001	061940	R-1-7,000	SFR3	3.1-6 du/ac	5.00	16	Vacant	Yes	Addressed within approved environmental document for project
20	15	3053-009-001 3053-009-006 3053-009-007	061941	R-1-7,000	SFR3	3.1-6 du/ac	60.00	121	Vacant	Yes	Addressed within approved environmental document for project
21	18	3023-040-018 3023-040-062	062038	R-1-7,000	SFR3	3.1-6 du/ac	5.15	15	Vacant	Yes	
22	10	3015-028-003 3015-028-004 3015-028-005 3015-028-010 3015-028-011	062151	R-1-7,000	SFR3	3.1-6 du/ac	5.05	13	Vacant	Yes	
23	22	3052-006-001 3052-006-002 3052-009-012	062212	R-1-7,000	SFR3	3.1-6 du/ac	10.00	30	Vacant	Yes	
24	22	3052-009-026	062213	R-1-7,000	SFR3	3.1-6 du/ac	10.00	34	Vacant	Yes	Addressed within approved environmental document for project
25	11	3019-001-006 3019-001-007 3019-001-025 3019-001-026 3019-001-031	062333	R-1-7,000	SFR3	3.1-6 du/ac	7.18	23	Vacant	Yes	
26	26	3023-020-106	062371	R-1-7,000	SFR3	3.1-6 du/ac	10.39	33	Vacant	Yes	
27	28	3024-012-038 3024-012-031 3024-012-036	062552	R-1-7,000	SFR3	3.1-6 du/ac	18.90	57	Vacant	Yes	Addressed within approved environmental document for project
28	26	3024-012-037	062553	R-1-7,000	SFR3	3.1-6 du/ac	25.90	85	Vacant	Yes	Addressed within approved environmental document for project
29	22	3052-079-001	062765	R-1-7,000	SFR3	3.1-6 du/ac	3.76	14	Vacant	Yes	
30	24	3024-006-014	063008	R-1-7,000	SFR3	3.1-6 du/ac	10.30	41	Vacant	Yes	Addressed within approved environmental document for project
31	25	3024-009-055	063285	R-1-7,000	SFR3	3.1-6 du/ac	5.08	15	Vacant	Yes	Addressed within approved environmental document for project
32	24	3024-006-001 3024-006-002 3024-006-009 3024-006-024 3024-006-025 3024-006-026 3024-006-027	063364	R-1-7,000	SFR3	3.1-6 du/ac	30.90	101	Vacant	Yes	Addressed within approved environmental document for project
33	24	3024-008-030 3052-011-014	063412	R-1-7,000	SFR3	3.1-6 du/ac	10.30	29	Vacant	Yes	Addressed within approved environmental document for project
34	15	3052-011-021	063727	R-1-7,000	SFR3	3.1-6 du/ac	2.40	8	Vacant	Yes	Addressed within approved environmental document for project
35	14	3018-027-036	064156	R-2	MR	6.1-10 du/ac	9.50	70	Vacant	Yes	
36	14	3019-003-007 3005-005-024	065278	R-1-7,000	SFR3	3.1-6 du/ac	5.00	17	Vacant	Yes	
37	6	3005-005-025 3023-025-018	066087	R-1-20,000	SFR1	0-2 du/ac	10.00	16	Vacant	Yes	Addressed within approved environmental document for project
38	26	3023-025-027 3052-002-038	066204	R-1-7,000	SFR3	3.1-6 du/ac	2.50	10	Vacant	Yes	
39	22	3052-002-039	066309	R-1-7,000	SFR3	3.1-6 du/ac	10.00	30	Vacant	Yes	Addressed within approved environmental document for project
40	9	3005-004-094	066687	R-2	MR	6.1-10 du/ac	5.44	48	Vacant	Yes	
41	2	3001-003-164	066868	SP - Rancho Vista	Rancho Vista Specific Plan	10.1-17.9 du/ac	23.84	278	Vacant	Yes	Addressed within approved environmental document for project
42	6	3005-005-010 3052-076-002 3052-076-032	067014	R-1-7,000	SFR3	3.1-6 du/ac	20.55	68	Vacant	Yes	
43	22	3052-001-070	068181	R-1-7,000	SFR3	3.1-6 du/ac	1.81	7	Vacant	Yes	

Site Analysis - Moderate and Above Moderate Units

Site	Map Page	APN/Location	Approved TTM	Zone	GP Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints
55	3	3206-071-017	52200								
		3206-071-018									
		3206-071-019									
		3206-071-020									
		3206-071-021									
		3206-071-022									
		3206-071-023									
		3206-071-024									
		3206-071-025									
		3206-071-026									
		3206-071-027									
		3206-071-028									
		3206-071-029									
		3206-071-030									
		3206-071-031									
		3206-071-032									
		3206-071-033									
		3206-071-034									
		3206-071-035									
		3206-071-036									
		3206-071-037									
		3206-071-038									
		3206-071-039									
		3206-071-040									
		3206-071-041									
		3206-071-042									
		3206-071-043									
		3206-071-044									
		3206-065-001									
		3206-065-002									
		3206-065-003									
		3206-065-004									
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		3206-065-012									
		3206-065-013									
		3206-065-014									
		3206-065-015									
		3206-065-016									
		3206-065-017									
3206-065-018											
3206-065-019											
3206-065-020											
3206-065-021											
3206-064-001											
3206-064-002											
3206-064-003											
3206-064-004											
3206-064-005											
3206-064-006											
3206-064-007											
3206-064-008											
3206-064-009											
3206-064-010											
3206-064-011											
3206-064-012											

Site Analysis - Moderate and Above Moderate Units

Site	Map Page	APN/Location	Approved TTM	Zone	GP Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints
55	3	3206-064-013	52200								
		3206-064-014									
		3206-064-015									
		3206-064-016									
		3206-064-017									
		3206-064-018									
		3206-064-019									
		3206-064-020									
		3206-064-021									
		3206-064-022									
		3206-064-023									
		3206-064-024									
		3206-064-025									
		3206-064-026									
		3206-064-027									
		3206-064-028									
		3206-064-029									
		3206-064-030									
		3206-064-031									
		3206-064-032									
3206-064-033											
3206-064-034											
3206-064-035											
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3206-064-038											
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3206-066-002											
3206-066-003											
3206-066-004											
3206-066-005											
3206-066-006											
3206-066-007											
3206-067-001											
3206-067-002											
3206-067-003											
3206-067-004											
3206-067-005											
3206-067-006											
3206-067-007											
3206-067-008											
3206-067-009											
3206-067-010											
3206-067-011											
3206-067-012											
3206-067-013											
3206-067-014											
3206-067-015											
3206-067-016											
3206-067-017											
3206-067-018											
3206-067-019											
3206-067-020											
3206-067-021											
3206-067-022											

Site Analysis - Moderate and Above Moderate Units

Site	Map Page	APN/Location	Approved TTM	Zone	GP Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints											
55	3	3206-067-023	52200																			
		3206-067-024																				
		3206-067-025																				
		3206-067-026																				
		3206-067-027																				
		3206-067-028																				
		3206-067-029																				
		3206-067-030																				
55	3	3206-067-031	52200	R-1,20,000	SFR1	0-2 du/ac	793.00	539	Vacant	Upgrades required as part of map approval	Addressed within approved environmental document for project											
		3206-067-032																				
		3206-067-033																				
		3206-067-034																				
		3206-067-035																				
		3206-067-036																				
		3206-067-037																				
		3206-067-038																				
		3206-067-039																				
		3206-067-040																				
		3206-074-001																				
		3206-074-002																				
		3206-074-005																				
		3206-074-006																				
		3206-074-007																				
		3001-002-078																				
		56										2	3001-149-001	062490	SP - Rancho Vista	Rancho Vista Specific Plan	10.1-17.9 du/ac	12.00	151	Vacant	Yes	Addressed within approved environmental document for project
													3001-149-002									
3001-149-003																						
3001-149-004																						
3001-149-005																						
3001-149-006																						
3001-149-007																						
3001-149-008																						
3001-149-009																						
3001-150-001																						
3001-150-002																						
3001-150-003																						
3001-150-004																						
3001-150-005																						
3002-150-006																						
57	27	3051-013-017		R-1-7,000	SFR3	3.1-6 du/ac	43.84	131	Vacant		Drainage											
58	27	3051-031-002		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required												
59	27	3051-031-003		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required												
60	27	3051-031-004		R-1-7,000	SFR3	3.1-6 du/ac	5.00	15	Vacant	Extension of existing lines to project required												
61	27	3051-031-005		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required												
62	27	3051-031-006		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required												
63	27	3051-031-007		R-1-7,000	SFR3	3.1-6 du/ac	5.00	15	Vacant	Extension of existing lines to project required												
64	27	3051-031-008		R-1-7,000	SFR3	3.1-6 du/ac	20.00	60	Vacant	Extension of existing lines to project required												
65	27	3051-031-009		R-1-7,000	SFR3	3.1-6 du/ac	20.00	60	Vacant	Extension of existing lines to project required												
66	27	3051-031-010		R-1-7,000	SFR3	3.1-6 du/ac	22.32	67	Vacant	Extension of existing lines to project required												
67	27	3051-031-011		R-1-7,000	SFR3	3.1-6 du/ac	10.00	30	Vacant	Extension of existing lines to project required												
68	27	3051-031-012		R-1-7,000	SFR3	3.1-6 du/ac	12.48	38	Vacant	Extension of existing lines to project required												
69	27	3051-031-013		R-1-7,000	SFR3	3.1-6 du/ac	12.60	38	Vacant	Extension of existing lines to project required												
70	27	3051-031-014		R-1-7,000	SFR3	3.1-6 du/ac	10.00	30	Vacant	Extension of existing lines to project required												
71	27	3051-031-030		R-1-7,000	SFR3	3.1-6 du/ac	18.36	55	Vacant	Extension of existing lines to project required												
72	27	3051-031-031		R-1-7,000	SFR3	3.1-6 du/ac	13.38	55	Vacant	Extension of existing lines to project required												
73	26	3024-010-051		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Extension of existing lines to project required												
74	26	3024-010-052		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Extension of existing lines to project required												
75	26	3024-010-038		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required												
76	26	3024-010-037		R-1-7,000	SFR3	3.1-6 du/ac	2.12	7	Vacant	Extension of existing lines to project required												
77	26	3024-010-063		R-1-7,000	SFR3	3.1-6 du/ac	2.00	6	Vacant	Extension of existing lines to project required	Biological											
78	26	3024-010-017		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological											

Site Analysis - Moderate and Above Moderate Units

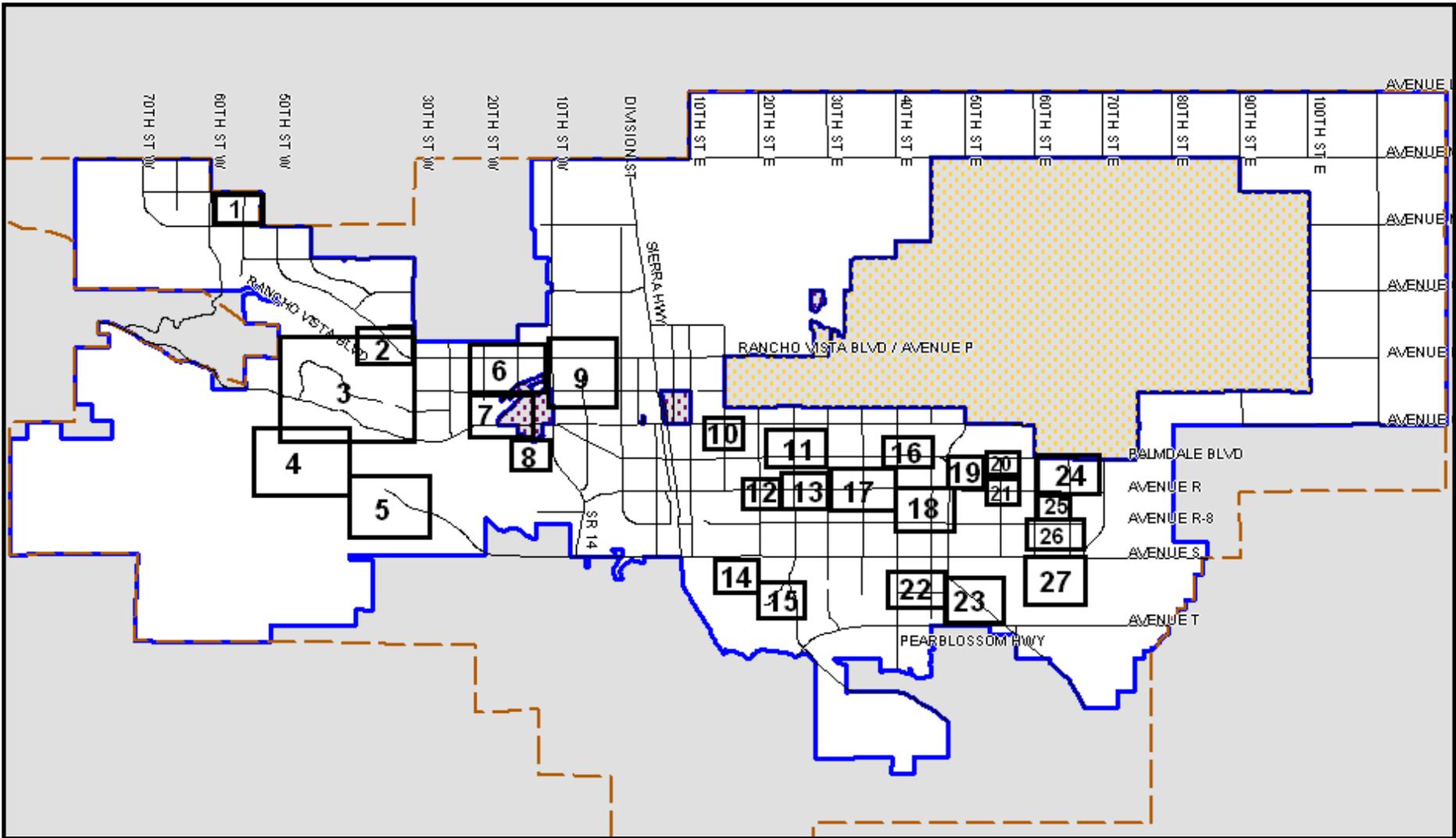
Site	Map Page	APN/Location	Approved TTM	Zone	GP Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints
79	26	3024-010-035		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological
80	26	3024-010-036		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological
81	26	3024-010-015		R-1-7,000	SFR3	3.1-6 du/ac	10.00	30	Vacant	Extension of existing lines to project required	Biological
82	26	3024-010-056		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological
83	26	3024-010-057		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological
84	26	3024-010-030		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological
85	26	3024-010-032		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological
86	26	3024-011-012		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological
87	26	3024-011-013		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological
88	26	3024-011-014		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological
89	26	3024-011-015		R-1-7,000	SFR3	3.1-6 du/ac	5.00	15	Vacant	Extension of existing lines to project required	Biological
90	26	3024-011-017		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological
91	26	3024-011-018		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological
92	26	3024-011-019		R-1-7,000	SFR3	3.1-6 du/ac	2.00	6	Vacant	Extension of existing lines to project required	Biological
93	25	3024-009-017		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Extension of existing lines to project required	Biological
94	25	3024-009-019		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Extension of existing lines to project required	Biological
95	25	3024-009-027		R-1-7,000	SFR3	3.1-6 du/ac	10.00	30	Vacant	Yes	Biological
96	25	3024-009-036		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological
97	25	3024-009-037		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Extension of existing lines to project required	Biological
98	25	3024-009-038		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Extension of existing lines to project required	Biological
99	25	3024-009-040		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Extension of existing lines to project required	Biological
100	25	3024-009-044		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Extension of existing lines to project required	Biological
101	25	3024-009-047		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Extension of existing lines to project required	Biological
102	25	3024-009-048		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Extension of existing lines to project required	Biological
103	25	3024-009-054		R-1-7,000	SFR3	3.1-6 du/ac	2.31	7	Vacant	Extension of existing lines to project required	Biological
105	25	3024-009-056		R-1-7,000	SFR3	3.1-6 du/ac	9.24	28	Vacant	Extension of existing lines to project required	Biological
106	25	3024-009-057		R-1-7,000	SFR3	3.1-6 du/ac	2.31	7	Vacant	Extension of existing lines to project required	Biological
107	25	3024-009-058		R-1-7,000	SFR3	3.1-6 du/ac	1.06	3	Vacant	Extension of existing lines to project required	Biological
108	25	3024-009-059		R-1-7,000	SFR3	3.1-6 du/ac	1.10	3	Vacant	Extension of existing lines to project required	Biological
109	25	3024-009-060		R-1-7,000	SFR3	3.1-6 du/ac	1.10	3	Vacant	Extension of existing lines to project required	Biological
110	25	3024-009-061		R-1-7,000	SFR3	3.1-6 du/ac	1.10	3	Vacant	Extension of existing lines to project required	Biological
111	25	3024-009-062		R-1-7,000	SFR3	3.1-6 du/ac	1.10	3	Vacant	Extension of existing lines to project required	Biological
112	25	3024-009-063		R-1-7,000	SFR3	3.1-6 du/ac	1.10	3	Vacant	Extension of existing lines to project required	Biological
113	25	3024-009-064		R-1-7,000	SFR3	3.1-6 du/ac	2.11	6	Vacant	Extension of existing lines to project required	Biological
114	25	3024-009-065		R-1-7,000	SFR3	3.1-6 du/ac	4.53	14	Vacant	Yes	Biological
115	25	3024-009-066		R-1-7,000	SFR3	3.1-6 du/ac	2.40	7	Vacant	Extension of existing lines to project required	Biological
116	25	3024-009-068		R-1-7,000	SFR3	3.1-6 du/ac	2.39	7	Vacant	Extension of existing lines to project required	Biological
117	25	3024-009-069		R-1-7,000	SFR3	3.1-6 du/ac	1.14	4	Vacant	Extension of existing lines to project required	Biological
118	25	3024-009-070		R-1-7,000	SFR3	3.1-6 du/ac	2.27	7	Vacant	Extension of existing lines to project required	Biological
119	25	3024-009-071		R-1-7,000	SFR3	3.1-6 du/ac	2.07	6	Vacant	Extension of existing lines to project required	Biological
120	24	3024-006-034		R-1-7,000	SFR3	3.1-6 du/ac	9.08	27	Vacant	Extension of existing lines to project required	Biological
121	24	3024-006-044		R-1-7,000	SFR3	3.1-6 du/ac	9.24	28	Vacant	Extension of existing lines to project required	Biological
122	24	3024-008-020		R-1-7,000	SFR3	3.1-6 du/ac	8.08	24	Vacant	Yes	Biological
123	20	3023-002-022		R-1-7,000	SFR3	3.1-6 du/ac	0.68	2	Vacant	Extension of existing lines to project required	
124	20	3023-002-029		R-1-7,000	SFR3	3.1-6 du/ac	2.27	7	Vacant	Yes	
125	20	3023-002-030		R-1-7,000	SFR3	3.1-6 du/ac	3.18	10	Vacant	Yes	
126	20	3023-002-031		R-1-7,000	SFR3	3.1-6 du/ac	1.14	3	Vacant	Yes	
127	20	3023-002-032		R-1-7,000	SFR3	3.1-6 du/ac	2.50	7	Vacant	Yes	
128	20	3023-002-060		R-1-7,000	SFR3	3.1-6 du/ac	1.11	3	Vacant	Yes	Biological
129	20	3023-002-065		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Yes	Biological
130	20	3023-002-068		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Yes	Biological
131	20	3023-002-075		R-1-7,000	SFR3	3.1-6 du/ac	1.14	3	Vacant	Yes	Biological
132	20	3023-002-076		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Yes	Biological
133	20	3023-002-077		R-1-7,000	SFR3	3.1-6 du/ac	1.14	3	Vacant	Yes	Biological
134	20	3023-002-078		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Yes	Biological
135	20	3023-002-081		R-1-7,000	SFR3	3.1-6 du/ac	1.00	3	Vacant	Yes	Biological
136	21	3023-002-085		R-1-7,000	SFR3	3.1-6 du/ac	2.33	7	Vacant	Yes	Biological
137	20	3023-002-087		R-1-7,000	SFR3	3.1-6 du/ac	1.14	3	Vacant	Yes	Biological
138	20	3023-002-088		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Yes	Biological
139	20	3023-002-089		R-1-7,000	SFR3	3.1-6 du/ac	1.19	3	Vacant	Yes	Biological
140	21	3023-002-093		R-1-7,000	SFR3	3.1-6 du/ac	1.11	3	Vacant	Yes	Biological

