



CITY OF PALMDALE

2015/2019 CONSOLIDATED PLAN AMENDMENT 1

JULY 1, 2015 THROUGH JUNE 30, 2020

2015/2016 ANNUAL ACTION PLAN AMENDMENT 1

JULY 1, 2015 THROUGH JUNE 30, 2016

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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Palmdale has prepared the 2015-2019 Consolidated Plan as a requirement to receive Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. The Consolidated Plan provides the U.S. Department of Housing and Urban Development (HUD) with a comprehensive assessment of the City's housing and community development needs and outlines the City's priorities, objectives and strategies for the investment of CDBG and HOME funds to address these needs over the next five years, beginning July 1, 2015 and ending June 30, 2020.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, awards grants and loans to nonprofit, for-profit or public organizations for programs and projects in furtherance of this Plan. The CDBG and HOME programs generally provide for a wide range of eligible activities for the benefit of low- and moderate-income Palmdale residents, as discussed below.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program with three primary objectives against which HUD evaluates the Consolidated Plan and the City's performance under the Plan. Those primary objectives are decent housing, suitable living environments, and expanded economic opportunities for low- and moderate-income persons. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons;
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

HOME Investment Partnerships (HOME)

The Cranston-Gonzalez National Affordable Housing Act of 1990 created the HOME program to expand the supply of affordable housing for low- and moderate-income households. Often used in partnership with local nonprofit housing development organizations, the HOME program can support a wide range of affordable housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to low- and moderate-income people.

For the 2015-2016 program year, the City will receive \$1,386,720 of CDBG funds and \$383,687 of HOME funds from HUD. These funds will be combined with \$1,378,060 of prior years CDBG resources and \$138,459 of prior years HOME resources, for a total investment of \$3,286,926 allocated to the activities listed below.

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2015-2016 CDBG Activities:

South Antelope Valley Emergency Services (SAVES)	\$208,010
Course Connection	\$312,210
<u>Curb Ramps and Sidewalk Improvements</u>	<u>\$900,000</u>
<u>Park Lights and Camera Installation</u>	<u>\$650,000</u>
Section 108 Debt Service	\$417,220
Fair Housing Services	\$27,450
CDBG Program Administration	\$249,890
Total	\$2,764,780

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2015-2016 HOME Activities:

<u>CHDO Multi-Family Rehabilitation</u>	<u>\$176,401</u>
<u>Tenant-Based Rental Assistance</u>	<u>\$307,376</u>
HOME Program Administration	\$38,369
Total	\$522,146

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Single Family Rehabilitation \$287,765¶

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2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The priority needs and goals identified in the Plan needs assessment were identified based on analysis of information including the results of the City’s 2015-2019 Consolidated Plan Needs Assessment Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2007-2011 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to low- and moderate-income residents and persons with special needs throughout the community.

In consideration of community input and available data, the eight priority needs listed below are established as part of this Plan:

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- Expand the supply of affordable housing
- Ensure equal access to housing opportunities
- Prevent and eliminate homelessness
- Provide public services for residents with special needs
- Improve public facilities and infrastructure
- Preserve the supply of affordable housing
- Expand economic opportunity for low-income residents
- Provide rental assistance to extremely-low income households, particularly seniors

Consistent with HUD’s national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG and HOME funded activities aligned with the following ten measurable Strategic Plan goals:

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	Goal Name	Category	Needs Addressed	Outcome Indicator
1	Affordable Housing Development	Affordable Housing	Expand the supply of affordable housing	210 Housing Units
2	Fair Housing Services	Affordable Housing	Ensure equal access to housing opportunities	1,500 People
3	Homelessness Prevention and Assistance	Homeless	Prevent and eliminate homelessness	25,000 People
4	Special Needs Services	Non-Homeless Special Needs	Provide public services for residents with special needs	50 People
5	Public Facilities and Infrastructure Improvements	Non-Housing Community Development	Improve public facilities and infrastructure	150,000 People; 160 Households
6	Affordable Homeownership	Affordable Housing	Expand the supply of affordable housing	5 Households
7	Affordable Housing Preservation	Affordable Housing	Preserve the supply of affordable housing	5 Households
8	Planning	Planning and Administration	Expand the supply of affordable housing	1 Plan
<u>9</u>	<u>Economic Opportunity</u>	<u>Non-Housing Community Development</u>	<u>Expand economic opportunity for low-income residents</u>	<u>5,000 People</u>

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<u>10</u>	<u>Rental Assistance</u>	<u>Affordable Housing</u>	<u>Provide rental assistance to extremely-low income households, particularly seniors</u>	<u>30 Households</u>
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Table 1 - Strategic Plan Summary

3. Evaluation of past performance

The investment of CDBG and HOME during the implementation of the 2010-2014 Consolidated Plan from July 1, 2010 to June 30, 2015 was a catalyst for positive change in the community. Together with other federal, state and local investments, HUD resources allowed the City and its partners to:

- Provide fair housing services to 1,959 people
- Expand supply of affordable housing through construction of 156 new multifamily housing units
- Provide assistance to 33 first-time homebuyers
- Provide sustainability of decent housing through rehabilitating 43 single family housing units and 13 multifamily housing units
- Supporting subrecipient programs that provide emergency shelter and transitional housing for homeless persons / families or those at risk of becoming homeless providing services for 33,874 people
- Provide youth with appropriate health, recreational, educational and other services that help them develop into well-rounded, well-adjusted and independent adults by assisting 121,733 people
- Provide supportive services to 12,315 elderly and frail elderly people
- Provide supportive services to battered and abused spousal programs, and case management by assisting 112 people
- Contribute to the well-being of individuals, families and neighborhoods by assisting 28,235 people
- Improve existing infrastructure through 169 projects geared towards the renovation/reconstruction of existing community facilities, and renovating existing park improvement projects assisting 152,750 people
- Assist 8,376 people through the Section 8 Rental Assistance Vouchers Program
- Create accessibility for the purpose of job creation for 8,197 people through the foreign trade zone, enterprise zone, one stop center and aerospace training center

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While the City and local partners were able to successfully implement activities leading to the outcomes listed above, there were insufficient resources to fully address the level of need identified in the last Consolidated Plan. The State of California's June 2011 passage of AB1X2, and subsequent court decisions and clarifying legislation, to eliminate Redevelopment Agencies a substantial funding source for housing, community and economic development programs significantly curtailed the ability to implement activities that benefit low- and moderate-income residents.

4. Summary of citizen participation process and consultation process

Subsequent to the enactment of the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act of 2009, HUD revised the Consolidated Plan regulations at 24 CFR Part 91 to emphasize the importance of citizen participation and consultation in the development of the Consolidated Plan. HUD strengthened the consultation process with requirements for consultation with the CoC, Public Housing Authorities (PHA), business leaders, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. Together with the analytic capabilities of the eCon Plan Suite, these requirements created the conditions necessary to implement a collaborative, data-driven and place-based planning process that includes a robust level of citizen participation and consultation.

The City adopted a new Citizen Participation Plan on May 7, 2014 that reflects regulatory changes and process improvements. In accordance with the City's adopted Citizen Participation Plan, the City facilitated citizen participation through surveys, community meetings and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. The City also made efforts to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

5. Summary of public comments

Three community meetings were held to discuss the housing and community development needs in the community. The meetings were held as follows:

Date: June 30, 2014

Time: 6 p.m. to 7 p.m.

Location: Larry Chimbole Cultural – Joshua Room
38350 Sierra Highway
Palmdale, CA 93550

Date: July 15, 2014

Time: 6 p.m. to 7 p.m.

Location: Gabriel's House
38533 4th Street East
Palmdale, CA 93550

Date: July 17, 2014

Time: 6 p.m. to 7 p.m.

Location: City of Palmdale – Development Services Conference Room
Meeting of the Palmdale Neighborhood Advisory Committee
38250 Sierra Highway
Palmdale, CA 93550

Community residents and stakeholders attended these meetings and received a presentation on the importance of the Consolidated Plan and Action Plan. Many questions were answered concerning each of the planning documents and participants commented on the extensive efforts made to reach out to residents through newspaper advertisements and the City website.

A public hearing before the City Council to receive comments on the housing and community development needs in the community and the 2015-2016 funding recommendations was held on March 4, 2015. No public comments were received.

A public hearing to receive comments on the draft 2015-2019 Consolidated Plan and the draft 2015-2016 Annual Action Plan was held before the City Council on May 6, 2015. No public comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views received by the City in the development of the Consolidated Plan were accepted and taken into consideration in the development of the Consolidated Plan.

7. Summary

Examination of 2007-2011 American Community Survey (ACS) 5-Year Estimates and the 2007-2011 Comprehensive Housing Affordability Strategy (CHAS) data, in addition to local data, as well as consultation with citizens and stakeholders revealed eight high priority needs to be addressed through the investment of an anticipated \$8.85 million of CDBG and HOME funds over the five year period of the Consolidated Plan. The investment of CDBG and HOME funds in eligible activities shall be guided principally by the ten goals of the Strategic Plan. Activities submitted for consideration in response to any solicitation or Notice of Funds Availability (NOFA) process must conform with one of the ten Strategic Plan strategies and the associated action-oriented, measurable goals in order to receive consideration for CDBG and HOME funds.

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The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PALMDALE	Department of Neighborhood Services
HOME Administrator	PALMDALE	Department of Neighborhood Services

Table 2 – Responsible Agencies

Narrative

The City of Palmdale’s Department of Neighborhood Services is the lead agency responsible for the administration of the CDBG and HOME programs. The Department of Neighborhood Services contracted with LDM Associates, Inc. to prepare the 2015-2019 Consolidated Plan.

In the development of this Consolidated Plan, the City developed and implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

In the implementation of the 2015-2019 Consolidated Plan and each of the five Annual Action Plans, the Department of Neighborhood Services shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy.

Consolidated Plan Public Contact Information:

Department of Neighborhood Services
 Attn: Sophia Reyes, Housing Coordinator
 38300 Sierra Highway
 Palmdale, CA 93550
 (661) 267-5126

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Palmdale consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Stakeholder surveys (web-based and paper-surveys)
- Individual stakeholder consultations
- Community meetings
- Public hearings
- Receipt of written comments

To gather the greatest breadth and depth of information, the City consulted with a wide variety of agencies, groups and organizations concerning the housing, community and economic development needs of the community. Each of the agencies, groups or organizations consulted is represented below. The input received from these consultation partners helped establish and inform the objectives and goals described in the Strategic Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of the CDBG and HOME programs. As a result, during the development of this Consolidated Plan, the City consulted closely with organizations that provide assisted housing, health services and other community-focused programs. Outreach efforts included surveys including specific questions associated with coordination, invitations to community meetings and follow-up in-person interviews where appropriate.

The City further recognizes the importance of continued coordination and alignment during the upcoming five-year planning period with these organizations and agencies. The City will strengthen relationships and alignment among these organizations in the implementation of the NOFA process for CDBG and HOME funds and through technical assistance provided to subrecipients of CDBG and HOME funds each year.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Los Angeles County's homeless system of care is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local resources to provide services for homeless people. The region's municipalities, including the City of Palmdale, also provide resources for services that assist the homeless and those at risk of becoming homeless. The County's non-profit community plays a key role in the current Continuum of Care (CoC) system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women.

The Los Angeles Homeless Services Authority (LAHSA) is the lead agency for the CoC in Los Angeles County. LAHSA guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The City provided a detailed questionnaire to LAHSA to identify the CoC's perceived needs in the county and its objectives to address the needs of different homeless persons populations, specifically chronically homeless families and individuals, families with children, veterans, unaccompanied youth and persons at risk of homelessness. Following the delivery and response to this questionnaire, the City followed up with the CoC to clarify existing needs and objectives and understand opportunities for collaboration and coordination during the 5-year planning process.

Coordination to address homelessness — including chronically homeless individuals and families, families with children, veterans, and unaccompanied youth — is guided by the CoC. All service providers within the CoC have the ability to refer people with varying needs to the appropriate service provider(s) in their area.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City of Palmdale does not receive Emergency Solutions Grant (ESG) funds, but will continue to support the efforts of LAHSA and the County of Los Angeles in their development of performance standards for the County's ESG program that provide a measure to evaluate each subrecipients' effectiveness, such as how well the service provider succeeds at 1) targeting those who need the assistance most; 2) reducing the number of people living on the streets or emergency shelters; 3) shortening the time people spend homeless; and 4) reducing each program participant's housing barriers or housing stability risks.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 3 provides a listing of each of the organizations consulted as part of this planning process.

Table 3 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Los Angeles County Child Protective Services
	Agency/Group/Organization Type	Services-Children Other government - Local
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
2	Agency/Group/Organization	Los Angeles County Health Department
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Health Agency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
3	Agency/Group/Organization	AMCAL Multi-Housing, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
4	Agency/Group/Organization	META HOUSING CORPORATION
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person

5	Agency/Group/Organization	National Community Renaissance Dev Corp
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
6	Agency/Group/Organization	The Michaels Organization
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
7	Agency/Group/Organization	PAVING THE WAY FOUNDATION
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
8	Agency/Group/Organization	Advancing Communities Together Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
9	Agency/Group/Organization	Veterans Outreach Center
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey

10	Agency/Group/Organization	Los Angeles County Sheriff's Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Law Enforcement
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
11	Agency/Group/Organization	Los Angeles County Fire Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Fire Department
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
12	Agency/Group/Organization	Housing Authority of the County of Los Angeles (HACoLA)
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, telephone
13	Agency/Group/Organization	Housing Authority of the City of Palmdale
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
14	Agency/Group/Organization	Greater Antelope Valley Economic Alliance
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
15	Agency/Group/Organization	Children's Center of the Antelope Valley
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
16	Agency/Group/Organization	Green Thumb
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
17	Agency/Group/Organization	Children's Bureau
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
18	Agency/Group/Organization	Child and Family Guidance Center
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
19	Agency/Group/Organization	SBCC Strength Based Community Change
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
20	Agency/Group/Organization	Asian Youth Center
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
21	Agency/Group/Organization	Pueblo Y Salud
	Agency/Group/Organization Type	Services-Health Health Agency
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
22	Agency/Group/Organization	Desert Haven Enterprises
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
23	Agency/Group/Organization	AV-GLAD
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
24	Agency/Group/Organization	Palmdale School District
	Agency/Group/Organization Type	Services-Children Services-Education Other government - Local

	What section of the Plan was addressed by Consultation?	Educational Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
25	Agency/Group/Organization	Antelope Valley Union High School District
	Agency/Group/Organization Type	Services-Children Services-Education Other government - Local
	What section of the Plan was addressed by Consultation?	Educational Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
26	Agency/Group/Organization	Opportunities for Learning
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
27	Agency/Group/Organization	South Valley WorkSource Center
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
28	Agency/Group/Organization	City of Palmdale Economic Development
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person

29	Agency/Group/Organization	Jewish Vocational Services
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
30	Agency/Group/Organization	Housing Rights Center
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
31	Agency/Group/Organization	Bartz-Altadonna Clinic
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Health Clinic
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
32	Agency/Group/Organization	Palmdale Regional Medical Center
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Medical Center
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
33	Agency/Group/Organization	Mental Health America
	Agency/Group/Organization Type	Health Agency
	What section of the Plan was addressed by Consultation?	Health Agency
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey

34	Agency/Group/Organization	Sunshine HIV/AIDS Coalition of the Antelope Valley
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
35	Agency/Group/Organization	United Way of Antelope Valley
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
36	Agency/Group/Organization	South Antelope Valley Emergency Services (SAVES)
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
37	Agency/Group/Organization	Victory Outreach
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, in-person
38	Agency/Group/Organization	New Beginning Outreach
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
39	Agency/Group/Organization	Lancaster Homeless Shelter
	Agency/Group/Organization Type	Services-homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
40	Agency/Group/Organization	Homeless Solutions Access Center
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
41	Agency/Group/Organization	Valley Oasis
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey
42	Agency/Group/Organization	House of Deliverance
	Agency/Group/Organization Type	Services-Victims of Domestic Violence

What section of the Plan was addressed by Consultation?	Public Services
How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey

Identify any Agency Types not consulted and provide rationale for not consulting

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in City’s CDBG and HOME programs and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend meetings and participate in surveys.

Any agency or organization that was not consulted and would like to be included in the City’s list of stakeholders, the agency or organization may contact the Department of Neighborhood Services at (661) 267-5126.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	The Homelessness Prevention and Assistance goal of the Strategic Plan is consistent with the County of Los Angeles 10-Year Strategy to End Homelessness.
2013-2021 Housing Element	City of Palmdale Development Services Department - Planning Division	The housing goals included in the Strategic Plan are consistent with the City of Palmdale Housing Element.

Table 4 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

In the development of the 2015-2019 Consolidated Plan, the City afforded the following other public entities with the opportunity to provide input on the Consolidated Plan and welcomes their input concerning the future implementation of projects to address the ~~ten~~ Strategic Plan goals:

- City of Lancaster
- City of Santa Clarita

Deleted: seven

- Los Angeles County Community Development Commission – Grants Management
- Housing Authority of the County of Los Angeles
- State of California Department of Housing and Community Development

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The City established and followed a process for the development of this five-year Consolidated Plan that included broad participation from the community. These activities were coordinated and implemented by the Department of Neighborhood Services.

To assist in the identification of priority needs in the City, a survey was prepared and distributed to residents of the City to solicit resident input in the prioritization of needs related to community services, community facilities, infrastructure, neighborhood services, special needs services, businesses and jobs, and housing. The surveys were available online and also were made available at various public facilities.

Community meetings to discuss the housing and community development needs in the community were held on June 30, 2014, July 15, 2014 and July 17, 2014.

A public hearing before the City Council to receive comments on the housing and community development needs in the community and the 2015-2016 funding recommendations was held on March 4, 2015. No public comments were received.

At each step in the process, the City was careful to ensure that low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved.

In the preparation of the 2015-2019 Consolidated Plan, the City followed the process established for citizen participation set forth in the Citizen Participation Plan. To promote greater public accessibility to program documents, the Citizen Participation Plan, Consolidated Plan, Action Plans and CAPERs will be posted on the City website at:

www.cityofpalmdale.org.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Internet Outreach	Non-targeted/broad community	Posting on the City of Palmdale website announcing the Consolidated Plan update effort and inviting residents to participate by completing a Consolidated Plan Needs Assessment Survey.	254 Palmdale residents responded to the survey. The survey was available from June 2014 to December 2014.	All comments were accepted and incorporated into the survey results.	Not applicable
2	2015-2019 Consolidated Plan Needs Assessment Survey	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The 2015-2019 Consolidated Plan Needs Assessment Survey was disseminated on paper and in electronic form in English and in Spanish to advise the City on the highest priority housing, community and economic development needs in Palmdale.	254 Palmdale residents responded to the survey. The survey was available from June 2014 to December 2014.	All comments were accepted and incorporated into the survey results.	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p>	<p>On June 15, 2014, a public notice was published in the Antelope Valley Press notifying the public of the availability of the Consolidated Plan Needs Assessment Survey online and of three Community Meetings held on June 30, 2014, July 15, 2014 and July 17, 2014 to discuss the housing, community and economic development needs of the City.</p>	<p>No public comments received</p>	<p>No public comments received</p>	<p>Not applicable</p>
4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p>	<p>Residents and stakeholders attended the three Community Meetings held on June 30, 2014, July 15, 2014 and July 17, 2014.</p>	<p>Residents and stakeholders participated in a presentation concerning the Consolidated Plan and Action Plan. A facilitated discussion of community needs followed the presentation.</p>	<p>All comments were accepted.</p>	<p>Not applicable</p>

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Residents of Public and Assisted Housing</p>	On February 5, 2015, a notice of public hearing appeared in the Antelope Valley Press notifying the public of a public hearing before the City Council on March 4, 2014 to discuss the housing, community and economic development needs of the City and to consider the 2015-2016 CDBG and HOME funding recommendations.	No public comments received	No public comments received	Not applicable
6	Public Hearing	Non-targeted/broad community	A public meeting/hearing was held before the City Council on March 4, 2015 to receive public comments on the housing, community and economic development needs of the City and to discuss the 2015-2016 funding recommendations.	No public comments were received.	Not Applicable.	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
7	Newspaper Ad	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>Notice of the 30-day public review and comment period for the draft 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan. The public notice invited interested residents to review the draft documents and to provide written comments by May 6, 2015. The draft documents were available at the City of Palmdale Department of Neighborhood Services, the City of Palmdale Public Library and the City of Palmdale Administration Building. Residents were also invited to a public hearing to provide oral comments before the Palmdale City Council on May 6, 2015 at 7:00 p.m.</p>	Not applicable.	Not Applicable.	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing	Non-targeted/broad community	Public hearing for the draft 2015-2019 Consolidated Plan and the 2015-2016 Annual Action Plan before the Palmdale City Council on May 6, 2015 at 7:00 p.m.	No public comments received	No public comments received	Not applicable
9	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the draft 2015-2019 Consolidated Plan Amendment 1 and the draft 2015-2016 Annual Action Plan Amendment 1. Written comments were due by May 4, 2016. The draft documents were available at the Department of Neighborhood Services, the Public Library and the Administration Building. Residents were also invited to a public hearing to provide oral comments before the Palmdale City Council on May 4, 2016 at 7:00 p.m.	No public comments received	No public comments received	Not applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response / Attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (if applicable)
<u>10</u>	<u>Public Hearing</u>	<u>Non-targeted/broad community</u>	<u>Public hearing for the draft 2015-2019 Consolidated Plan Amendment 1 and the draft 2015-2016 Annual Action Plan Amendment 1 before the Palmdale City Council on May 4, 2016 at 7:00 p.m.</u>	<u>No public comments received</u>	<u>No public comments received</u>	<u>Not applicable</u>

Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan examines housing, homelessness, non-homeless special needs and non-housing community development needs. The housing needs assessment section evaluates household income, tenure (renter or owner), housing cost as a function of household income, disproportionate need amongst racial and ethnic groups and public housing needs. The homeless needs assessment examines the sheltered and unsheltered homeless population in Los Angeles County to inform the City's strategy to address homelessness during the next five years. The non-homeless special needs assessment section evaluates the needs of people who are not homeless but due to various reasons are in need of services including but not limited to elderly, frail elderly, the severely mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The non-housing community development needs assessment section discusses the need for public facilities, public infrastructure improvements and public services to benefit low- and moderate-income residents.