Site Analysis - Moderate and Above Moderate Units

Site	Map Page	APN/Location	Approved TTM	Zone	GP Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints
141	20	3023-002-094		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Yes	Biological
142	20	3023-002-095		R-1-7,000	SFR3	3.1-6 du/ac	1.13	3	Vacant	Yes	Biological
143	21	3023-002-098		R-1-7,000	SFR3	3.1-6 du/ac	1.17	3	Vacant	Yes	Biological
144	20	3023-002-100		R-1-7,000	SFR3	3.1-6 du/ac	1.11	3	Vacant	Yes	Biological
145	20	3023-002-102		R-1-7,000	SFR3	3.1-6 du/ac	1.14	3	Vacant	Yes	Biological
146	20	3023-002-105		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Yes	Biological
147	20	3023-002-107		R-1-7,000	SFR3	3.1-6 du/ac	1.14	3	Vacant	Yes	Biological
148	20	3023-002-108		R-1-7,000	SFR3	3.1-6 du/ac	1.14	3	Vacant	Yes	Biological
149	20	3023-002-109		R-1-7,000	SFR3	3.1-6 du/ac	1.22	3	Vacant	Yes	Biological
150	21	3023-002-110		R-1-7,000	SFR3	3.1-6 du/ac	1.22	3	Vacant	Yes	Biological
151	20	3023-002-111		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Yes	Biological
152	20	3023-002-112		R-1-7,000	SFR3	3.1-6 du/ac	1.13	3	Vacant	Yes	Biological
153	20	3023-002-117		R-1-7,000	SFR3	3.1-6 du/ac	1.14	3	Vacant	Yes	Biological
154	21	3023-002-119		R-1-7,000	SFR3	3.1-6 du/ac	3.44	10	Vacant	Yes	Biological
155	21	3023-002-120		R-1-7,000	SFR3	3.1-6 du/ac	1.22	3	Vacant	Yes	Biological
156	20	3023-002-122		R-1-7,000	SFR3	3.1-6 du/ac	1.14	3	Vacant	Yes	Biological
157	20	3023-002-123		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Yes	Biological
158	20	3023-002-124		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Yes	Biological
159	21	3023-002-125		R-1-7,000	SFR3	3.1-6 du/ac	1.17	3	Vacant	Yes	Biological
160	21	3023-002-127		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Yes	Biological
161	21	3023-002-128		R-1-7,000	SFR3	3.1-6 du/ac	1.11	3	Vacant	Yes	Biological
162	20	3023-002-134		R-1-7,000	SFR3	3.1-6 du/ac	2.39	7	Vacant	Yes	Biological
163	20	3023-002-137		R-1-7,000	SFR3	3.1-6 du/ac	1.14	3	Vacant	Yes	Biological
164	20	3023-002-138		R-1-7,000	SFR3	3.1-6 du/ac	1.25	4	Vacant	Yes	Biological
165	20	3023-002-139		R-1-7,000	SFR3	3.1-6 du/ac	1.14	3	Vacant	Yes	Biological
166	20	3023-002-141		R-1-7,000	SFR3	3.1-6 du/ac	1.14	3	Vacant	Yes	Biological
167	20	3023-002-142		R-1-7,000	SFR3	3.1-6 du/ac	1.04	3	Vacant	Yes	Biological
168	21	3023-002-144		R-1-7,000	SFR3	3.1-6 du/ac	1.11	3	Vacant	Yes	Biological
169	21	3023-002-146		R-1-7,000	SFR3	3.1-6 du/ac	1.11	3	Vacant	Yes	Biological
170	20	3023-002-149		R-1-7,000	SFR3	3.1-6 du/ac	1.19	3	Vacant	Yes	Biological
171	21	3023-002-154		R-1-7,000	SFR3	3.1-6 du/ac	1.22	3	Vacant	Yes	Biological
172	20	3023-002-155		R-1-7,000	SFR3	3.1-6 du/ac	1.22	3	Vacant	Yes	Biological
173	21	3023-002-156		R-1-7,000	SFR3	3.1-6 du/ac	2.33	7	Vacant	Yes	Biological
174	21	3023-002-157		R-1-7,000	SFR3	3.1-6 du/ac	1.22	3	Vacant	Yes	Biological
175	21	3023-002-159		R-1-7,000	SFR3	3.1-6 du/ac	1.22	3	Vacant	Yes	Biological
176	21	3023-002-160		R-1-7,000	SFR3	3.1-6 du/ac	1.17	3	Vacant	Yes	Biological
177	21	3023-002-161		R-1-7,000	SFR3	3.1-6 du/ac	1.11	3	Vacant	Yes	Biological
178	20	3023-002-162		R-1-7,000	SFR3	3.1-6 du/ac	2.72	8	Vacant	Yes	Biological
179	21	3023-002-163		R-1-7,000	SFR3	3.1-6 du/ac	1.17	3	Vacant	Yes	Biological
180	20	3023-002-164		R-1-7,000	SFR3	3.1-6 du/ac	1.11	3	Vacant	Yes	Biological
181	20	3023-002-166		R-1-7,000	SFR3	3.1-6 du/ac	1.22	3	Vacant	Yes	Biological
182	21	3023-002-167		R-1-7,000	SFR3	3.1-6 du/ac	1.22	3	Vacant	Yes	Biological
183	21	3023-002-180		R-1-7,000	SFR3	3.1-6 du/ac	1.11	3	Vacant	Yes	Biological
184	20	3023-002-182		R-1-7,000	SFR3	3.1-6 du/ac	1.15	3	Vacant	Yes	Biological
185	20	3023-002-185		R-1-7,000	SFR3	3.1-6 du/ac	1.11	3	Vacant	Yes	Biological
186	19	3023-002-016		R-1-7,000	SFR3	3.1-6 du/ac	18.80	56	Vacant	Yes	Biological
187	19	3023-004-060		R-1-7,000	SFR3	3.1-6 du/ac	50.34	151	Vacant	Yes	Biological
188	18	3023-006-053		R-3	MFR	10.1-16 du/ac	1.40	12	Vacant	Yes	
189	18	3023-006-051		R-3	MFR	10.1-16 du/ac	9.95	101	Vacant	Yes	
190	18	3023-006-028		R-1-7,000	SFR3	3.1-6 du/ac	2.50	7	Vacant	Yes	
191	18	3023-006-029		R-1-7,000	SFR3	3.1-6 du/ac	2.50	7	Vacant	Yes	
192	18	3023-006-040		R-1-7,000	SFR3	3.1-6 du/ac	2.50	7	Vacant	Yes	
193	18	3023-006-041		R-1-7,000	SFR3	3.1-6 du/ac	2.50	7	Vacant	Yes	
194	18	3023-006-049		R-1-7,000	SFR3	3.1-6 du/ac	5.15	15	Vacant	Yes	
195	18	3023-006-057		R-1-7,000	SFR3	3.1-6 du/ac	14.43	43	Vacant	Yes	
196	17	3020-001-014		R-1-7,000	SFR3	3.1-6 du/ac	9.24	28	Vacant	Yes	
197	17	3020-001-018		R-1-7,000	SFR3	3.1-6 du/ac	8.54	26	Vacant	Yes	
198	17	3020-001-025		R-1-7,000	SFR3	3.1-6 du/ac	5.52	17	Vacant	Yes	
199	17	3020-001-027		R-1-7,000	SFR3	3.1-6 du/ac	5.88	17	Vacant	Yes	
200	13	3018-027-007		R-2	MR	6.1-10 du/ac	4.70	29	Vacant	Extension of existing lines to project required	
201	13	3018-027-008		R-2	MR	6.1-10 du/ac	4.70	29	Vacant	Extension of existing lines to project required	