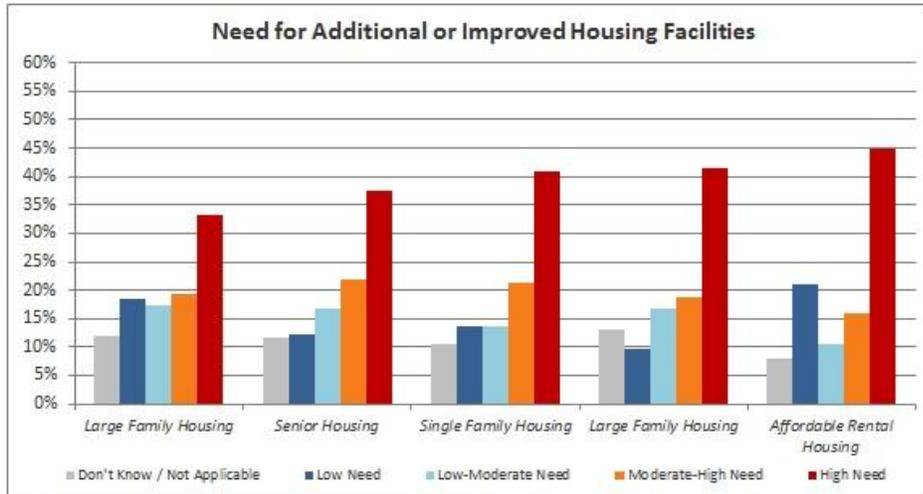
Methodology

To assess community needs, the City examined data, held community meetings, conducted a Consolidated Plan Survey and consulted with local stakeholders. The Needs Assessment primarily relies on the following sources of data:

- American Community Survey (2007-2011 5-year estimates)
- Comprehensive Housing Affordability Strategy (2007-2011 5-year estimates)
- ESRI Economic Data
- 2013 Point in Time Count

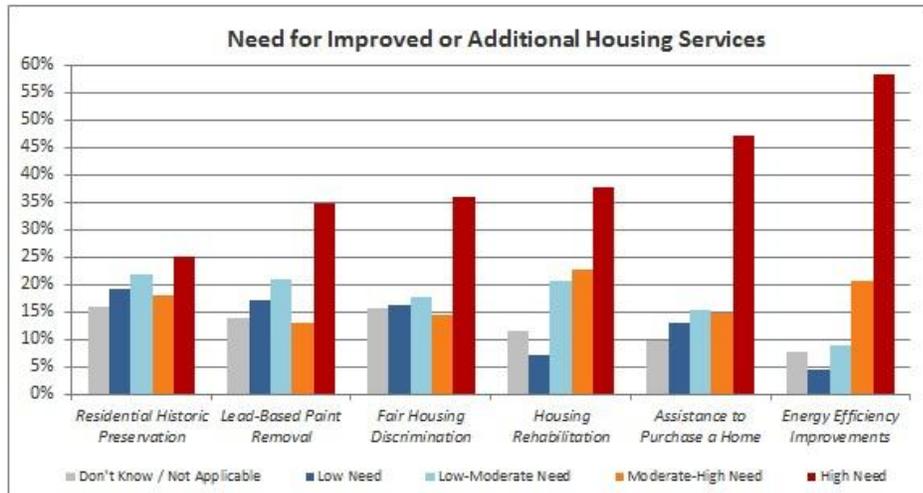
Consolidated Plan Survey for Residents and Stakeholders

Palmdale residents and program stakeholders had the opportunity to respond to the 2015-2019 Consolidated Plan Needs Assessment Survey to rate the need in Palmdale for housing facilities, housing services, community services, services for special needs populations, neighborhood services, community facilities, infrastructure and business and jobs services. The results of the 254 Palmdale residents who responded to the survey are represented in Figures 1-8 below.



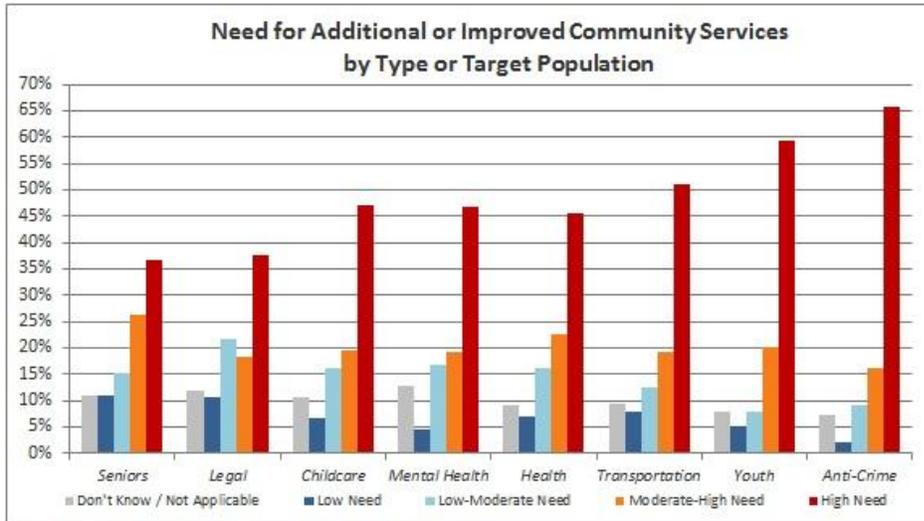
Source: City of Palmdale Consolidated Plan Survey, 2014.

Figure 1: Need for Improved Housing Facilities



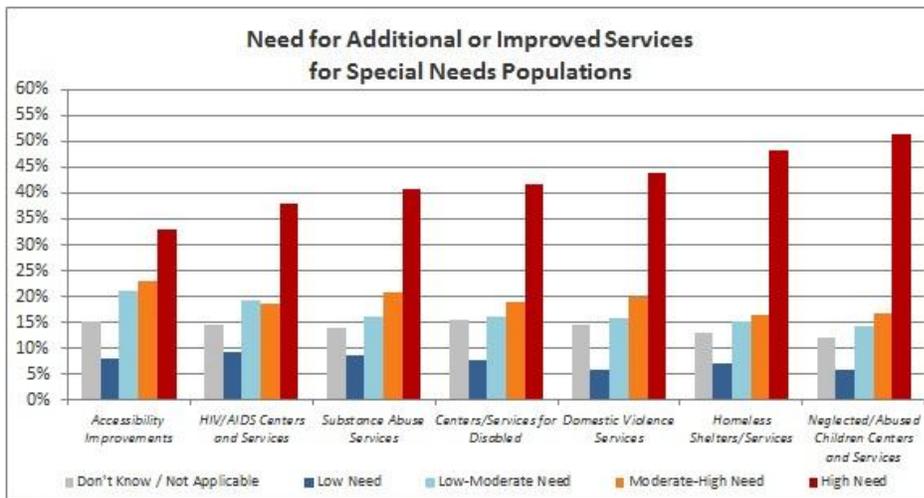
Source: City of Palmdale Consolidated Plan Survey, 2014.

Figure 2: Need for Improved or Additional Housing Services



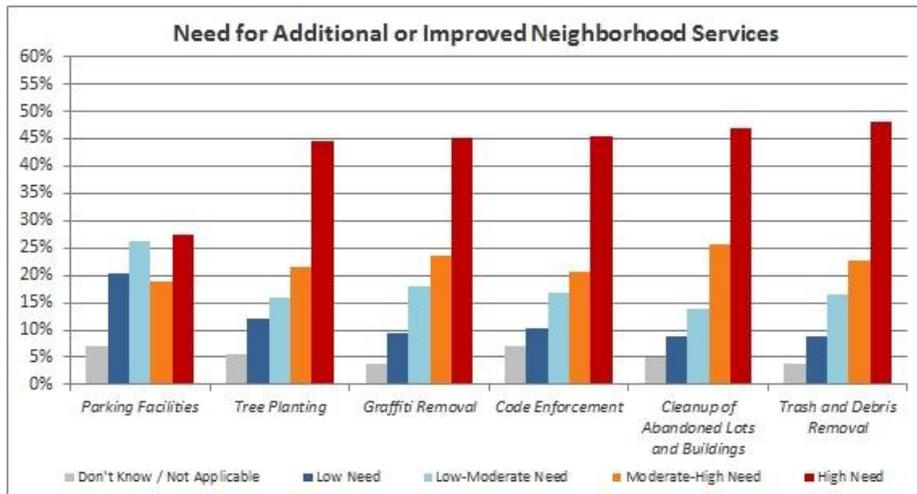
Source: City of Palmdale Consolidated Plan Survey, 2014.

Figure 3: Need for Additional or Improved Community Services by Type or Target Population



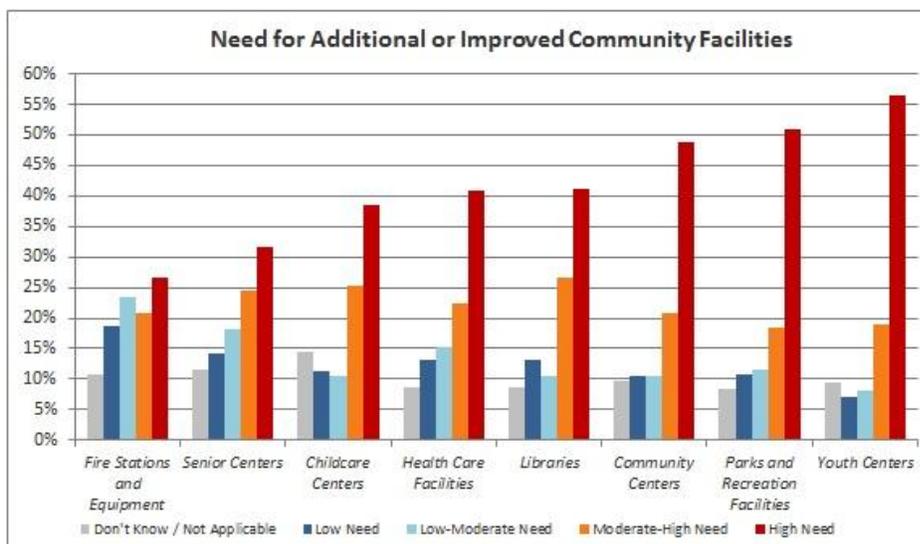
Source: City of Palmdale Consolidated Plan Survey, 2014.

Figure 4: Need for Additional or Improved Services for Special Needs Populations



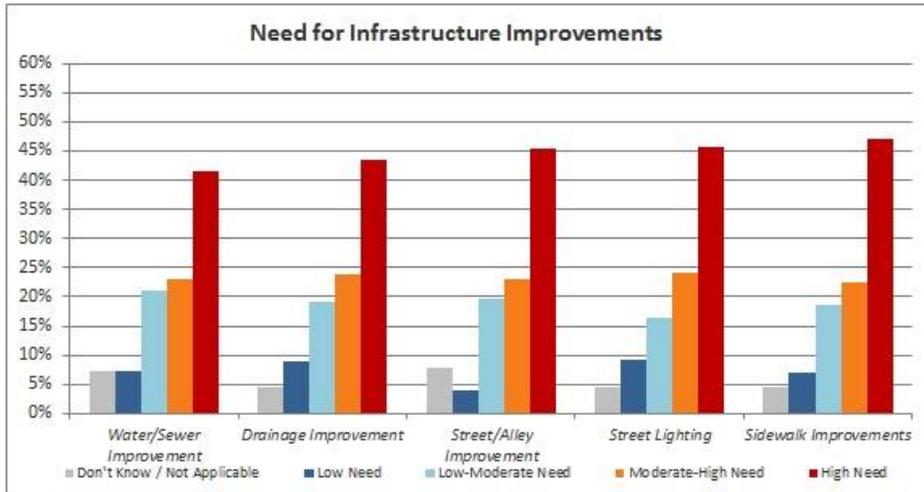
Source: City of Palmdale Consolidated Plan Survey, 2014.