Site Analysis - Moderate and Above Moderate Units

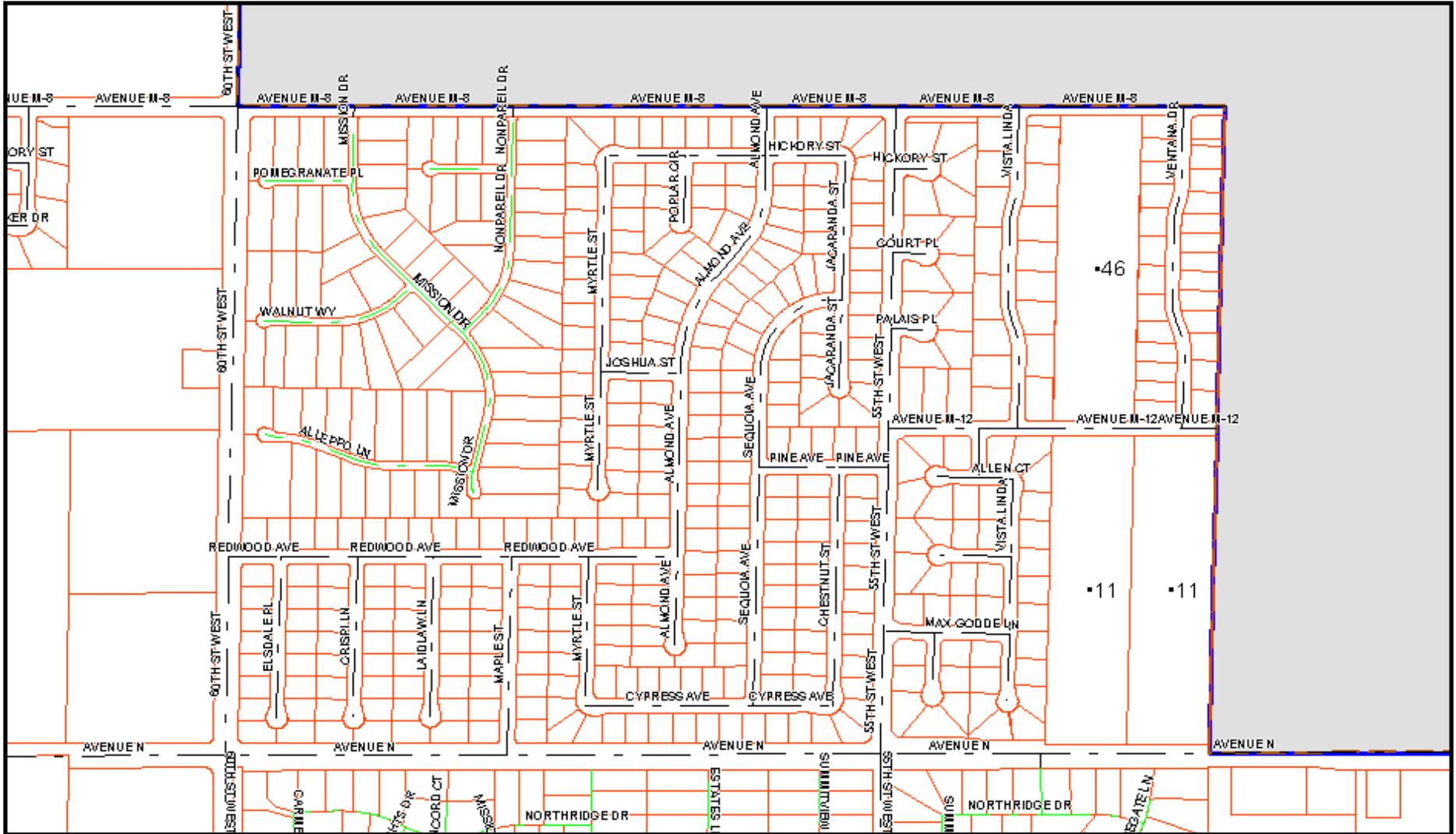
Site	Map Page	APN/Location	Approved TTM	Zone	GP Designation	Allowable Density	Acres	Realistic Unit Capacity	Existing Use	Infrastructure Capacity	Environ Constraints
202	13	3018-027-005		R-2	MR	6.1-10 du/ac	0.29	2	Vacant	Extension of existing lines to project required	
203	13	3018-027-006		R-2	MR	6.1-10 du/ac	2.06	13	Vacant	Extension of existing lines to project required	
204	13	3018-026-027		R-2	MR	6.1-10 du/ac	1.36	8	Vacant	Extension of existing lines to project required	
205	13	3018-026-028		R-2	MR	6.1-10 du/ac	1.36	8	Vacant	Extension of existing lines to project required	
206	13	3018-026-035		R-2	MR	6.1-10 du/ac	1.36	8	Vacant	Extension of existing lines to project required	
207	13	3018-026-036		R-2	MR	6.1-10 du/ac	1.36	8	Vacant	Extension of existing lines to project required	
208	13	3018-026-071		R-2	MR	6.1-10 du/ac	2.55	16	Vacant	Extension of existing lines to project required	
209	13	3018-026-072		R-2	MR	6.1-10 du/ac	1.29	8	Vacant	Extension of existing lines to project required	
210	13	3018-026-073		R-2	MR	6.1-10 du/ac	1.29	8	Vacant	Extension of existing lines to project required	
211	13	3020-004-058		R-2	MR	6.1-10 du/ac	1.51	9	Vacant	Yes	
212	13	3020-004-060		R-2	MR	6.1-10 du/ac	1.51	9	Vacant	Yes	Drainage
213	13	3020-004-064		R-2	MR	6.1-10 du/ac	1.40	9	Vacant	Yes	Drainage
214	13	3020-005-020		R-2	MR	6.1-10 du/ac	2.07	13	Vacant	Yes	Drainage
215	13	3020-005-021		R-2	MR	6.1-10 du/ac	5.53	34	Vacant	Yes	Drainage
216	13	3020-005-022		R-2	MR	6.1-10 du/ac	0.50	3	Vacant	Yes	
217	13	3020-005-023		R-2	MR	6.1-10 du/ac	1.52	9	Vacant	Yes	
218	13	3020-005-024		R-2	MR	6.1-10 du/ac	1.92	9	Vacant	Yes	
219	13	3020-005-031		R-2	MR	6.1-10 du/ac	4.98	30	Vacant	Yes	Drainage, biological
220	12	3019-001-034		R-1-7,000	SFR3	3.1-6 du/ac	6.62	20	Vacant	Yes	Drainage
221	12	3019-001-002		R-1-7,000	SFR3	3.1-6 du/ac	3.93	12	Vacant	Yes	Drainage
222	12	3019-001-036		R-1-7,000	SFR3	3.1-6 du/ac	1.60	5	Vacant	Yes	Drainage
223	11	3018-014-029		R-3	MFR	10.1-16 du/ac	3.86	39	Vacant	Yes	
224	11	3018-014-005		R-3	MFR	10.1-16 du/ac	0.20	2	Vacant	Extension of existing lines to project required	
225	11	3018-014-028		R-3	MFR	10.1-16 du/ac	0.54	5	Vacant	Extension of existing lines to project required	
226	11	3018-014-074		R-3	MFR	10.1-16 du/ac	4.44	45	Vacant	Yes	
227	11	3018-015-033		R-1-7,000	SFR3	3.1-6 du/ac	4.60	14	Vacant	Yes	
228	11	3018-023-004		R-1-7,000	SFR3	3.1-6 du/ac	1.39	4	Vacant	Extension of existing lines to project required	
229	11	3018-023-005		R-1-7,000	SFR3	3.1-6 du/ac	1.15	3	Vacant	Extension of existing lines to project required	
230	11	3018-023-021		R-1-7,000	SFR3	3.1-6 du/ac	0.68	2	Vacant	Extension of existing lines to project required	
231	11	3018-023-011		R-1-7,000	SFR3	3.1-6 du/ac	0.59	2	Vacant	Extension of existing lines to project required	
232	11	3018-023-010		R-1-7,000	SFR3	3.1-6 du/ac	0.42	1	Vacant	Extension of existing lines to project required	
233	11	3018-023-009		R-1-7,000	SFR3	3.1-6 du/ac	0.16	1	Vacant	Extension of existing lines to project required	
234	11	3018-023-013		R-1-7,000	SFR3	3.1-6 du/ac	1.39	4	Vacant	Extension of existing lines to project required	
235	11	3018-023-015		R-1-7,000	SFR3	3.1-6 du/ac	1.35	4	Vacant	Extension of existing lines to project required	
236	11	3018-023-003		R-1-7,000	SFR3	3.1-6 du/ac	1.20	4	Vacant	Extension of existing lines to project required	
237	11	3018-023-001		R-1-7,000	SFR3	3.1-6 du/ac	2.55	8	Vacant	Extension of existing lines to project required	
238	11	3018-022-012		R-1-7,000	SFR3	3.1-6 du/ac	0.39	1	Vacant	Extension of existing lines to project required	
239	11	3018-022-019		R-1-7,000	SFR3	3.1-6 du/ac	1.16	3	Vacant	Extension of existing lines to project required	
240	11	3018-022-018		R-1-7,000	SFR3	3.1-6 du/ac	1.07	3	Vacant	Extension of existing lines to project required	
241	16	3023-003-004		R-1-7,000	SFR3	3.1-6 du/ac	38.57	116	Vacant	Yes	Biological
242	16	3023-003-014		R-1-7,000	SFR3	3.1-6 du/ac	5.00	15	Vacant	Yes	
243	16	3023-003-015		R-1-7,000	SFR3	3.1-6 du/ac	5.00	15	Vacant	Yes	
244	16	3023-003-016		R-1-7,000	SFR3	3.1-6 du/ac	4.85	15	Vacant	Yes	
245	16	3023-003-017		R-1-7,000	SFR3	3.1-6 du/ac	4.85	15	Vacant	Yes	
246	5	3206-023-003		SP - City Ranch	City Ranch Specific Plan	4.53 du/ac	23.90	87	Vacant	Extension of existing lines to project required	EIR, overriding considerations adopted for impacts that cannot be mitigated
247	6	3003-034-005		R-1-7,000	SFR3	3.1-6 du/ac	10.23	32	Vacant	Yes	
248	6	3003-029-032		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Yes	
249	6	3003-029-025		R-1-7,000	SFR3	3.1-6 du/ac	2.50	8	Vacant	Yes	
250	7	3003-030-017		R-1-7,000	SFR3	3.1-6 du/ac	6.29	20	Vacant	Extension of existing lines to project required	
251	7	3003-030-018		R-1-7,000	SFR3	3.1-6 du/ac	17.27	54	Vacant	Extension of existing lines to project required	Flood hazard
252	7	3003-004-022		R-1-7,000	SFR3	3.1-6 du/ac	11.80	37	Vacant	Extension of existing lines to project required	Flood hazard
253	9	3003-007-026		R-3	MFR	10.1-16 du/ac	0.59	6	Vacant	Yes	
254	9	3003-007-025		R-3	MFR	10.1-16 du/ac	0.59	6	Vacant	Yes	
255	8	3004-011-017		R-1-7,000	SFR3	3.1-6 du/ac	20.70	65	Vacant	Yes	Biological
256	8	3004-011-033		R-1-7,000	SFR3	3.1-6 du/ac	13.98	44	Vacant	Yes	Biological
257	2	3001-141-002	71357	SP- Rancho Vista	SP- Rancho Vista	3.1-6.1 du/ac	37.84	99	Vacant	Upgrades required as part of map approval	Slopes and Biological
						TOTAL	3149.09	7544			



Site Analysis - Moderate & Above Moderate Units Master Map



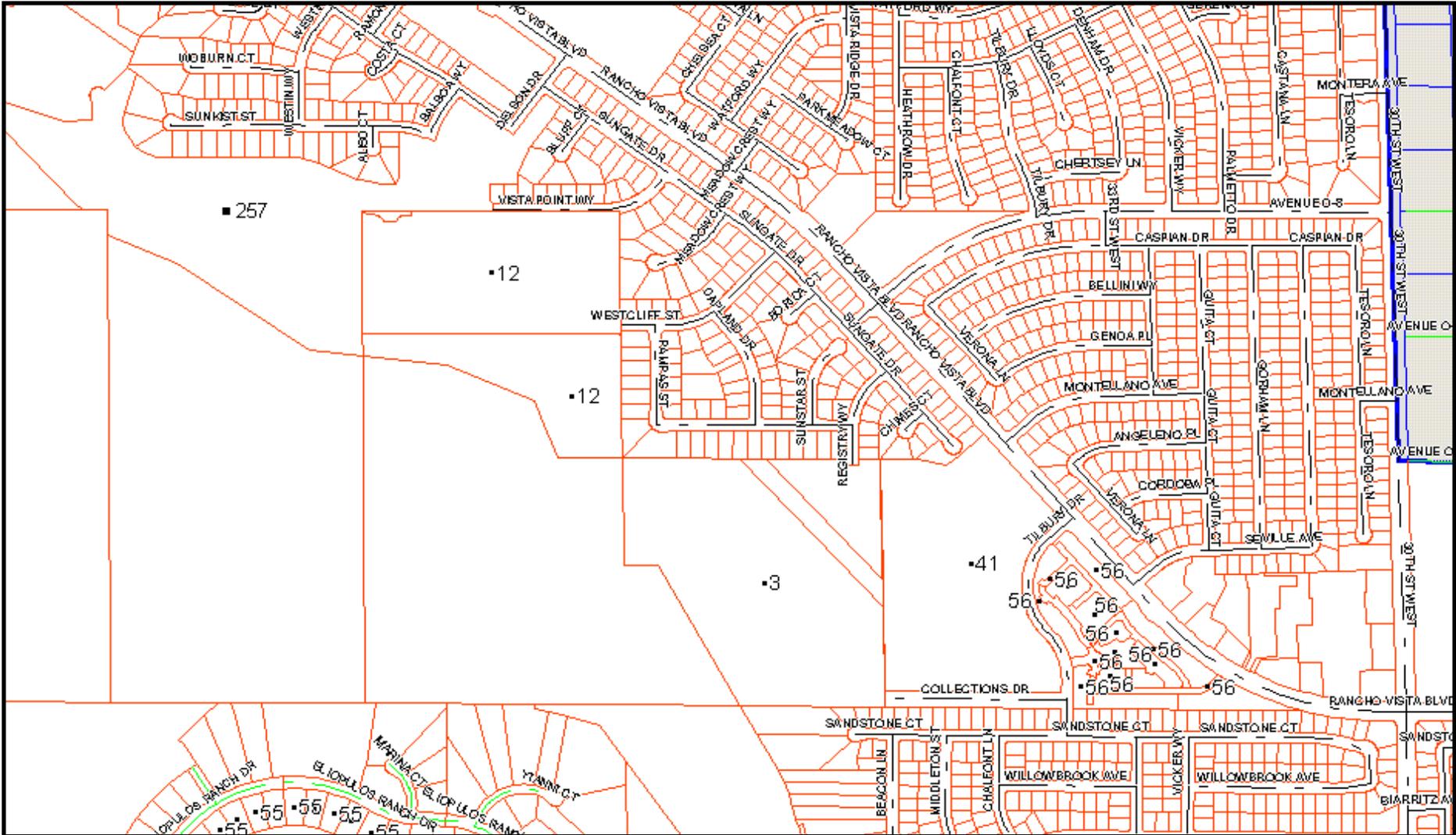
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Site Analysis - Moderate & Above Moderate Units Map 1



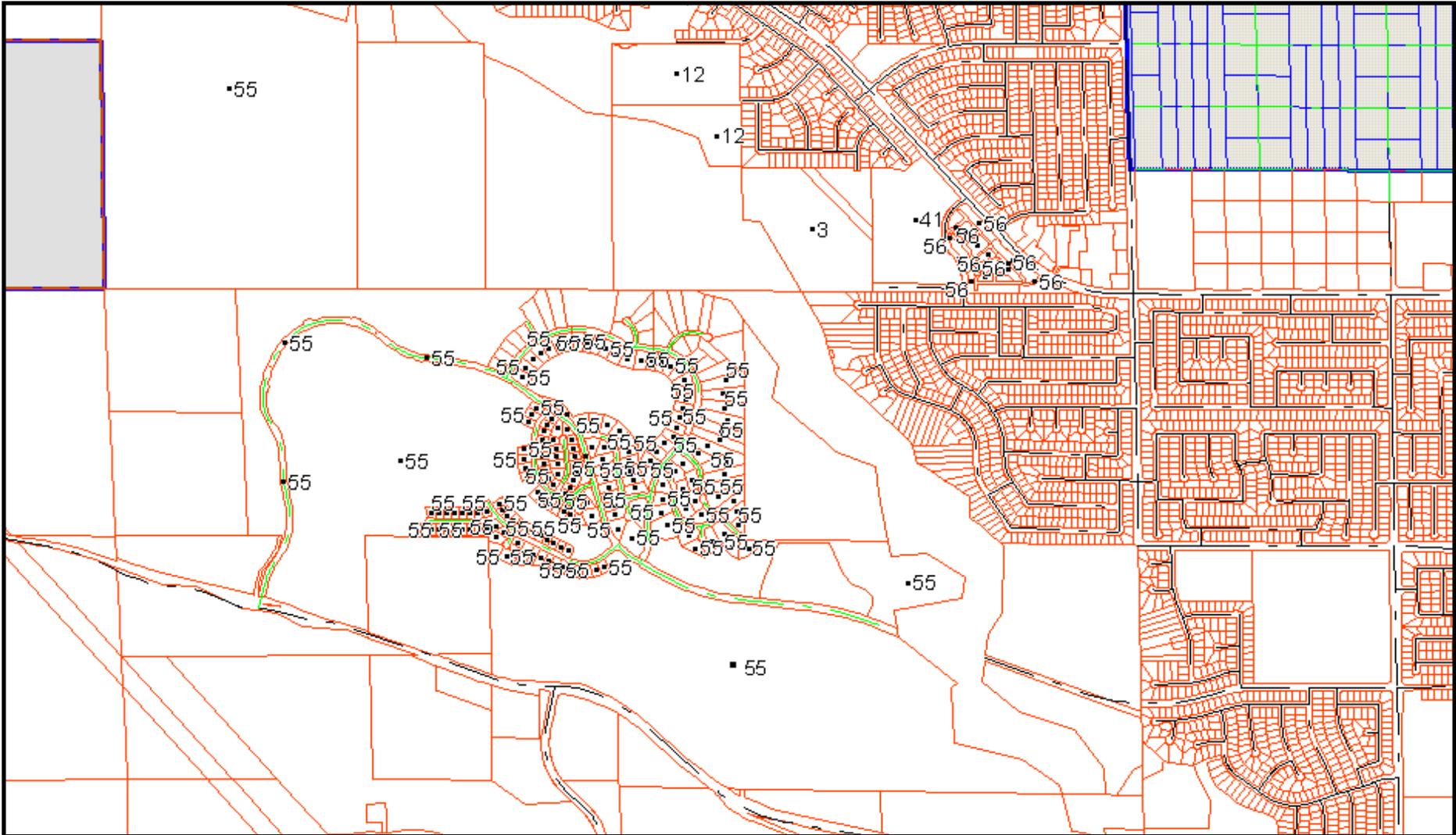
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Site Analysis - Moderate & Above Moderate Units Map 2



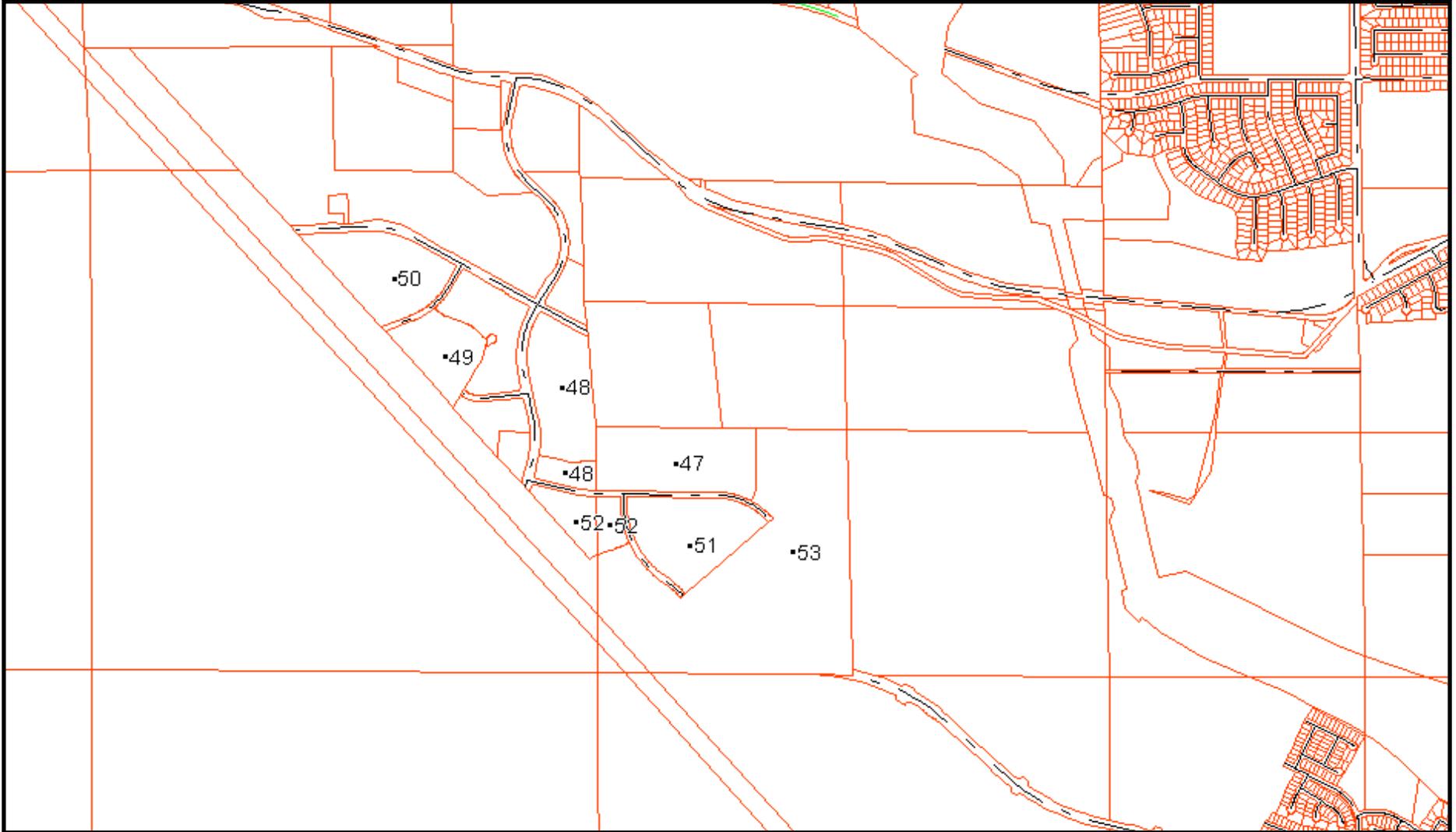
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Site Analysis - Moderate & Above Moderate Units Map 3