Figure 5: Need for Additional or Improved Neighborhood Services



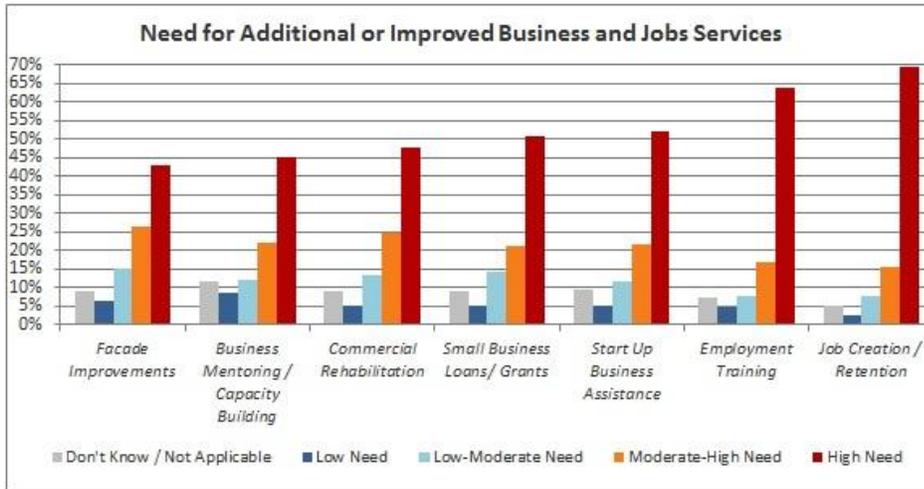
Source: City of Palmdale Consolidated Plan Survey, 2014.

Figure 6: Need for Additional or Improved Community Facilities



Source: City of Palmdale Consolidated Plan Survey, 2014.

Figure 7: Need for Infrastructure Improvements



Source: City of Palmdale Consolidated Plan Survey, 2014.

Figure 8: Need for Additional or Improved Business and Job Services

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

From 2000-2011, the City's population increased by 28 percent from 116,670 to 149,001 and the number of households increased by 18 percent from 34,387 to 40,465. The median household income increased from \$46,941 to \$55,213. The City of Palmdale includes 40,465 households, of which 27,510 or 68 percent earn less than 100 percent of Area Median Income (AMI) and 22,970 or 57 percent earn less than 80 percent of AMI.

The ACS and CHAS data in Tables 6-12 below focuses on households earning 0-50 percent of AMI. Analysis of the data tables indicates a high need for housing assistance targeted at 14,345 households earning at or below 50 percent of AMI, of which 12,000 pay more than 30 percent of their income for housing costs and the 8,320 severely cost burdened households who pay more than 50 percent of their income for housing costs.

Table 7 presents the number of different household types in the City for different levels of income. Small Family Households consist of 2-4 family members, while large family households have more than 5 persons per household. The income levels are divided by different AMI levels corresponding with HUD income definitions as follows:

- 0-30 percent of AMI: extremely low-income;
- 30-50 percent of AMI: low-income;
- 50-80 percent of AMI: moderate-income; and
- 80-100 percent of AMI: medium-income.

Tables 8 and 9 indicate the number of renter- and owner-occupied households for different AMI levels that are experiencing housing problems. HUD defines four different housing problems as:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower
3. Overcrowding / severe overcrowding: A household is considered to be overcrowded if there are more than 1.01 people per room. A household is considered severely overcrowded if there are more than 1.5 people per room.
4. Cost burden / severe cost burden: A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. A household is considered severely cost burdened if the household pays more than 50 percent of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	116,670	149,001	28%
Households	34,387	40,465	18%
Median Income	\$46,941.00	\$55,213.00	18%

Table 6 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	7,325	7,020	8,625	4,540	12,950
Small Family Households *	3,570	3,145	4,310	2,370	7,520
Large Family Households *	1,500	2,200	2,670	1,134	2,125
Household contains at least one person 62-74 years of age	1,020	1,230	1,200	715	1,825
Household contains at least one person age 75 or older	730	685	640	260	515
Households with one or more children 6 years old or younger *	2,630	2,400	2,310	1,194	2,248

* the highest income category for these family types is >80% HAMFI

Table 7 - Total Households Table

Data Source: 2007-2011 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	290	90	45	30	455	0	0	20	40	60
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	200	155	70	0	425	45	130	40	15	230
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	520	355	200	15	1,090	110	380	365	100	955
Housing cost burden greater than 50% of income (and none of the above problems)	2,705	740	90	0	3,535	1,780	2,065	1,625	255	5,725
Housing cost burden greater than 30% of income (and none of the above problems)	505	1,495	1,140	270	3,410	305	530	2,090	1,115	4,040

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	190	0	0	0	190	140	0	0	0	140

Table 8 – Housing Problems Table

Data 2007-2011 CHAS

Source:

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	3,720	1,345	400	40	5,505	1,935	2,575	2,050	410	6,970
Having none of four housing problems	790	1,815	2,080	890	5,575	555	1,290	4,095	3,195	9,135
Household has negative income, but none of the other housing problems	190	0	0	0	190	140	0	0	0	140

Table 9 – Housing Problems 2

Data 2007-2011 CHAS

Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,150	1,260	760	4,170	1,060	1,365	2,090	4,515
Large Related	960	875	445	2,280	405	1,030	1,305	2,740
Elderly	535	295	40	870	545	470	230	1,245
Other	485	240	130	855	185	140	270	595
Total need by income	4,130	2,670	1,375	8,175	2,195	3,005	3,895	9,095

Table 10 – Cost Burden > 30%

Data 2007-2011 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,800	420	100	2,320	930	1,120	975	3,025
Large Related	750	245	0	995	370	735	490	1,595
Elderly	370	25	0	395	440	360	125	925
Other	455	60	0	515	145	95	100	340
Total need by income	3,375	750	100	4,225	1,885	2,310	1,690	5,885

Table 11 – Cost Burden > 50%

Data 2007-2011 CHAS
Source:

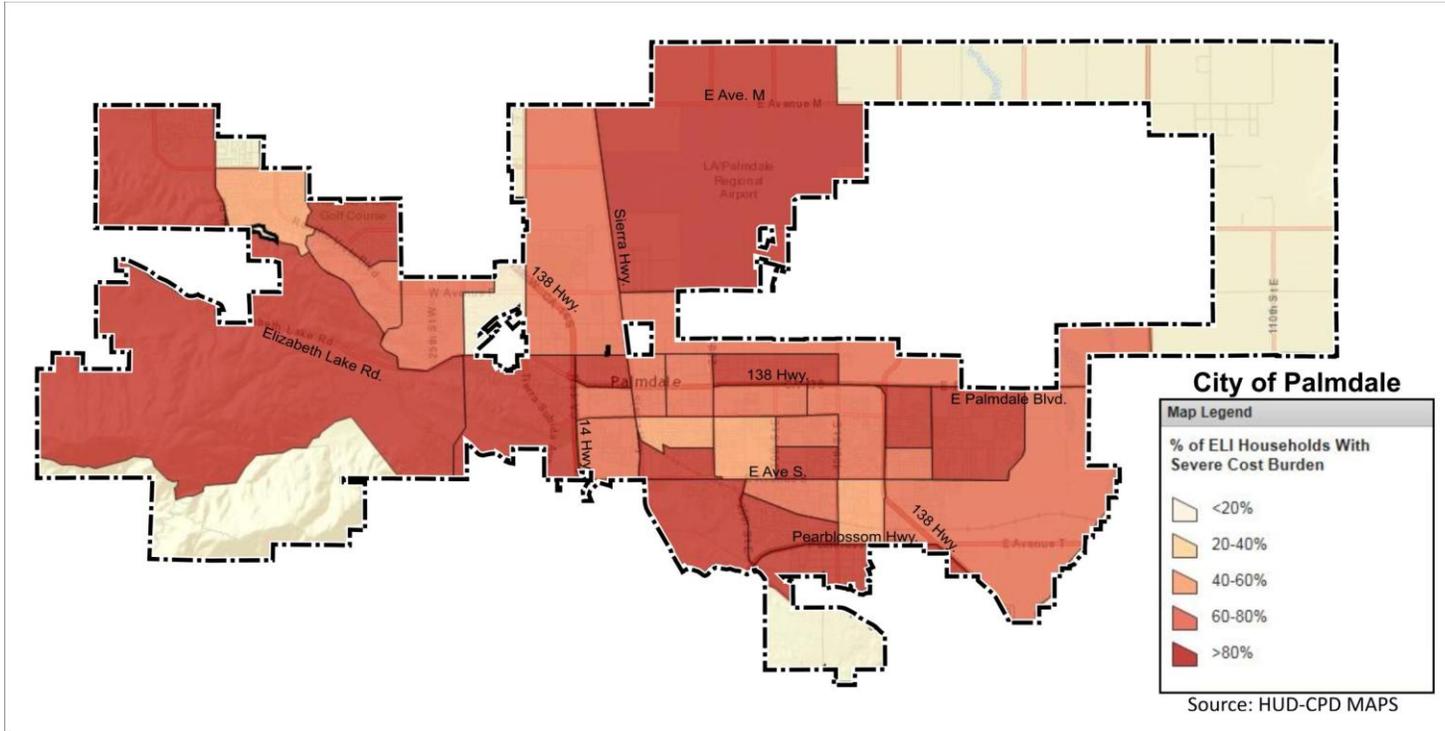


Figure 9: Extremely Low Income Households with Severe Cost Burden

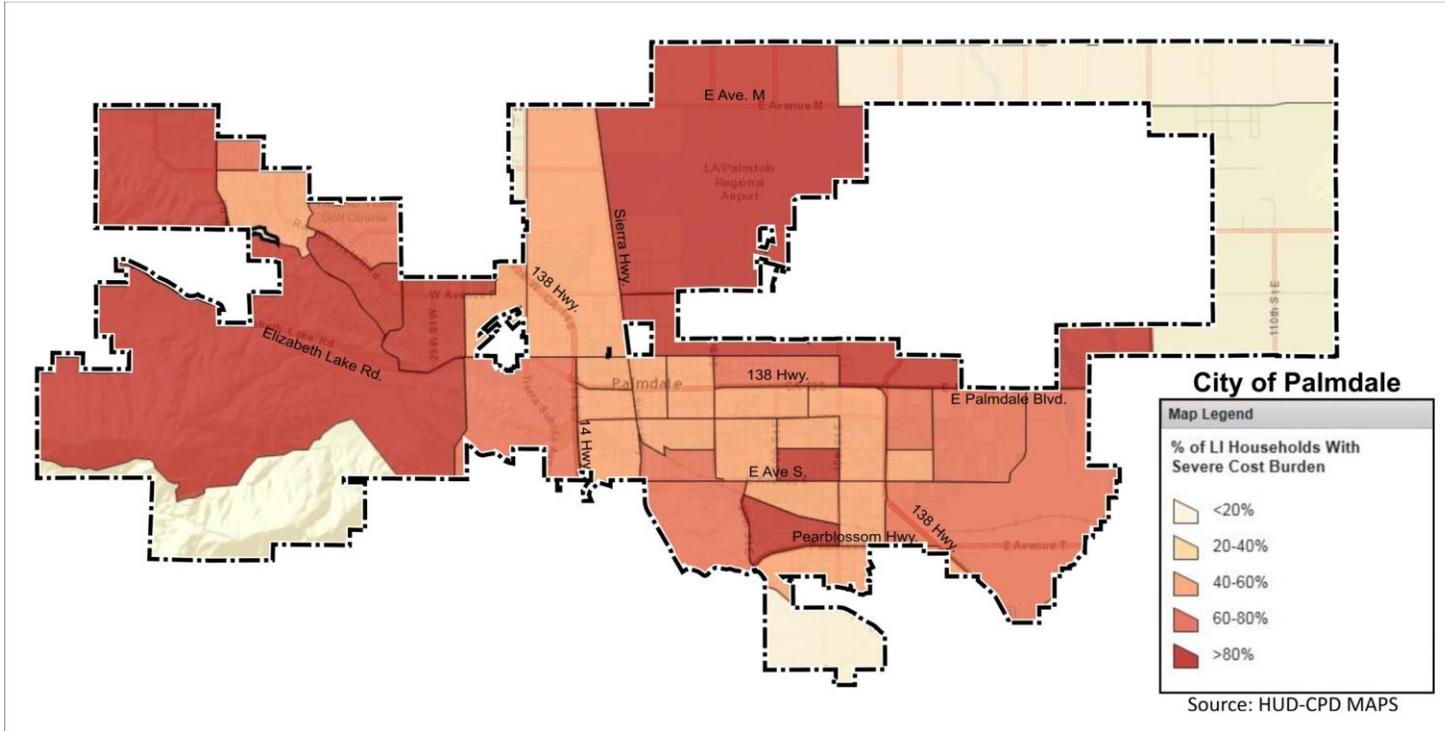


Figure 10: Low Income Households with Severe Cost Burden

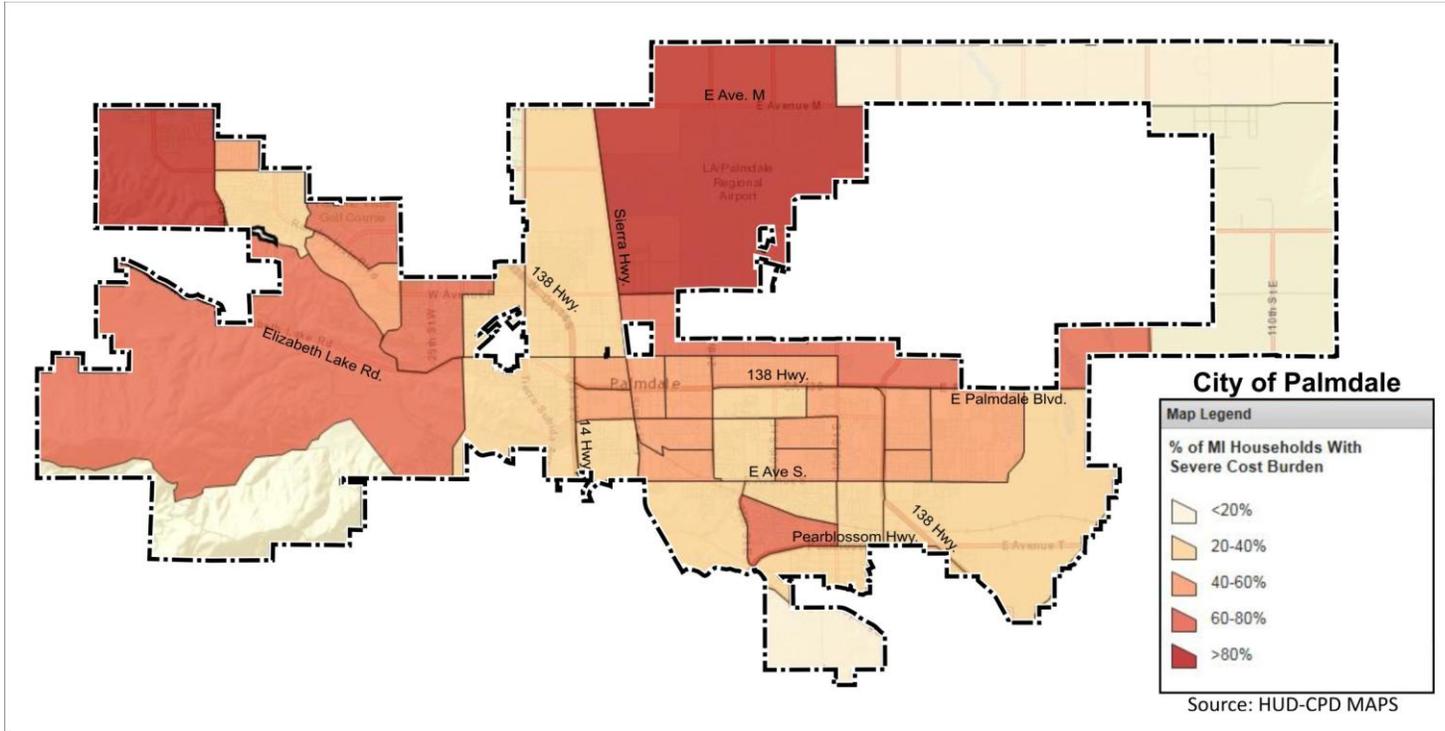


Figure 11: Moderate Income Households with Severe Cost Burden

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	645	455	195	15	1,310	145	235	240	69	689
Multiple, unrelated family households	140	90	75	0	305	10	250	165	39	464
Other, non-family households	0	0	0	0	0	0	25	0	0	25
Total need by income	785	545	270	15	1,615	155	510	405	108	1,178

Table 12 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	730	730	645	0	0	645

Table 13 – Crowding Information – 2/2

Data Source: 2007-2011 CHAS
Comments:

Describe the number and type of single person households in need of housing assistance.

There are 4,878 single person households in the City, representing 12.2 percent of all households. According to Table 10, 1,450 single person households categorized as “other” experienced a cost burden. According to Table 11, 855 single person households categorized as “other” experienced a severe cost burden. According to Table 12, 25 single person “other non-family” renter households experienced overcrowding.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

The State of California Department of Justice maintains statistics on domestic violence statewide by jurisdiction. In 2013, the Los Angeles County Sherriff’s Department responded to a total of 886 calls related to domestic violence. Of these calls:

- 92 of these domestic incidents did not involve a weapon
- 794 calls involved a weapon

- 8 domestic incidents involved a firearm
- 25 domestic incidents involved a knife or cutting instruments
- 82 domestic incidents involved other dangerous weapons
- 679 domestic incidents involved personal weapons (i.e. feet or hands, etc.)

Therefore, there were at least 886 households during the period of a year who were in need of some type of domestic violence services. In households where physical violence occurred, it is likely that at least one member of the household will need to relocate within the next 5 years. If 75 percent need to move, approximately 665 individuals—possibly with minor children—may require temporary housing assistance.

The form of assistance needed is twofold. First, the City recognizes that it is crucial to prioritize the creation of additional rental housing opportunities for low- and moderate-income households in general because Los Angeles County is a “high-cost area” as defined by the U.S. Department of Housing and Urban Development in the HUD Mortgagee Letter dated July 7, 2014. Second, it is important to ensure that both new and existing affordable housing opportunities are accessible to special needs populations such as victims of domestic violence, persons with disabilities, single heads of household, seniors, and transition age youth. To address special needs populations, the City will also prioritize the provision of public services to remove barriers to accessing affordable housing.

What are the most common housing problems?

The most common housing problem in the City is cost burden, which affects 75 percent of low- and moderate-income households, including 8,175 renter households and 9,095 owner households who pay more than 30 percent of their monthly gross income for housing costs.

According to data in Table 10 and Table 11, of the 8,175 cost-burdened renter households in Palmdale (households who pay more than 30 percent of their monthly gross income for housing costs), 905 households are extremely-low income elderly households. With the understanding that people (age 62+) have fixed incomes and are often unable to pursue employment, it is this group of extremely-low income elderly households that is most in need of rental assistance so that these households may afford the costs of daily living and meet basic needs such as food and prescription drugs.

Further, 44 percent of households earning 0-80 percent of AMI pay more than 50 percent of their monthly gross income for housing costs. This problem primarily affects renter households earning 0-30 percent of AMI and who pay 50 percent of their income for rent and utilities, as well as for homeowner households earning between 30-80 percent of AMI who experience a cost burden or severe cost burden.

The second most common housing problem in the City is overcrowding. Of the households earning 0-80 percent of AMI, 2,670 or 11.6 percent are overcrowded, of which 1,600 or 60 percent are renter households—primarily 1,295 single family households earning less than 80 percent of AMI.

Are any populations/household types more affected than others by these problems?

For households earning 0-80% of AMI, 79 percent of large related households are cost burdened, of which 36 percent are renters and 43 percent are owners. Small related family households experienced the exact level of cost burden (79 percent), while only 38 percent of elderly households experience a cost burden. The approximately 62.4 percent of households containing at least one person over the age of 62 earn less than 80 percent of AMI.

Overcrowded housing conditions are more prevalent for small family related households than large related households. Of the 11,025 small family households in the City earning 0-80 percent of AMI, 1,915 or 17.4 percent are overcrowded. Of the 6,370 large related family households in the City earning 0-80 percent of AMI, 730 or 11.5 percent are overcrowded.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The leading indicators of risk for homelessness include extremely low income and housing cost burden. Tables 10 and 11 indicate the number of currently housed households with housing cost burdens more than 30 percent and 50 percent, respectively, by household type, tenancy, and household income. Based on the data in Table 10, 12,000 (83.7 percent) of households earning 0-50 percent of AMI in the City experience a cost burden. Of these households, 6,800 (56.7 percent) are renters and 5,200 (43.3 percent) are owners. Of the cost-burdened renter households, the majority are small related households (50.2 percent). The majority of cost-burdened renter households are extremely low-income households. According to Table 7, 5,030 of the 14,345 households earning less than 50 percent of AMI have one or more children 6 years old or younger.

In Palmdale, there are 3,565 elderly and single person households earning less than 80 percent of AMI that are cost burdened, including 1,750 such households who earn less than 30 percent of AMI and who, along with 4,575 small and large related households are the most at risk of homelessness.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The assessment of at-risk populations is based on ACS and CHAS data in the Consolidated Plan using HUD definitions for household types and housing problems.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

The leading indicators of risk for homelessness include extremely low income and housing cost burden. As discussed earlier, 35.5 percent of the 40,460 households in Palmdale earn less than 50 percent of AMI, with 7,325 households earning less than 30 percent of AMI and 7,020 households earning between 31-50 percent of AMI. The 0-50 percent income households are the most at risk of housing instability resulting from cost burden and a lack of supply of affordable housing, thus making these households more susceptible to homelessness.

Discussion

Based on the data presented in Tables 6-12, the most significant housing needs exist for an estimated 83.7 percent of households earning 0-50 percent of AMI, including 6,800 renter households and 5,200 owner households who pay more than 30 percent of their monthly gross income for housing costs.

Of the 8,175 cost-burdened renter households in Palmdale (households who pay more than 30 percent of their monthly gross income for housing costs), 905 households are extremely-low income elderly households. With the understanding that people (age 62+) have fixed incomes and are often unable to pursue employment, it is this group of extremely-low income elderly households that is most in need of rental assistance so that these households may afford the costs of daily living and meet basic needs such as food and prescription drugs.