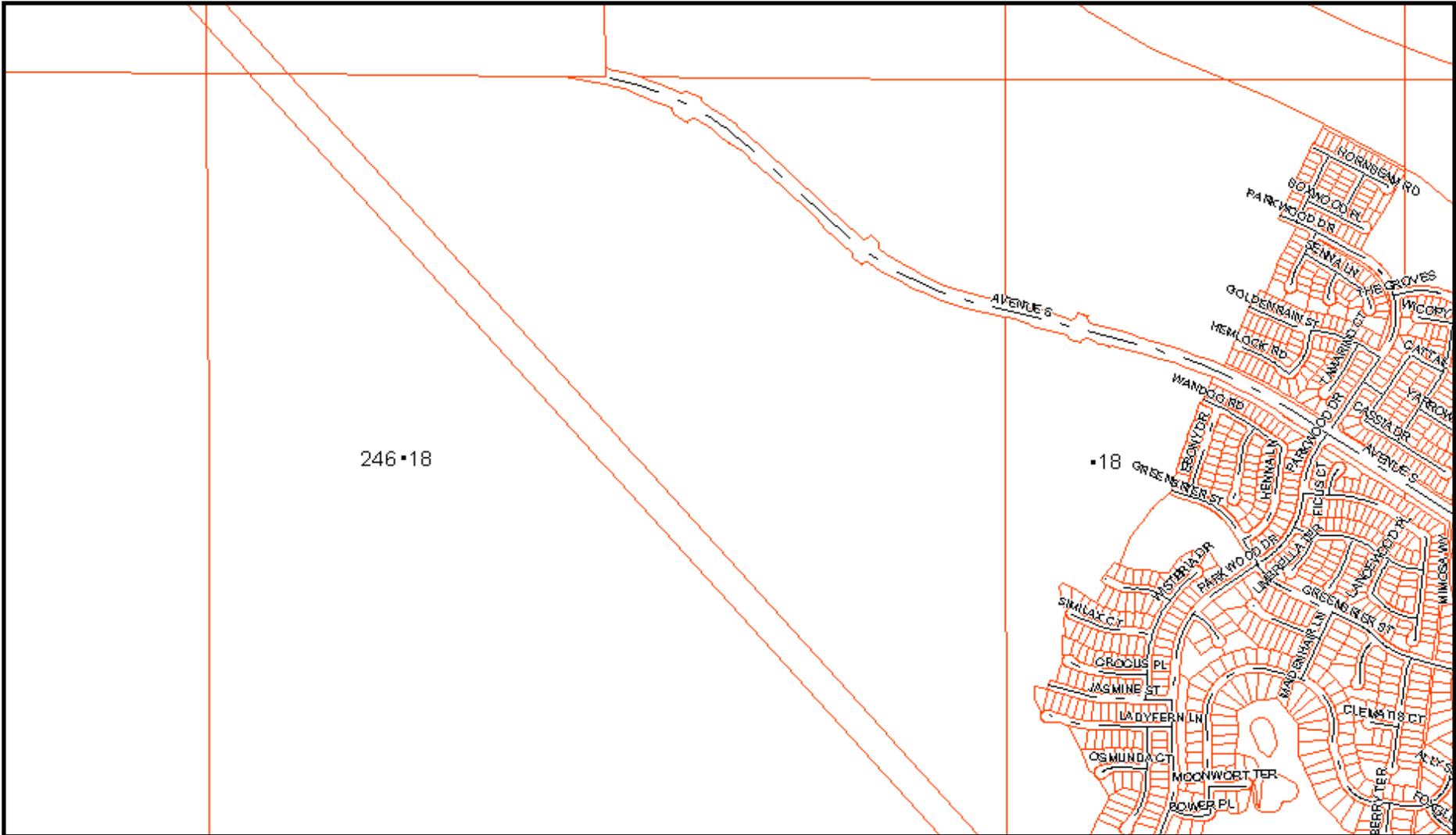
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Site Analysis - Moderate & Above Moderate Units Map 4



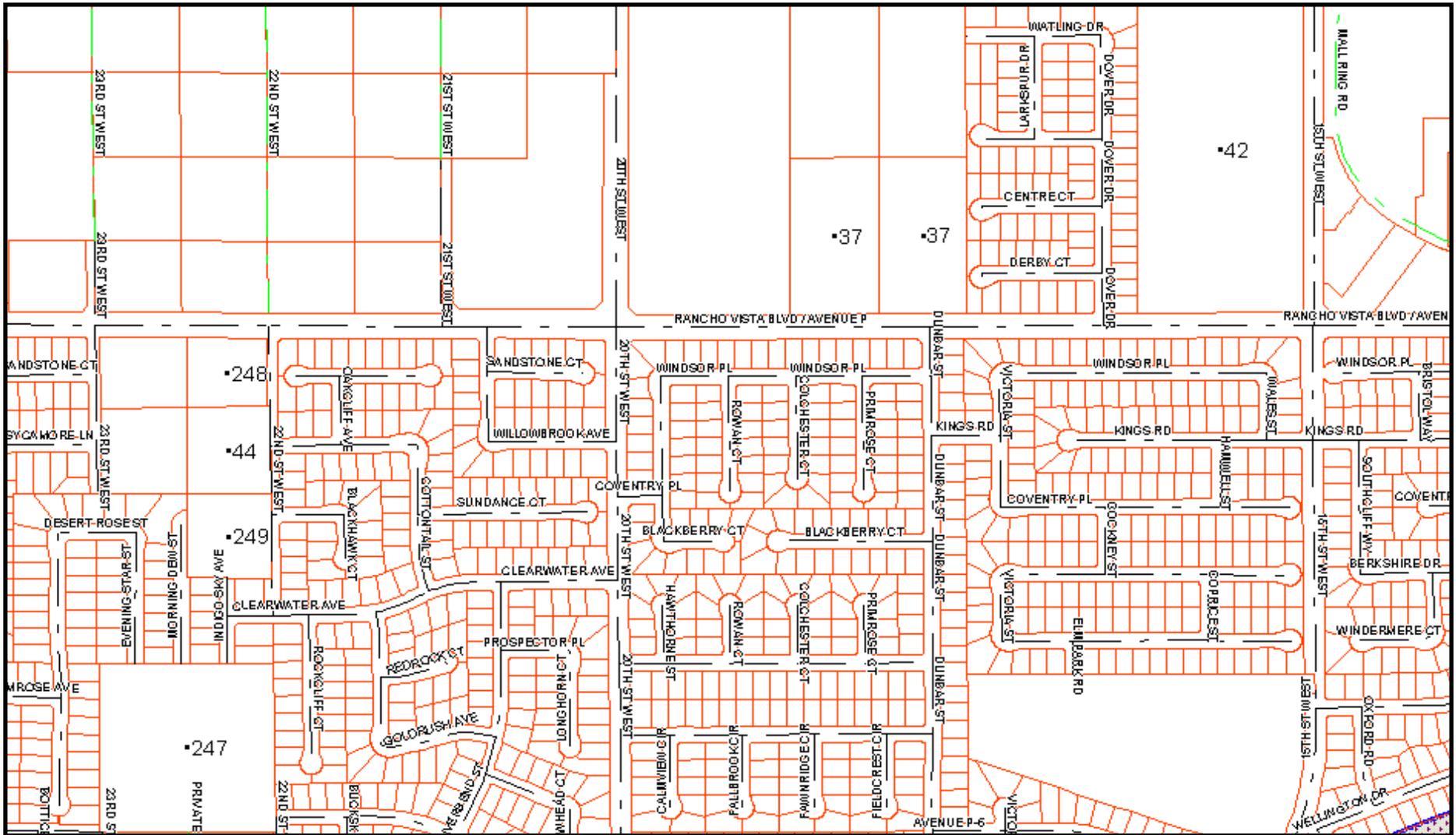
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Site Analysis - Moderate & Above Moderate Units Map 5



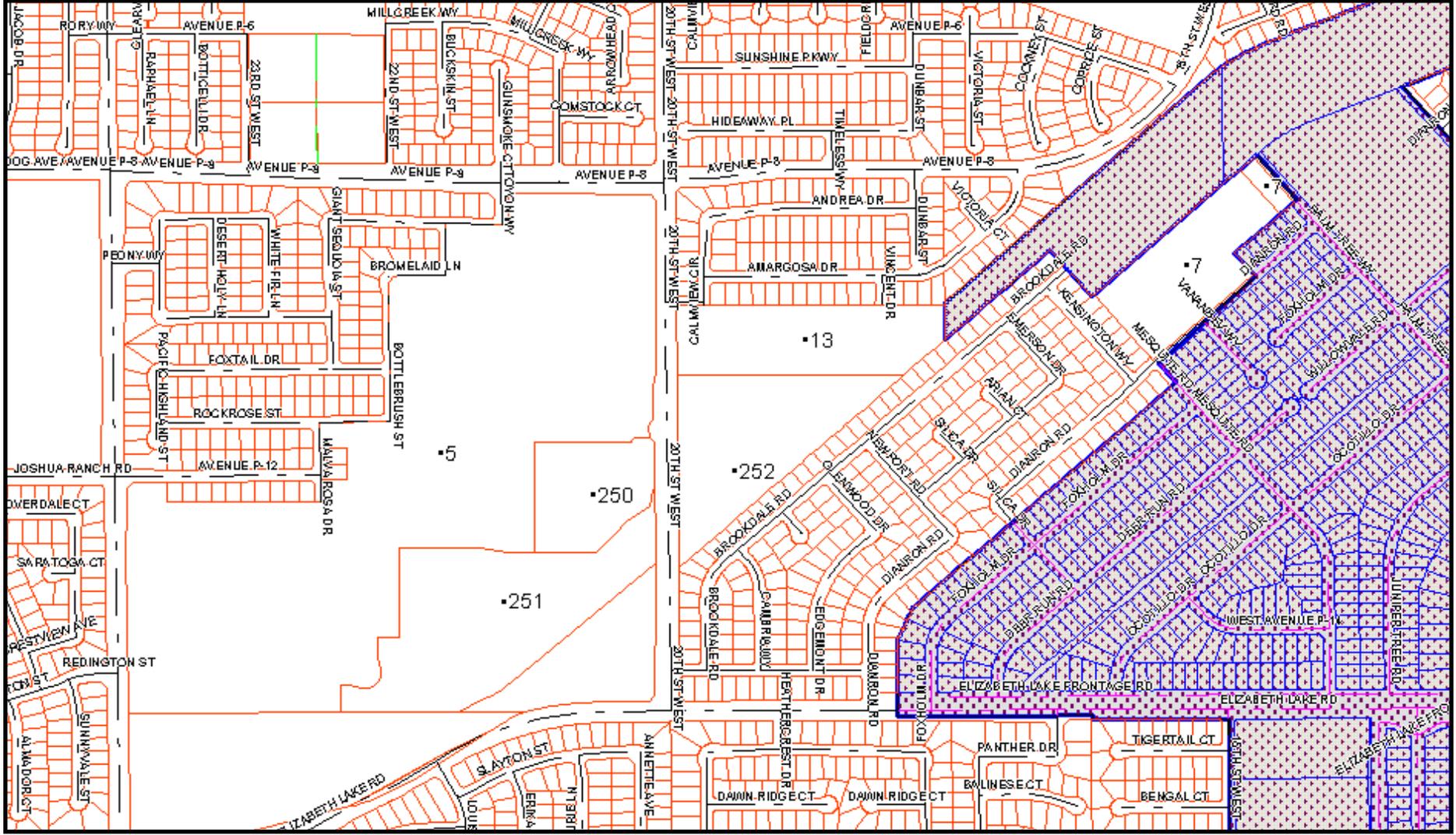
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Site Analysis - Moderate & Above Moderate Units Map 6



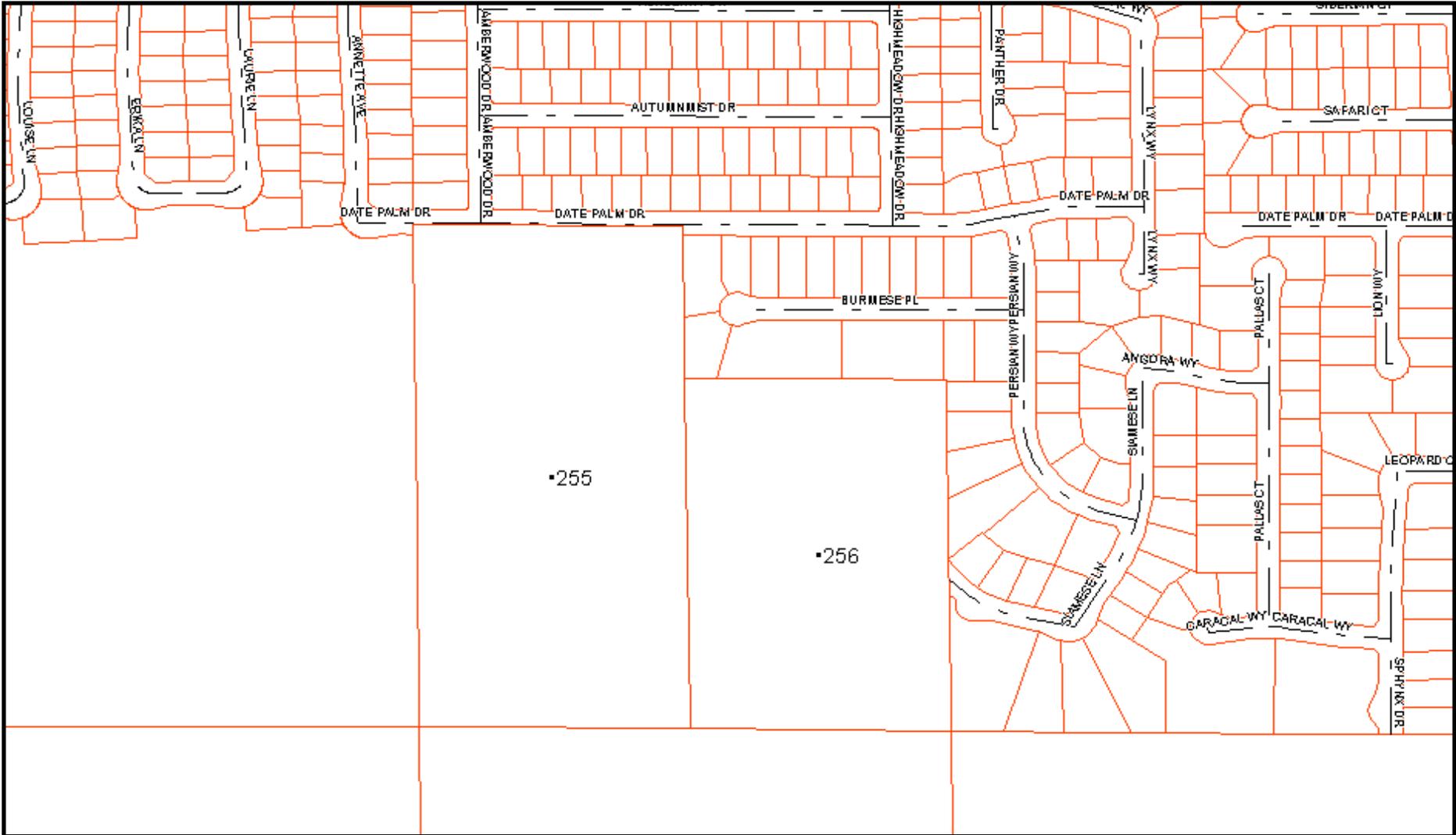
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Site Analysis - Moderate & Above Moderate Units Map 7



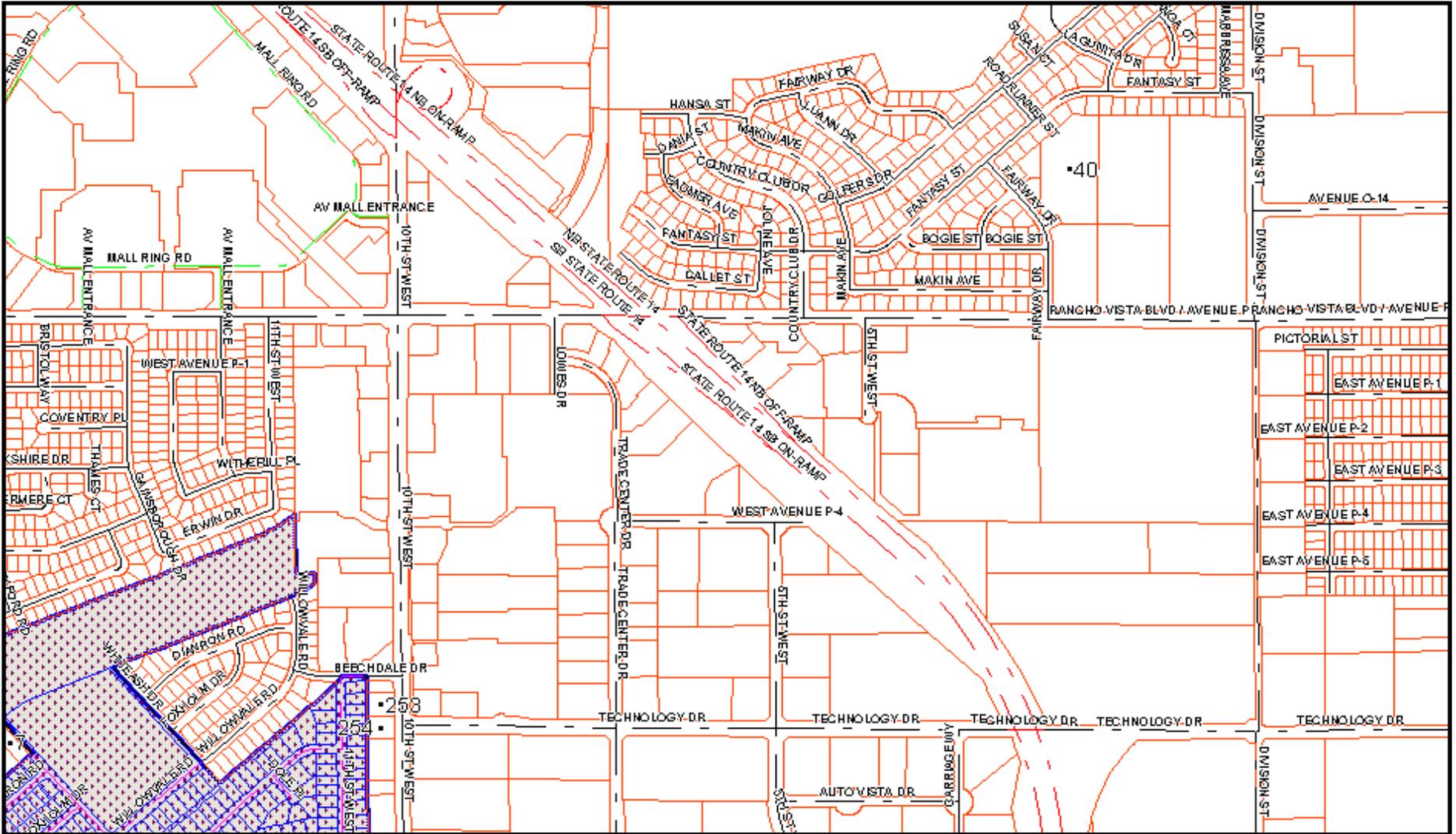
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Site Analysis - Moderate & Above Moderate Units Map 8



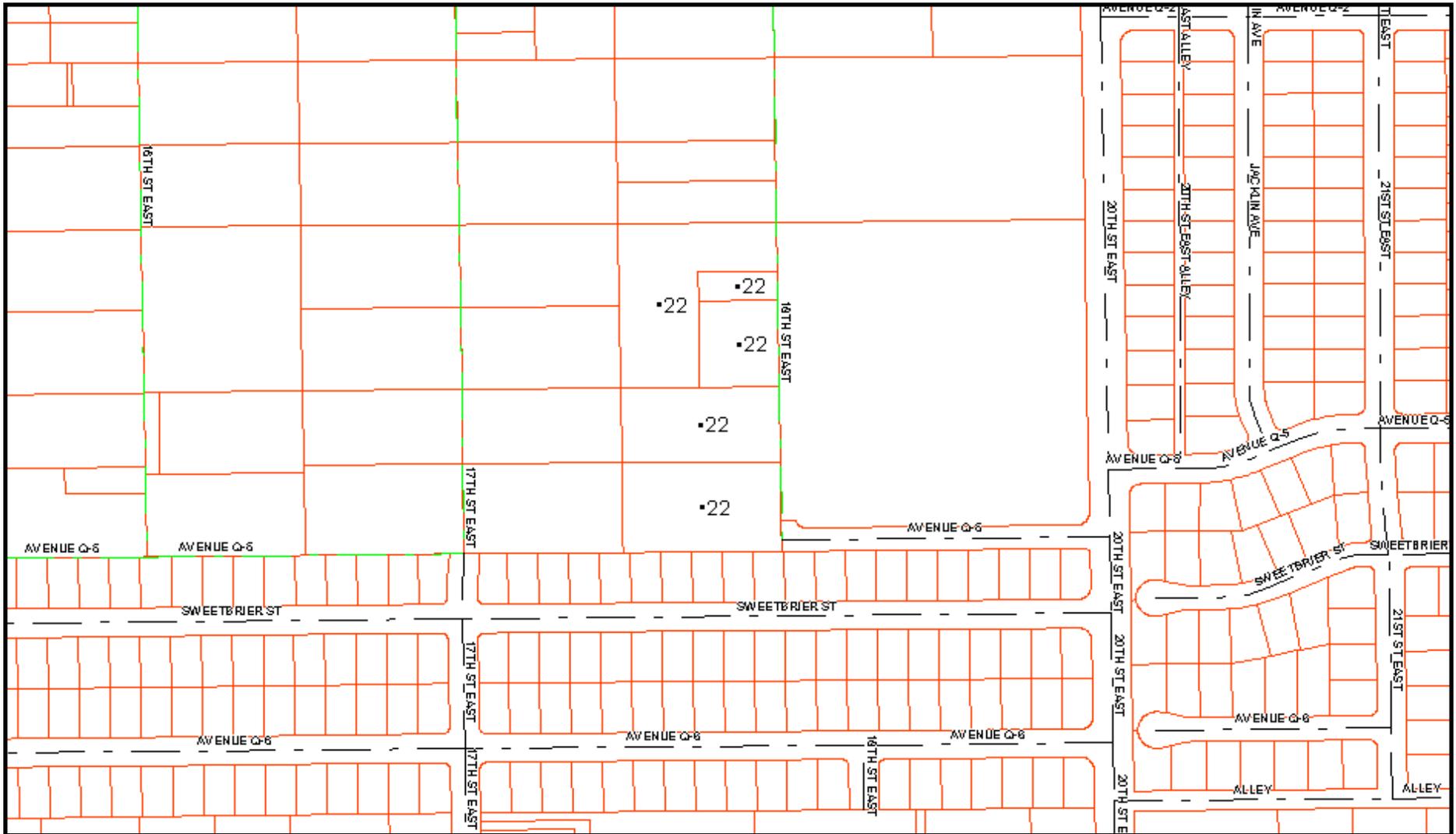
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Site Analysis - Moderate & Above Moderate Units Map 9



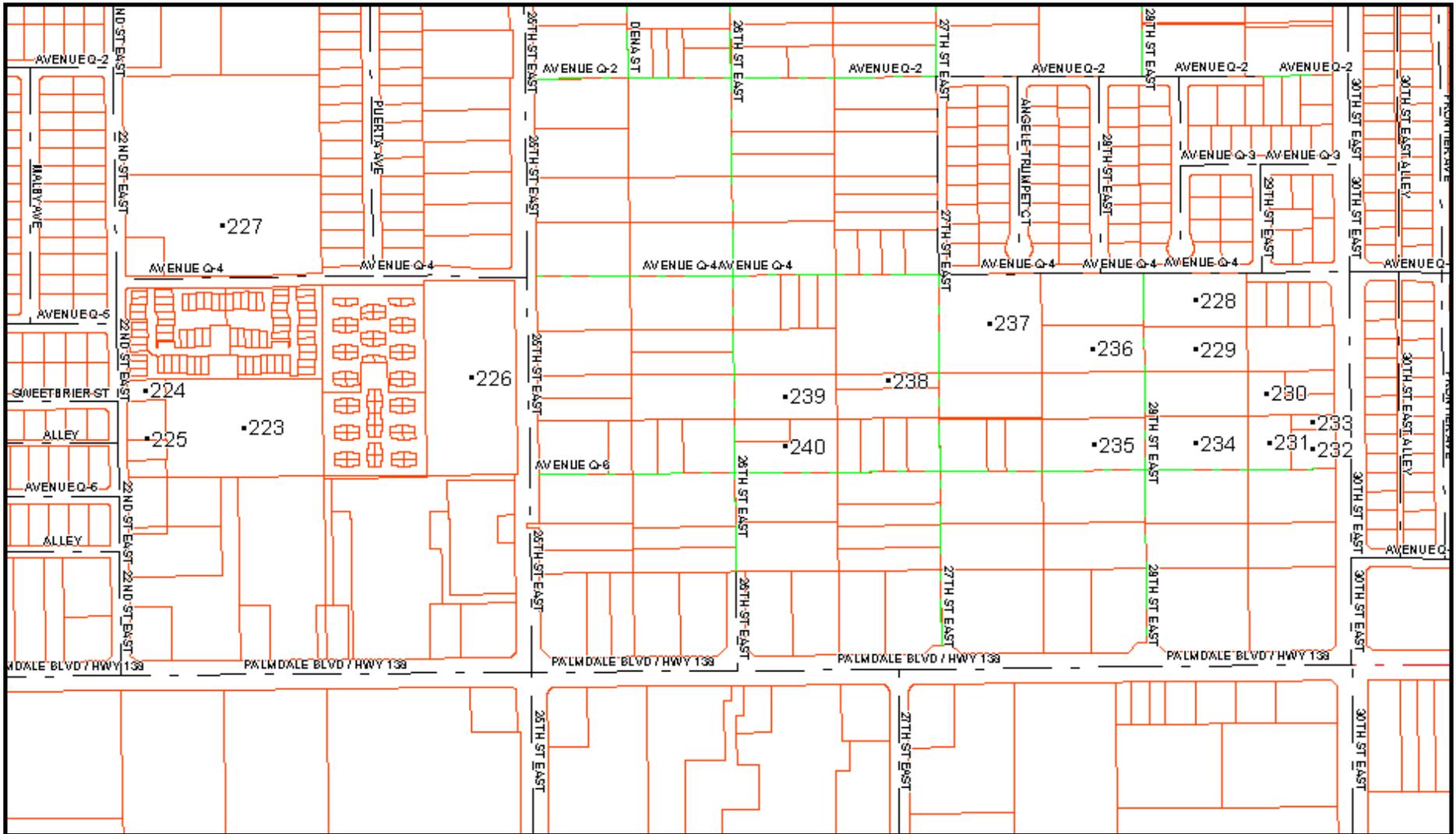
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Site Analysis - Moderate & Above Moderate Units Map 10



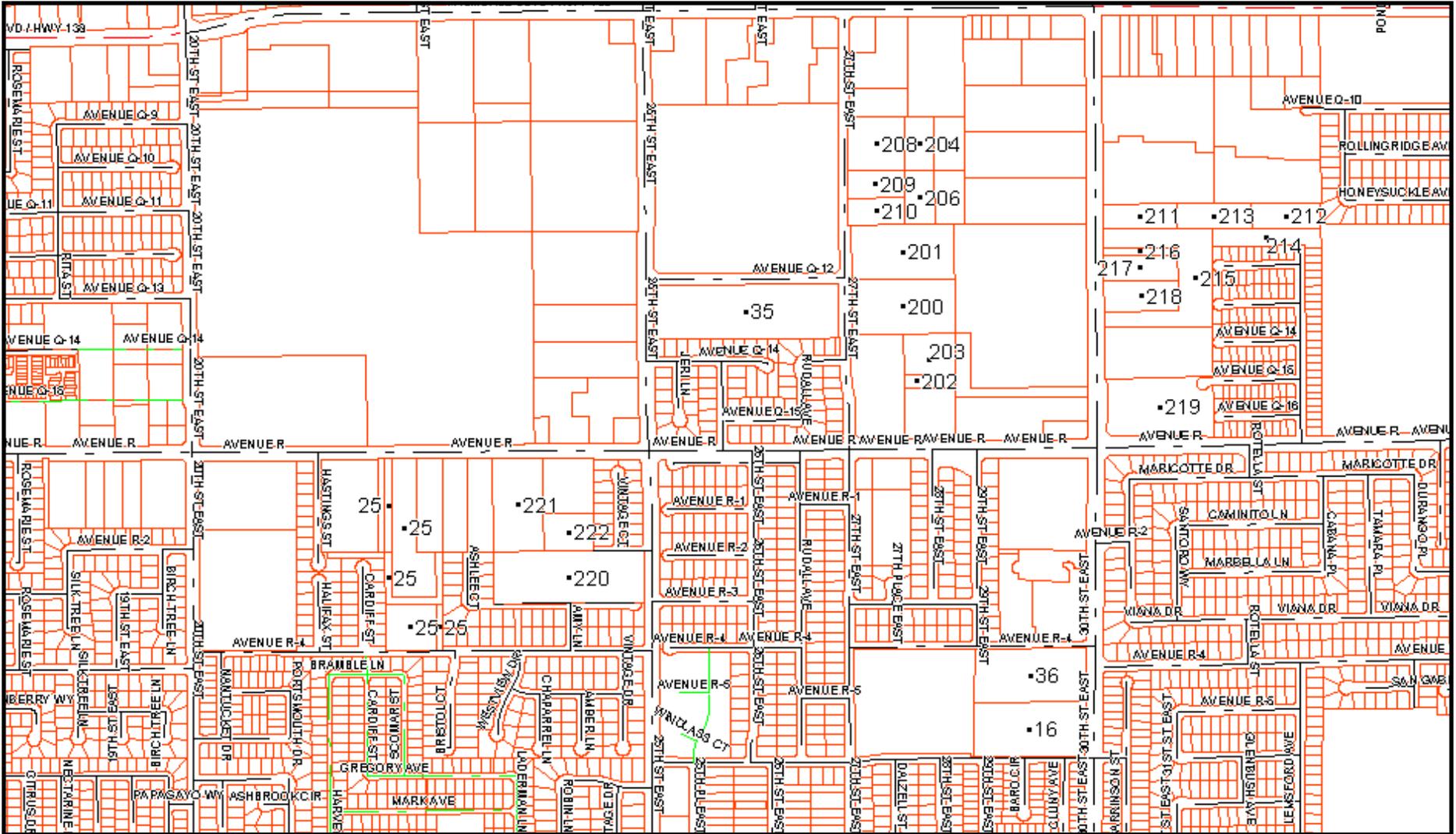
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Site Analysis - Moderate & Above Moderate Units Map 11