To specifically address housing needs of the most vulnerable population segment, the City is placing a high priority on rental assistance for extremely-low income seniors (less than 30% of AMI) and may, subject to funding availability, allocate HOME funding for Tenant-Based Rental Assistance Projects in Action Plans during the 2015-2019 planning period. Pursuant to HUD Regulations at 24 CFR 91.225(d), the City of Palmdale certifies as part of its Action Plan(s) from 2015-2019 that the use of HOME funds for tenant-based rental assistance is an essential element of the 2015-2019 Consolidated Plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Further, 82.3 percent of households earning 0-50 percent of AMI pay more than 50 percent of their monthly gross income for housing costs. This problem primarily affects renter households earning 0-30 percent of AMI and who pay 50 percent of their income for rent and utilities, as well as for homeowner households earning between 30-80 percent of AMI who experience a cost burden or severe cost burden.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD requires all grantees to compare and assess the need for housing for any racial or ethnic group present in the community. A disproportionately greater need exists when the members of racial or ethnic group at an income level experience housing problems at a greater rate (10 percent or more) than the income level as a whole. For example, when evaluating 0-30 percent of AMI households, if 50 percent of the households experience a housing problem, but 60 percent or more of a particular racial or ethnic group of households experience housing problems, that racial or ethnic group has a disproportionately greater need. The housing problems identified in Tables 14-17 below are defined as:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower
3. Overcrowding: A household is considered to be overcrowded if there are more than 1.01 people per room.

Cost burden: A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,954	435	365
White	1,190	110	80
Black / African American	1,005	130	55
Asian	55	10	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	2,584	165	230

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,250	955	0
White	1,170	380	0
Black / African American	990	190	0
Asian	260	0	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,650	350	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,255	2,285	0
White	1,110	1,090	0
Black / African American	755	230	0
Asian	285	50	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,895	900	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,884	2,040	0
White	675	835	0
Black / African American	194	220	0
Asian	135	90	0
American Indian, Alaska Native	10	0	0
Pacific Islander	10	0	0
Hispanic	805	899	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four housing problems are:

1. Lacks complete kitchen facilities,
2. Lacks complete plumbing facilities,
3. More than one person per room,
4. Cost Burden greater than 30%

HUD Community Planning and Development Maps (CPD Maps)

The maps below illustrate the racial or ethnic composition of the City by Census Tract as reported in the 2007-2011 American Community Survey Estimates.

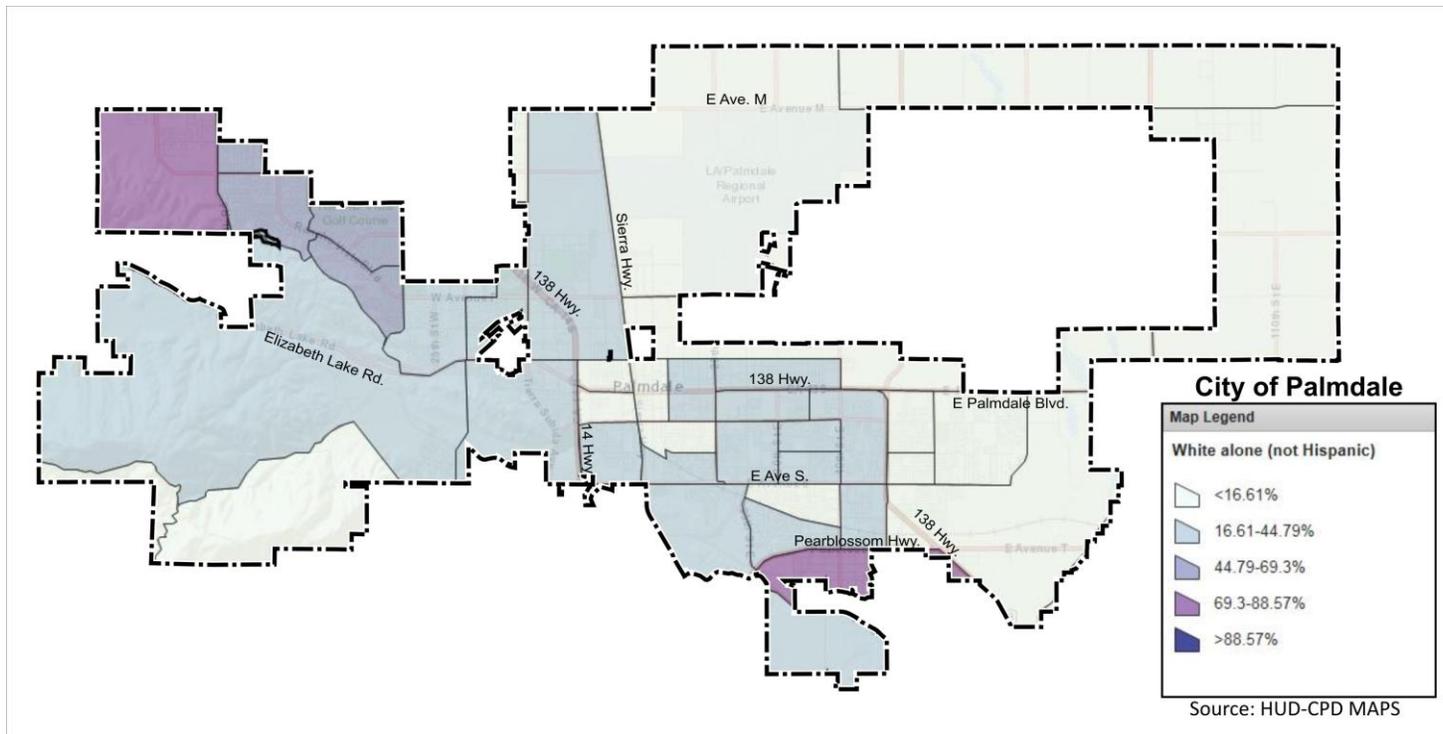


Figure 12: White alone (not Hispanic)