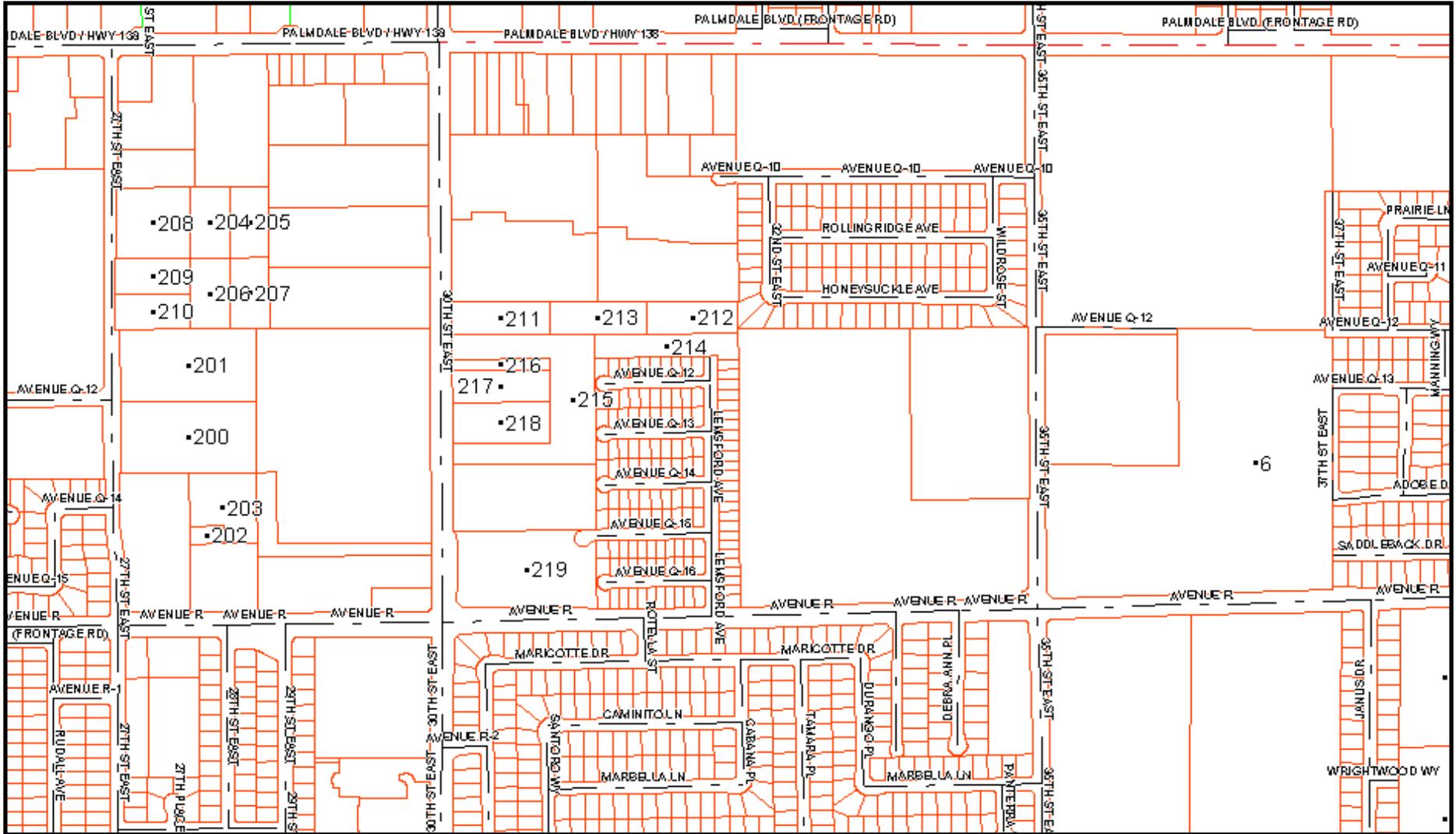
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Site Analysis - Moderate & Above Moderate Units Map 12



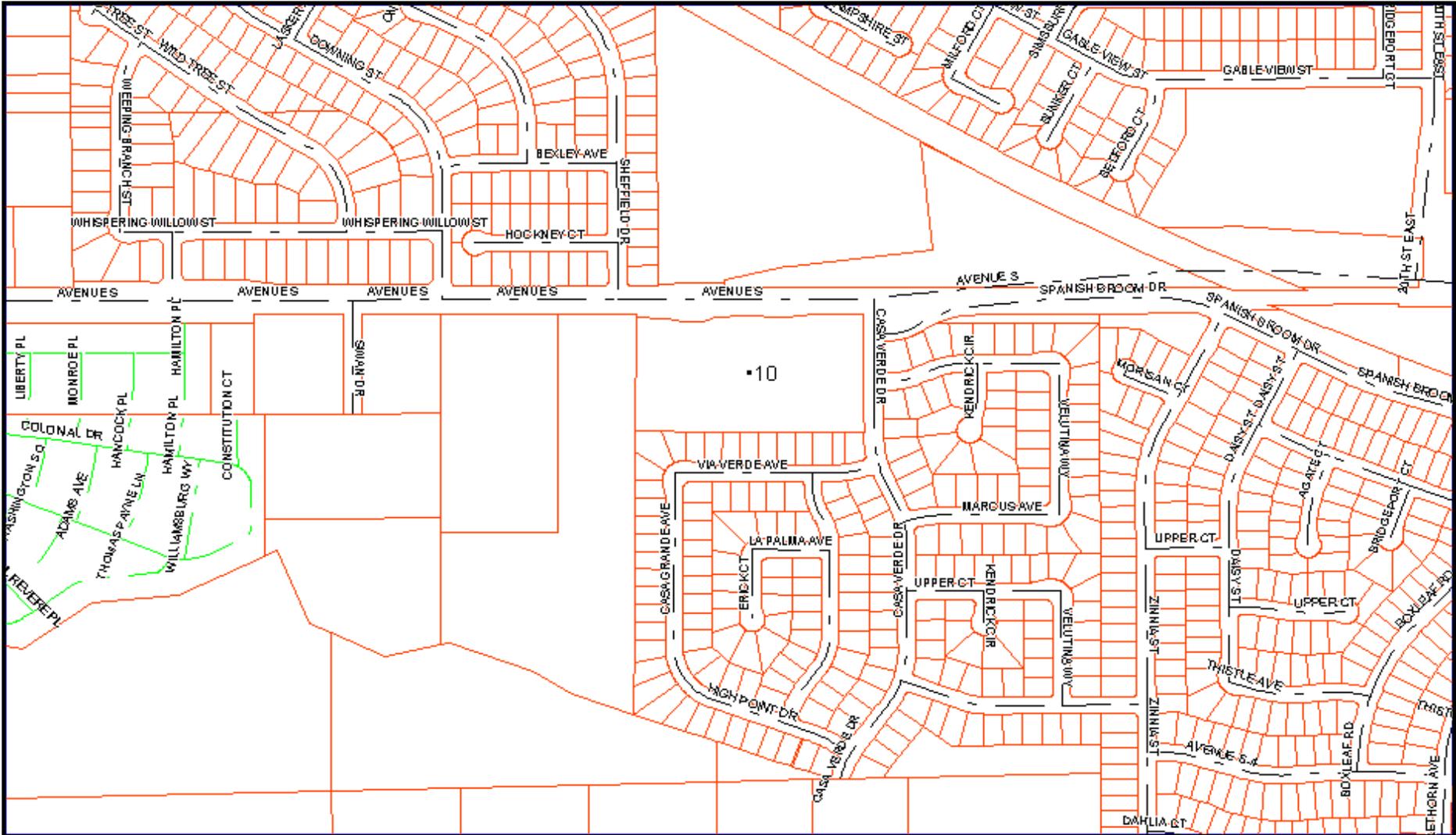
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Site Analysis - Moderate & Above Moderate Units Map 13



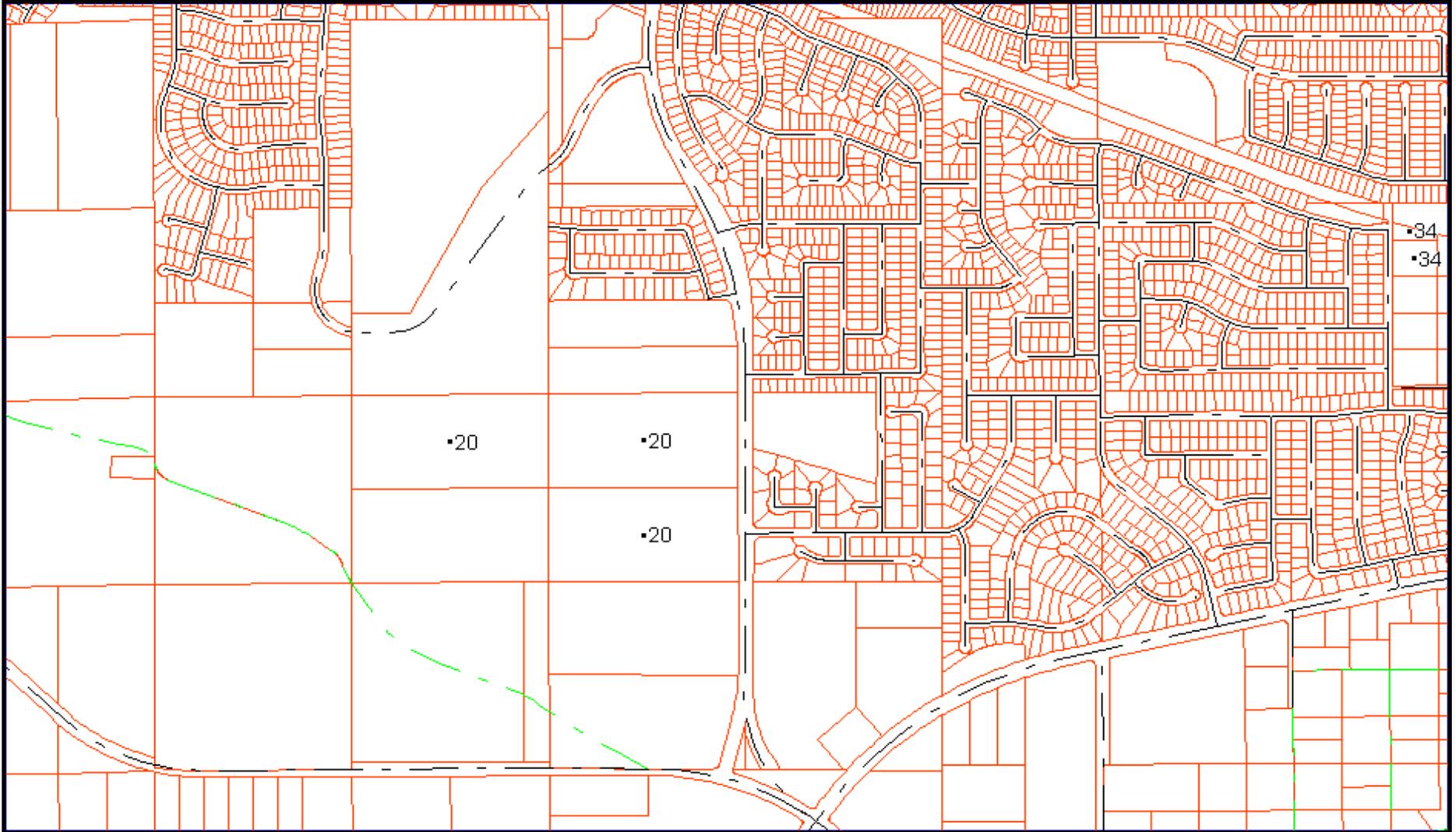
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Site Analysis - Moderate & Above Moderate Units Map 14



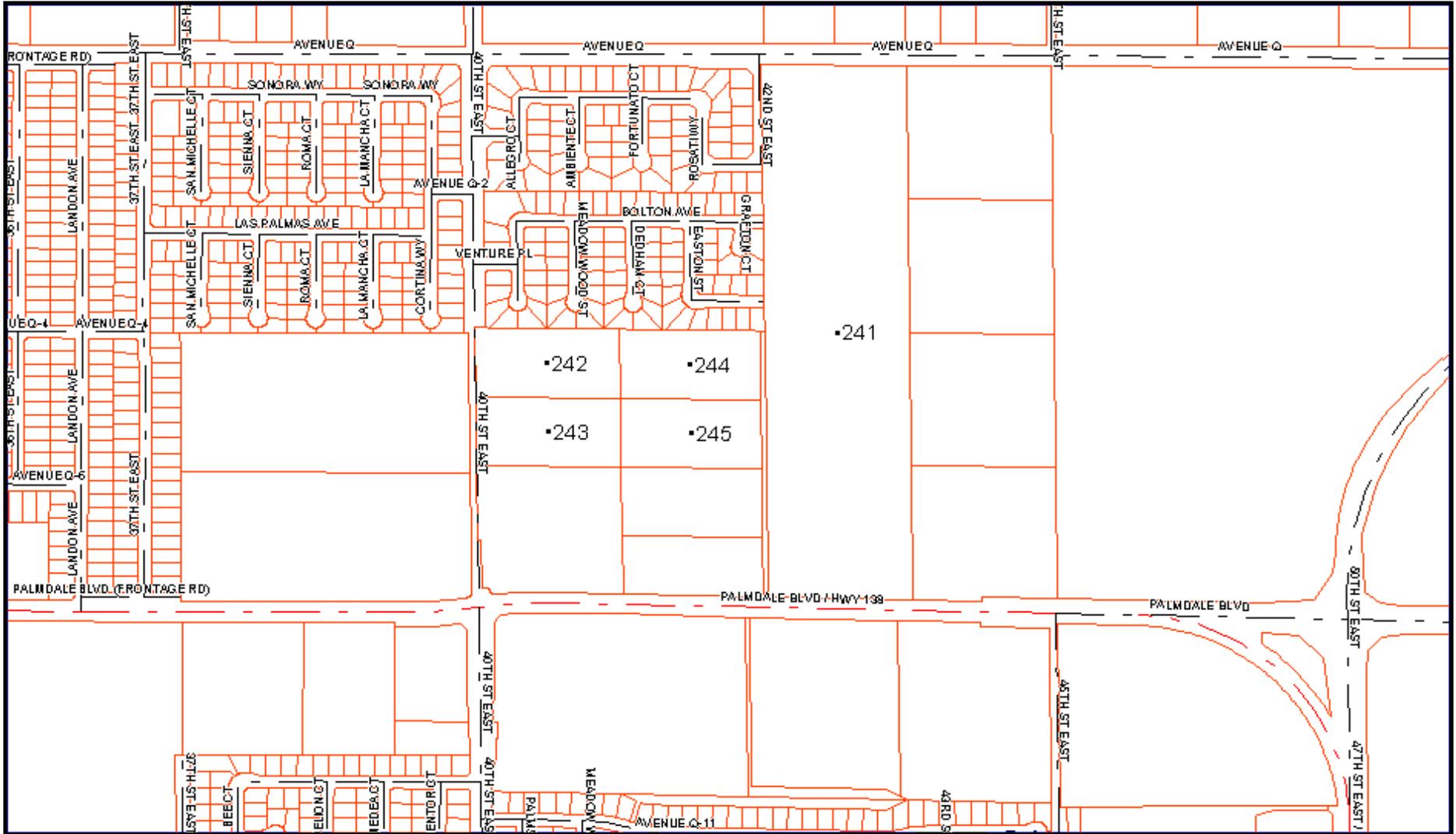
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Site Analysis - Moderate & Above Moderate Units Map 15



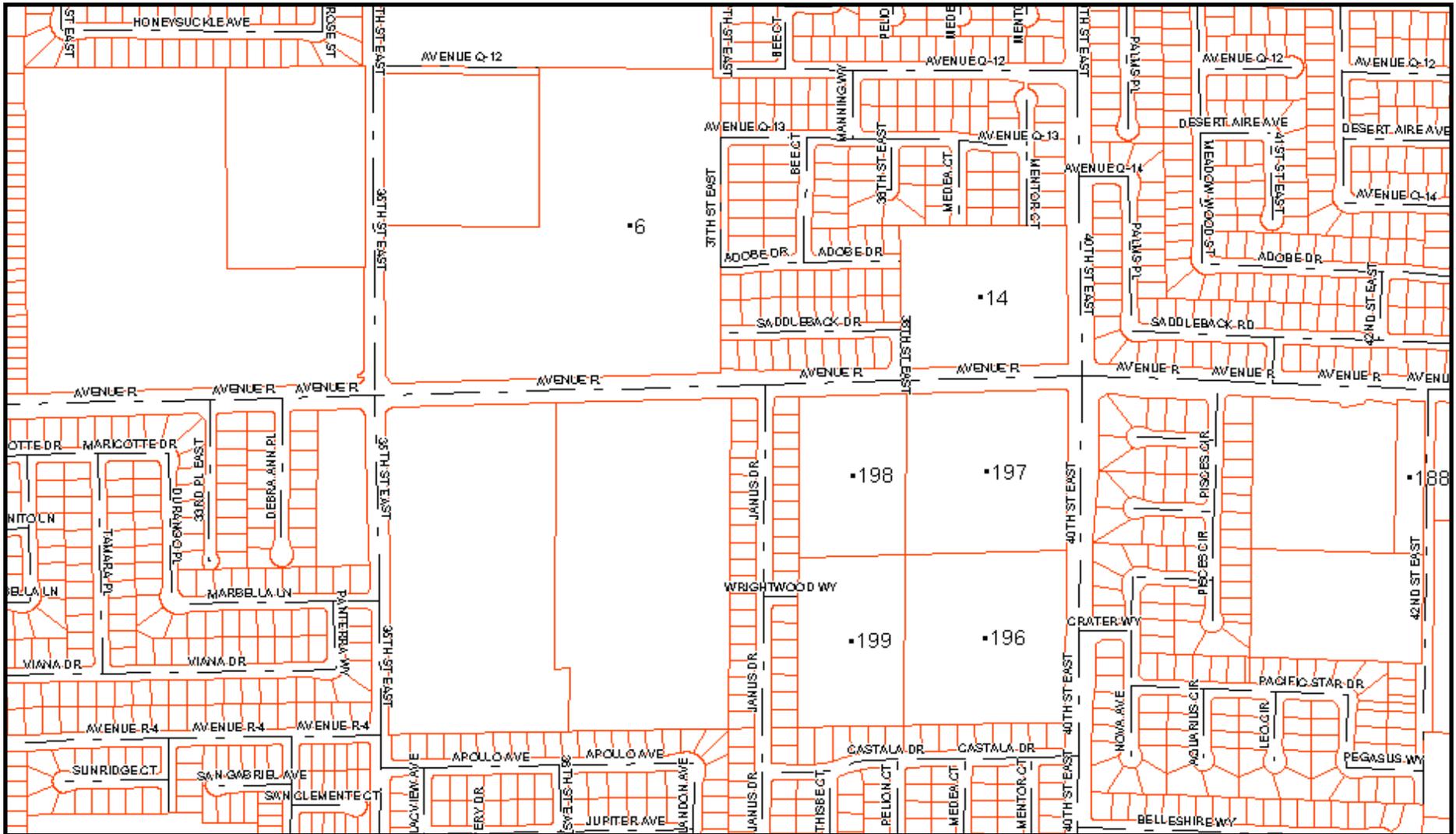
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Site Analysis - Moderate & Above Moderate Units Map 16



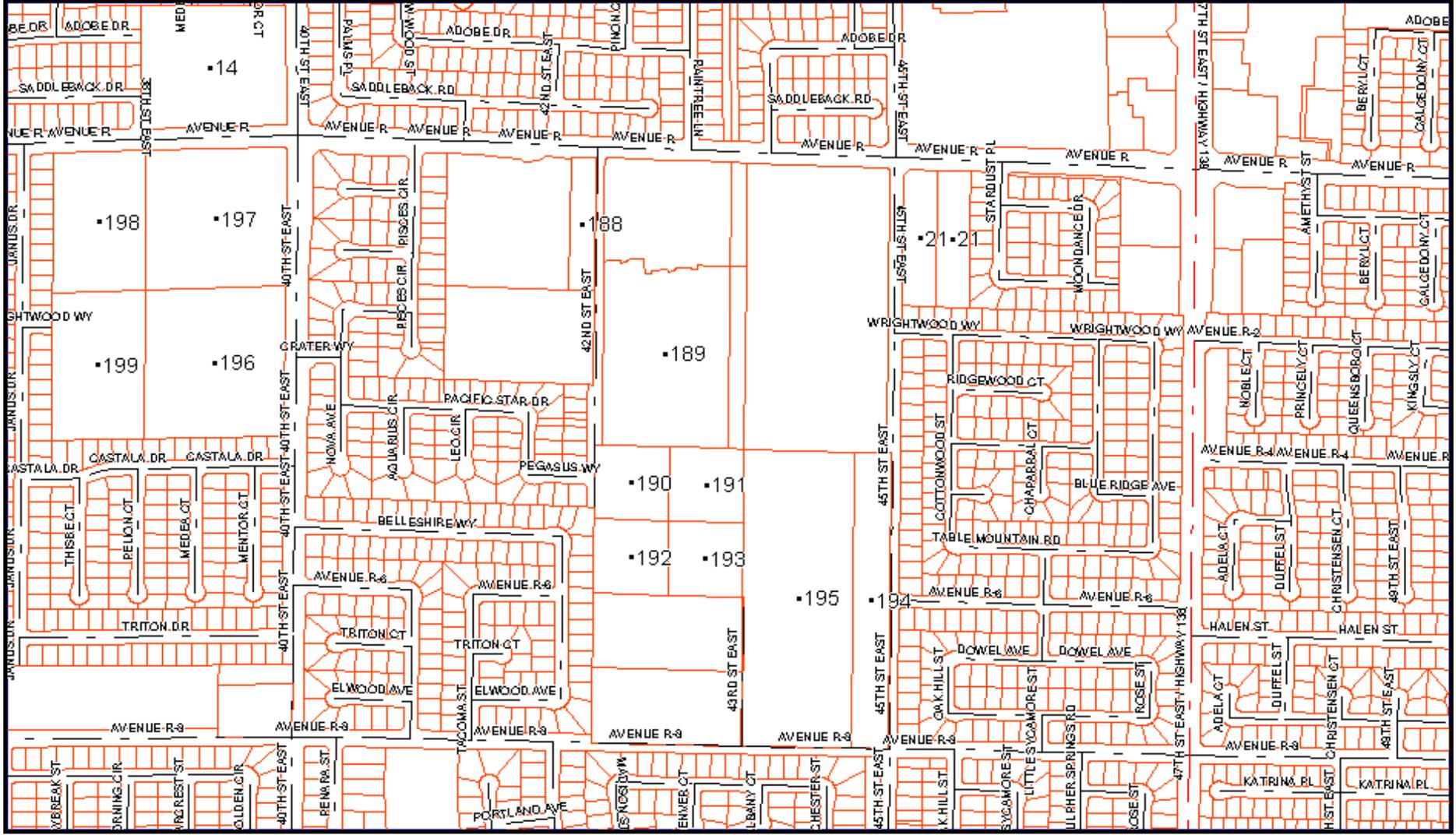
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Site Analysis - Moderate & Above Moderate Units Map 17



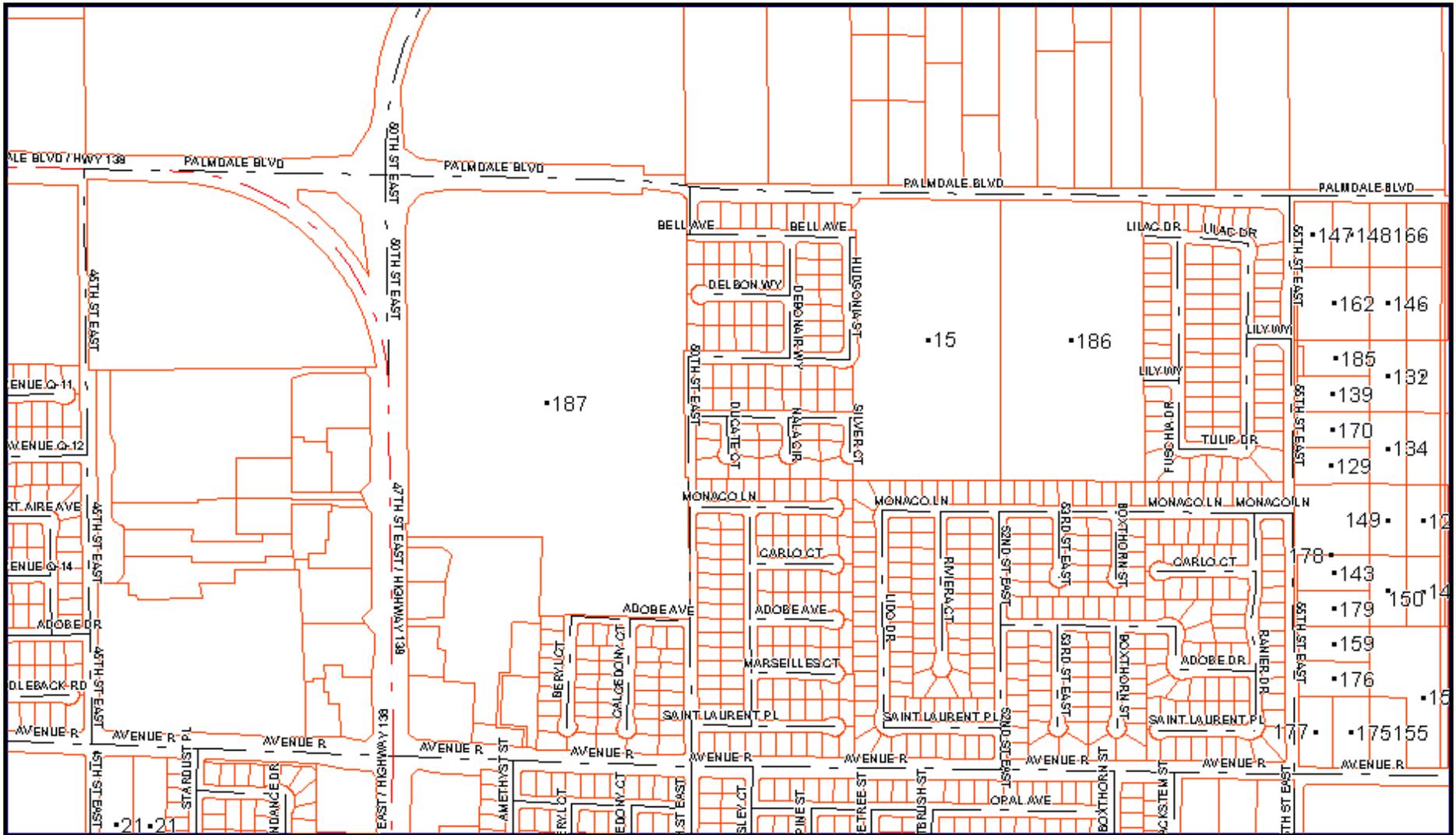
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Site Analysis - Moderate & Above Moderate Units Map 18



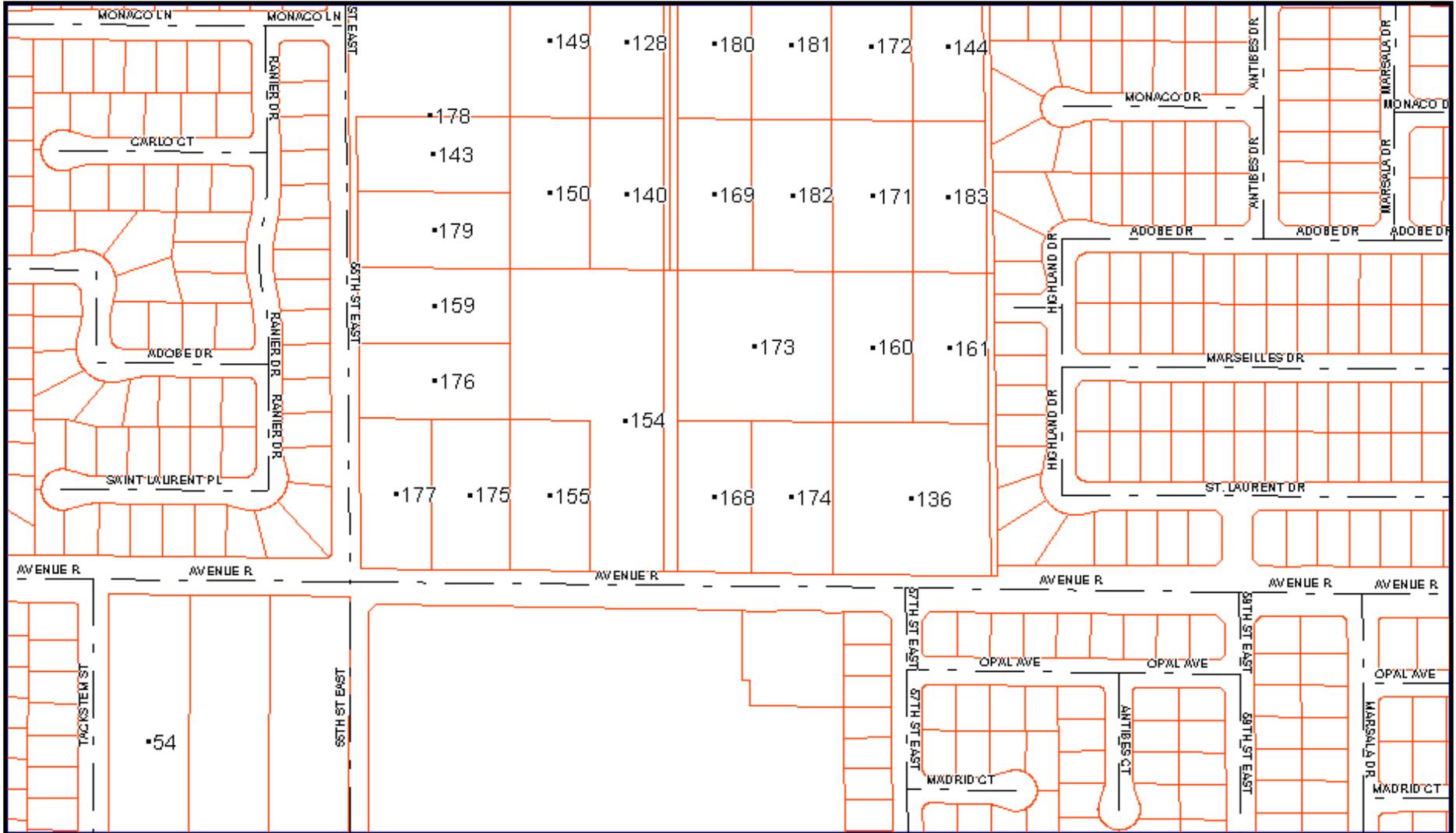
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Site Analysis - Moderate & Above Moderate Units Map 19



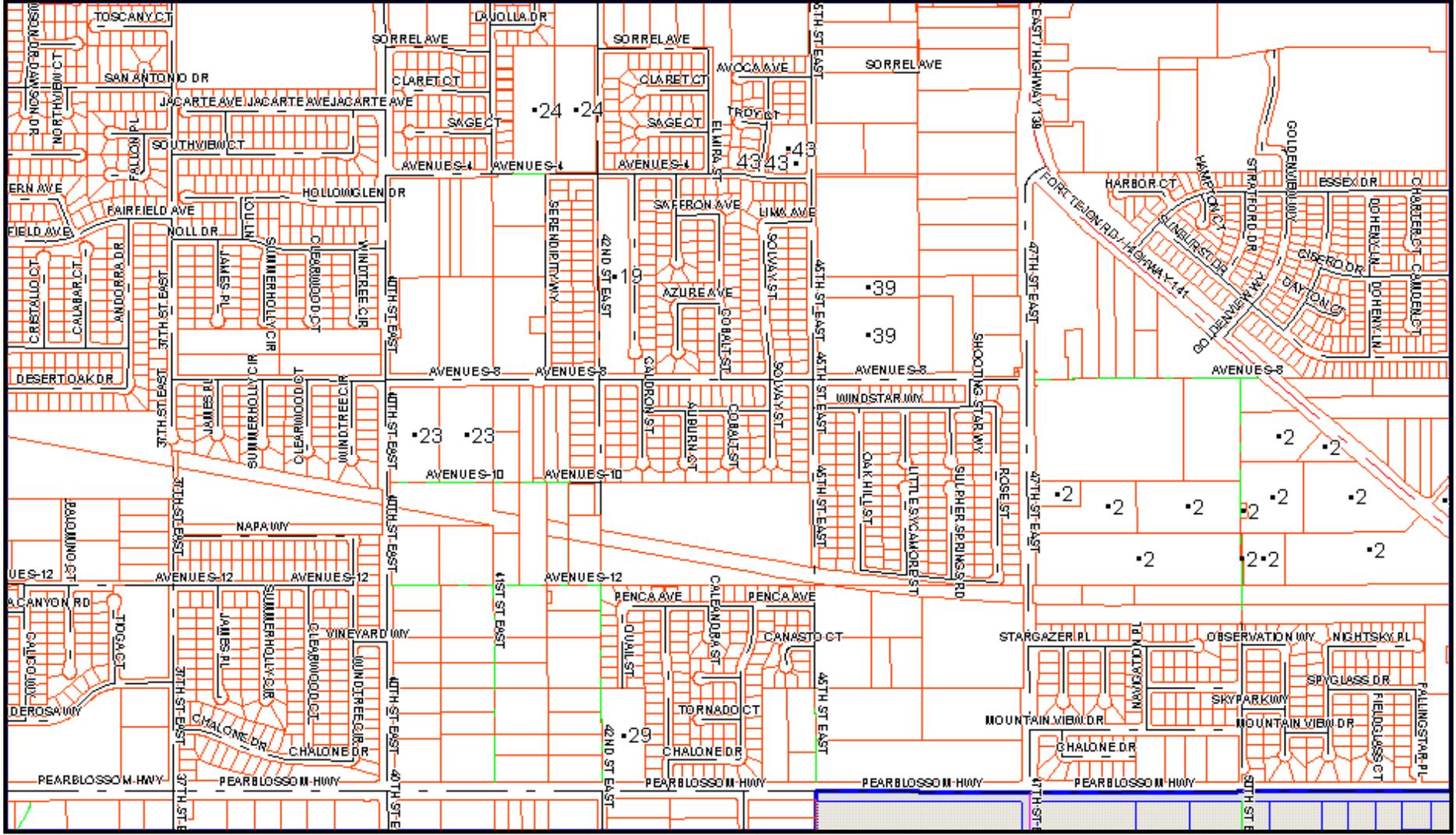
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Site Analysis - Moderate & Above Moderate Units Map 21