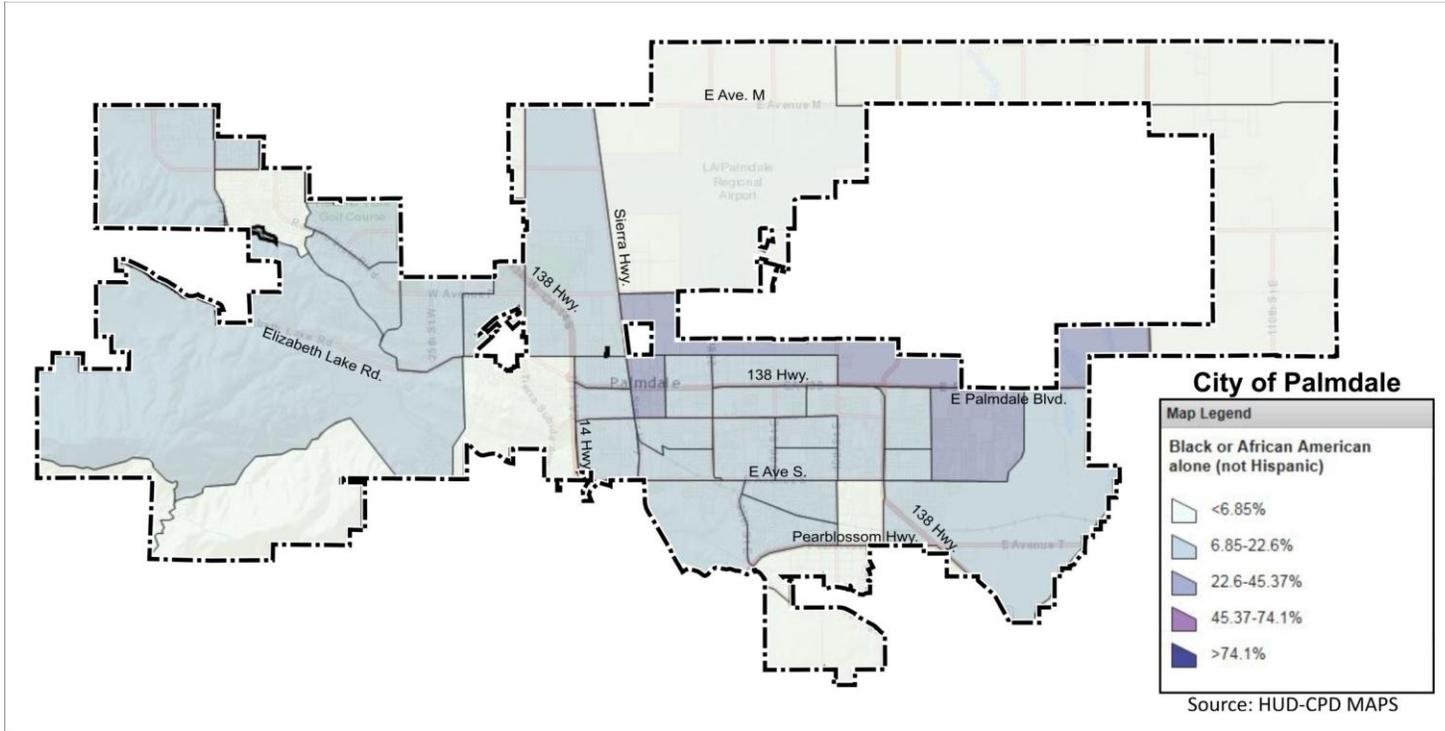


Figure 13: Black / African American

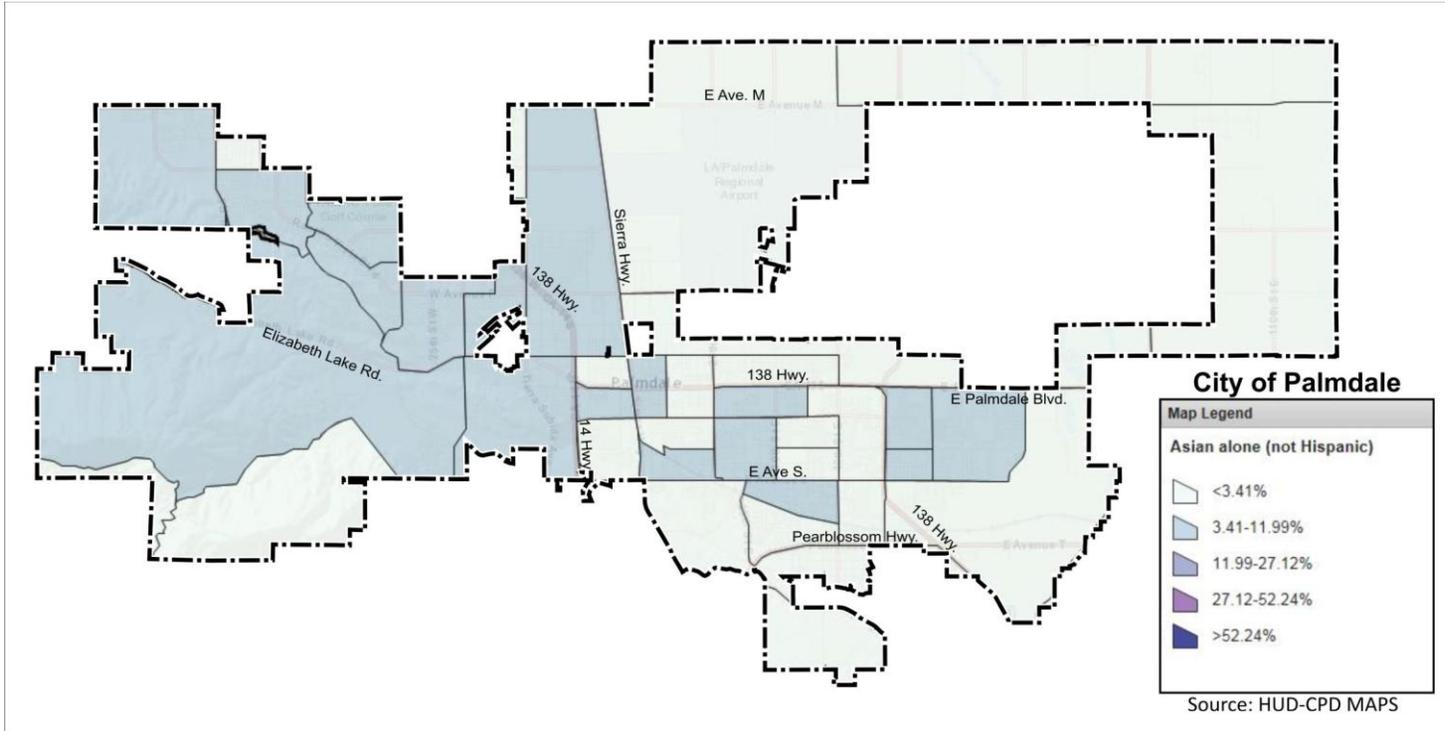


Figure 14: Asian

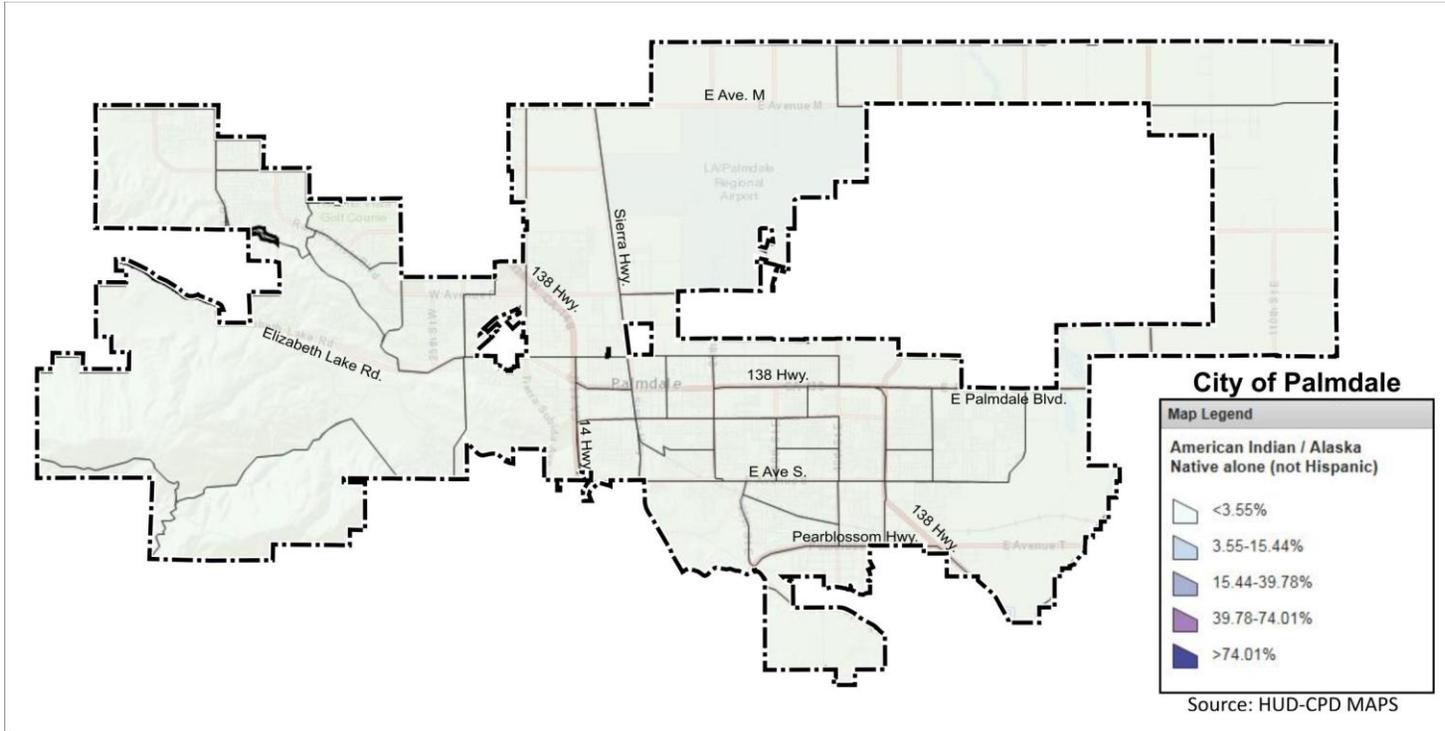


Figure 15: American Indian / Alaska Native

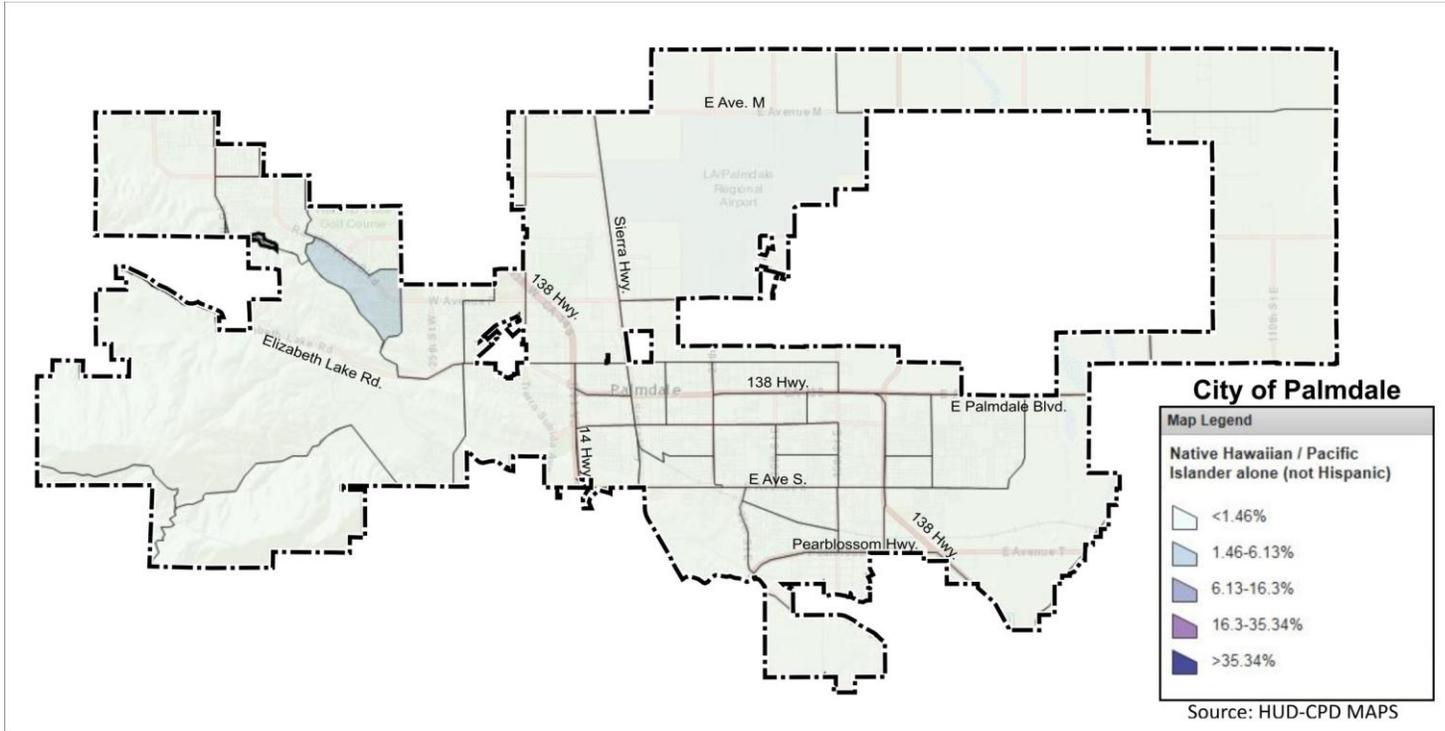


Figure 16: Native Hawaiian / Pacific Islander

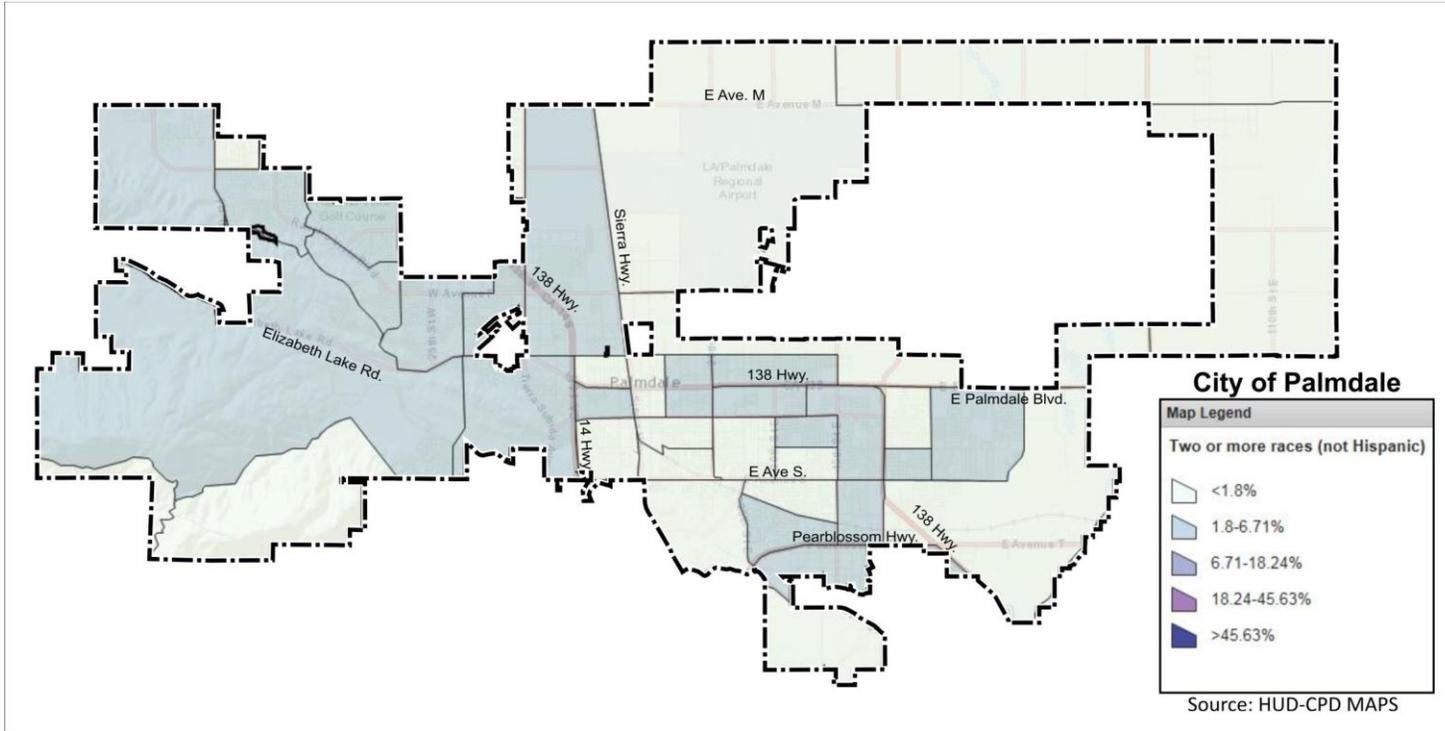


Figure 17: Two or more races

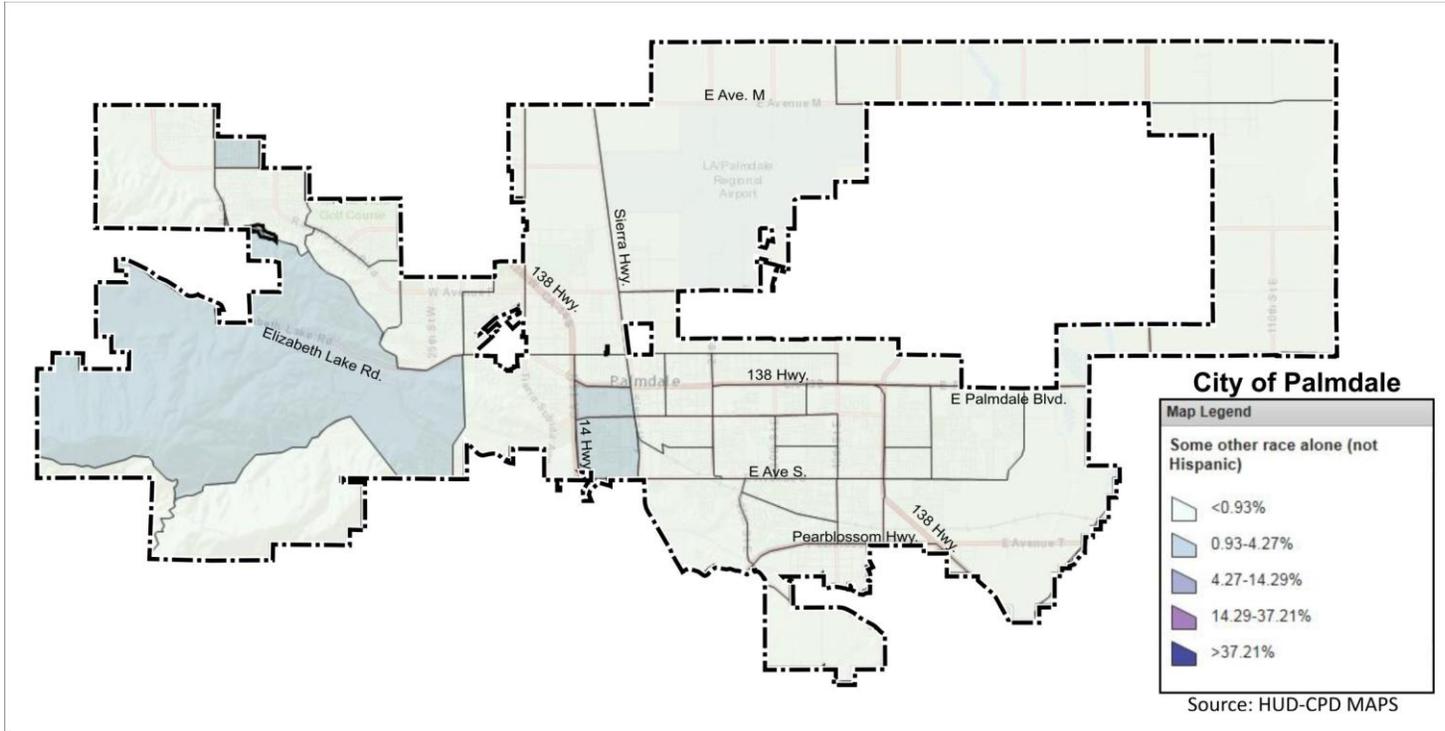


Figure 18: Some other race

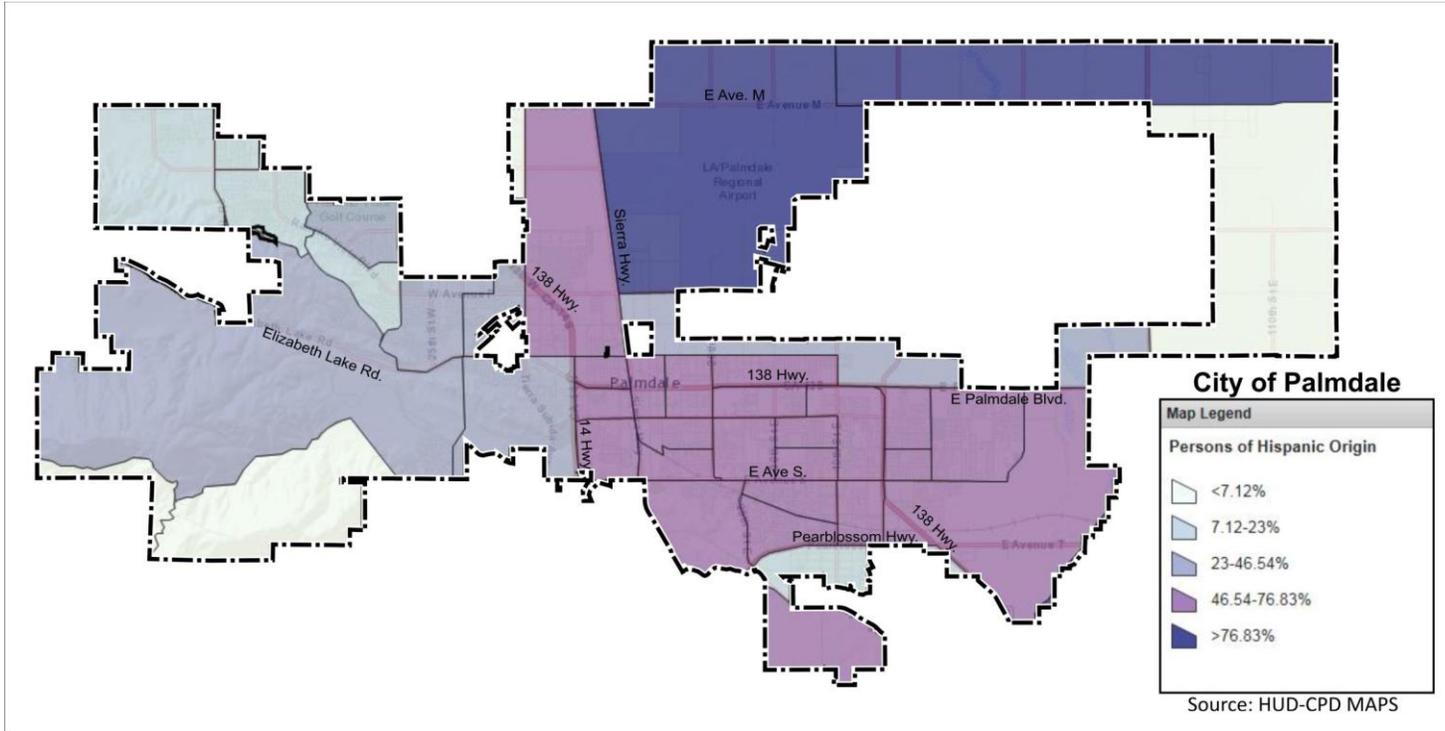


Figure 19: Hispanic

Discussion

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing housing problems:

- Pacific Islander households with incomes 80-100 percent of AMI
- American Indian / Alaska Native households with income from 0-30 percent and 80-100 percent of AMI
- Asian households with incomes 30-100 percent of AMI

Pacific Islander households with income 80-100 percent of AMI with housing problems represent 0.53 percent of all households of similar incomes with housing problems.

American Indian / Alaska native households with incomes 0-30 percent and 80-100 percent of AMI represent 0.51 percent of all households of similar incomes with housing problems.

Asian households with incomes 30-100 percent of AMI represent 5.49 percent of all households of similar income with housing problems.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205

(b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Assessing housing conditions in the City provides the basis for developing strategies to maintain and preserve the quality of the housing stock. The ACS defines a “selected condition” as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on the definition of selected conditions, Table 36 shows that 46 percent of owner-occupied households in the City have at least one selected condition and 58 percent of all renter-occupied households in the City have at least one selected condition.

Definitions

A substandard condition is one that affects the health and safety of a resident’s habitability. As defined by California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public. Following is a list of substandard conditions:

- Inadequate sanitation.
- Structural hazards.
- Any nuisance which endangers the health and safety of the occupants or the public.
- All substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition.
- Faulty weather protection.
- The use of construction materials not allowed or approved by the health and safety code.
- Fire, health and safety hazards (as determined by the appropriate fire or health official).
- Lack of, or inadequate fire-resistive construction or fire-extinguishing systems as required by the health and safety code, unless the construction and/or systems conformed to all applicable laws in effect at the time of construction and/or installation and adequately maintained.
- Inadequate structural resistance to horizontal forces.
- Buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.
- Inadequate maintenance which causes a building or any portion thereof to be declared unsafe.