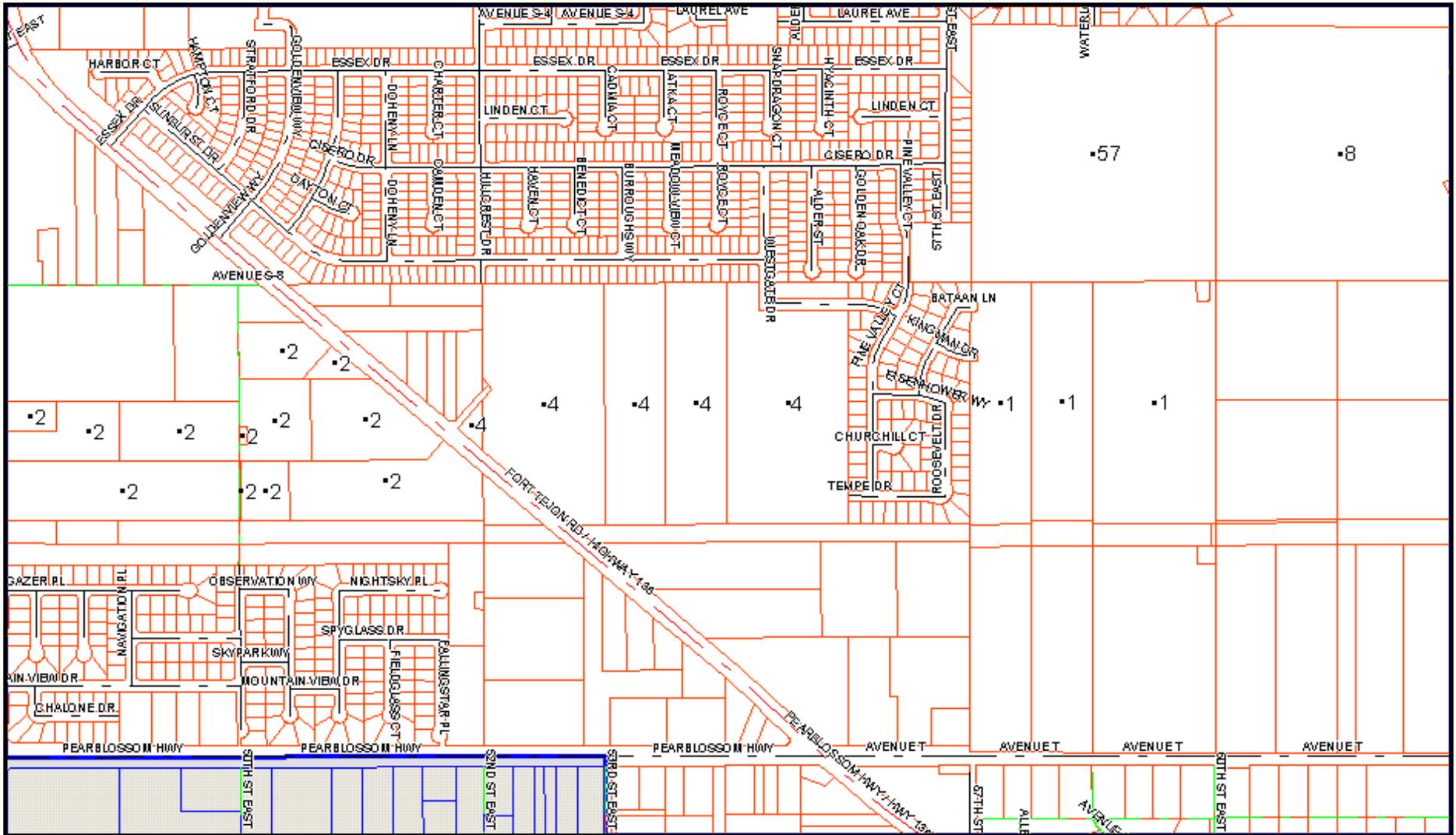
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Site Analysis - Moderate & Above Moderate Units Map 22



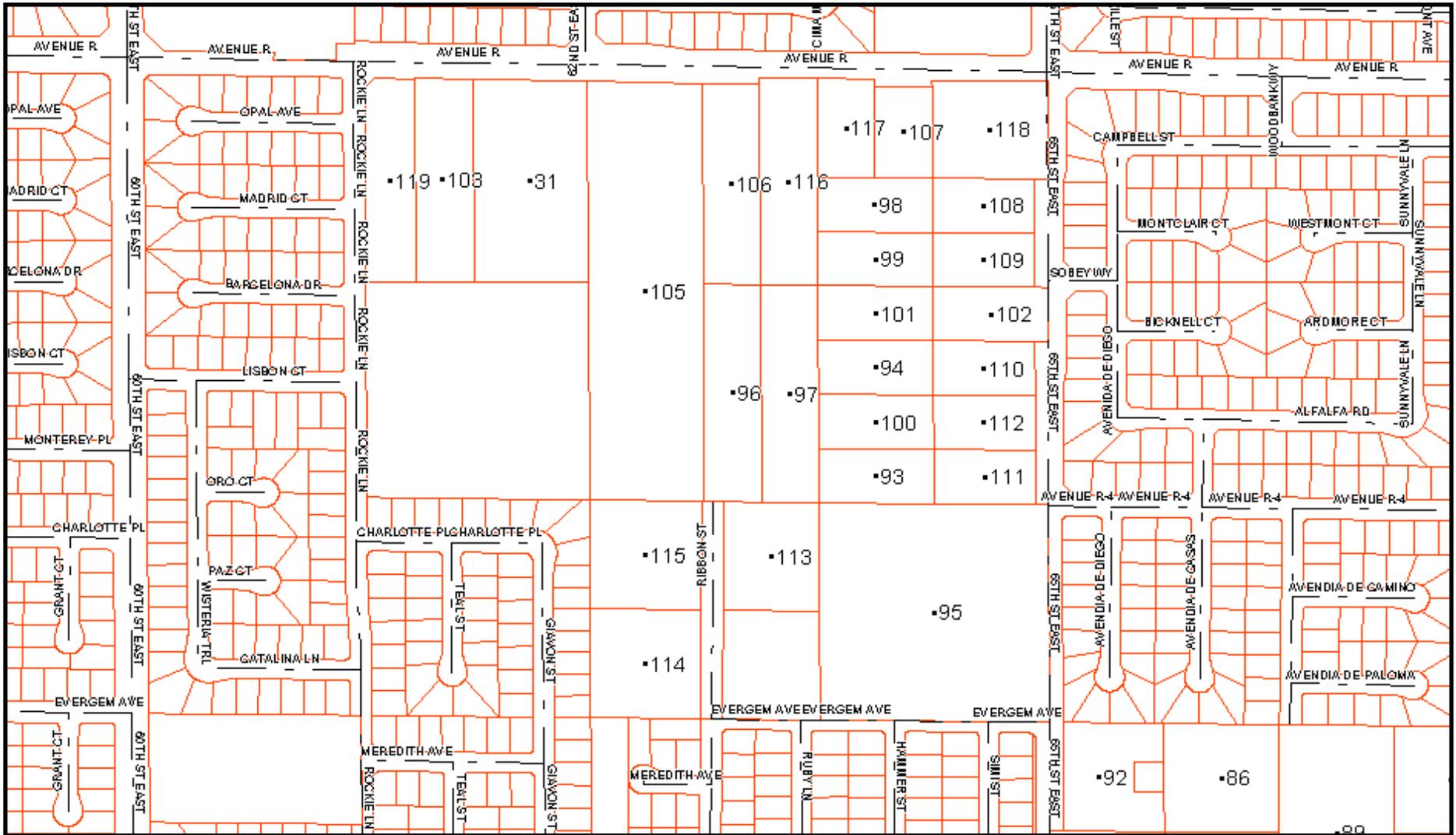
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Site Analysis - Moderate & Above Moderate Units Map 23



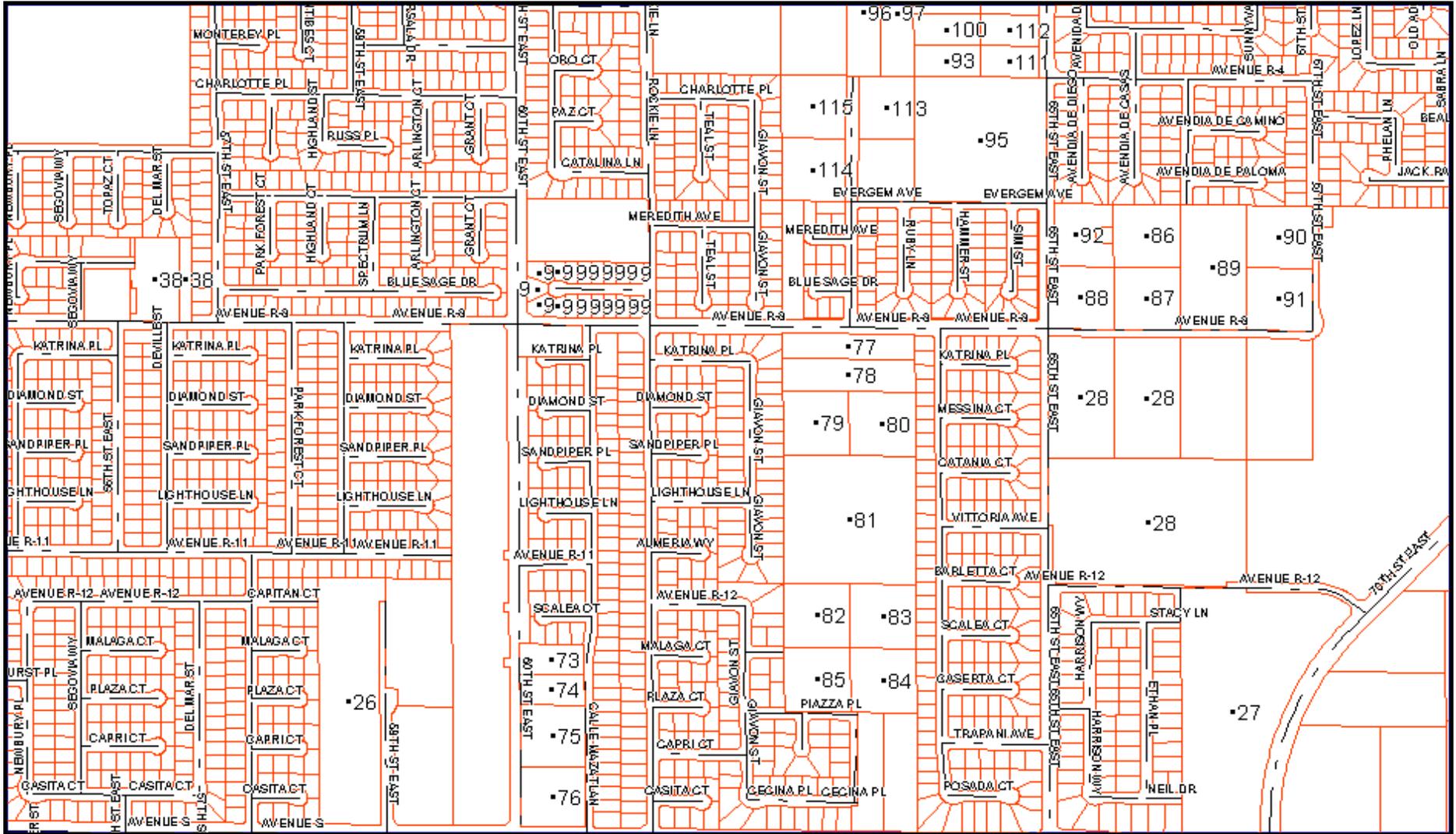
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Site Analysis - Moderate & Above Moderate Units Map 25



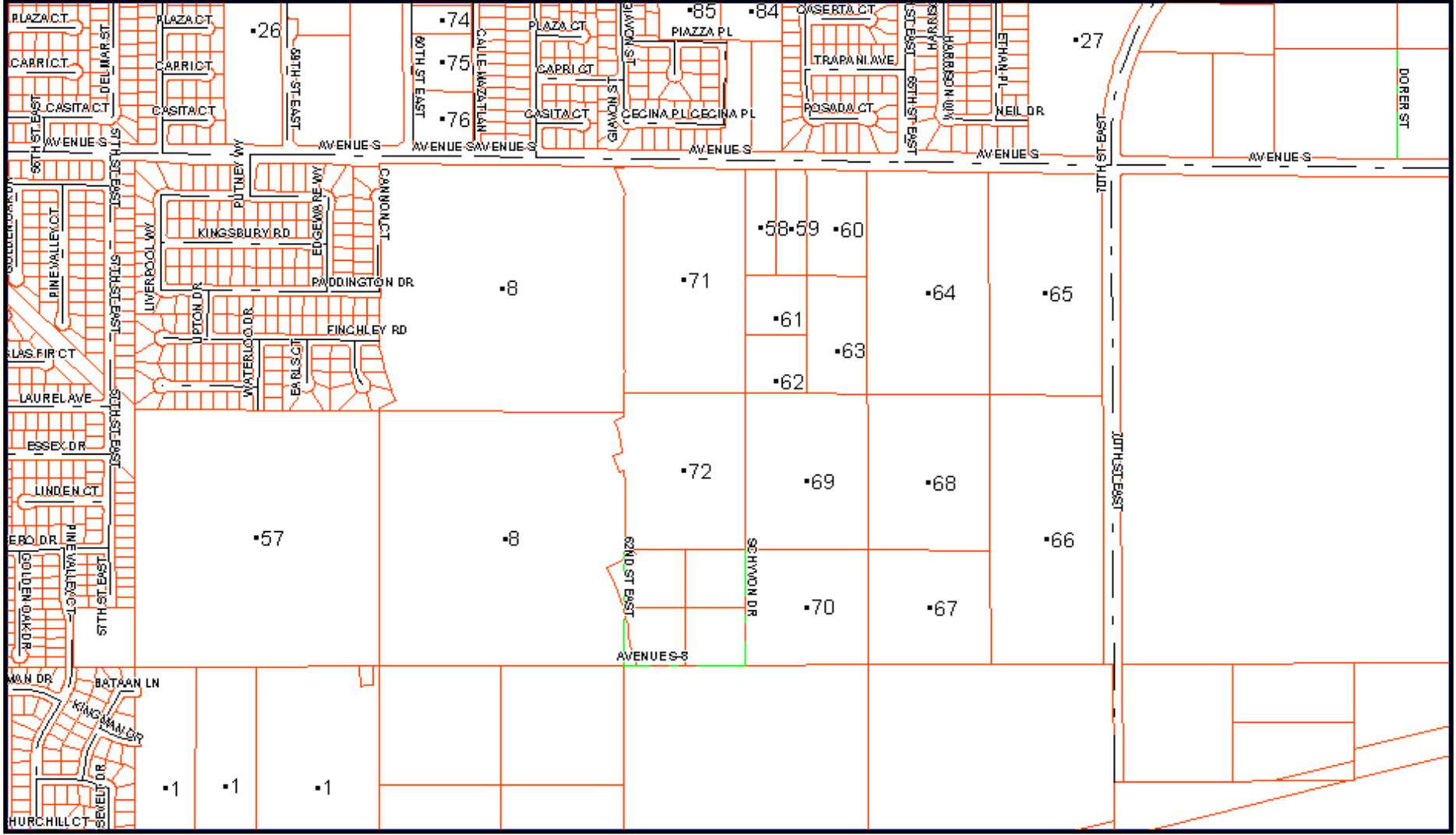
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Site Analysis - Moderate & Above Moderate Units Map 26



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Site Analysis - Moderate & Above Moderate Units Map 27



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