‘Standard’ housing condition in the City of Palmdale is defined as being in conformance with the California State Health and Safety codes. For the purposes of the Consolidated Plan grant programs, a unit in substandard condition is considered suitable for rehabilitation provided that the estimated cost of rehabilitation does not exceed the estimated cost of reconstructing the unit.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,459	930	365
White	1,005	305	80
Black / African American	940	190	55
Asian	20	45	0
American Indian, Alaska Native	25	0	0
Pacific Islander	0	0	0
Hispanic	2,384	360	230

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,565	2,640	0
White	780	765	0
Black / African American	660	525	0
Asian	105	155	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,905	1,095	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,605	4,935	0
White	375	1,835	0
Black / African American	355	635	0
Asian	130	205	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,675	2,125	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	534	3,390	0
White	150	1,360	0
Black / African American	109	305	0
Asian	30	200	0
American Indian, Alaska Native	0	10	0
Pacific Islander	0	10	0
Hispanic	240	1,469	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 CHAS

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of severe housing problems relative to the percentage of all households in the given income category experiencing severe housing problems:

- American Indian / Alaska Native households with incomes 0-30 percent of AMI
- Black / African American households with incomes 80-100 percent of AMI

American Indian / Alaska native households with incomes 0-30 percent of AMI represent 0.56 percent of all households of similar income with severe housing problems.

Black/ African American households from 80-100% of AMI with housing problems represent 20.41 percent of all households of similar income with severe housing problems.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

HUD defines cost burden as the extent to which gross housing costs, including utility costs, exceeds 30 percent of a given household’s gross income. A household is considered severely cost burdened if gross housing costs, including utility costs, exceeds 50 percent of a household’s gross income.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	17,510	9,930	9,951	365
White	8,525	3,055	2,345	80
Black / African American	2,000	1,540	2,029	55
Asian	765	680	235	0
American Indian, Alaska Native	20	10	25	0
Pacific Islander	30	40	0	0
Hispanic	5,975	4,255	5,084	230

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Based on this analysis, 53.2 percent of Palmdale households experience either a cost burden or a severe cost burden. In fact, 26.6 percent of households experience a cost burden and 26.6 percent of households experience a severe cost burden, while 46.8 percent of households are not cost burdened or severely cost burdened. The following racial or ethnic groups were found to have a disproportionately greater cost burden or severe cost burden relative to the percentage of all households experiencing a cost burden or severe cost burden:

- 64.1 percent of Black / African American households experienced a cost burden or severe cost burden, which is a rate of 10.9 percent more than the City as a whole
- 54.46 percent of Asian households experienced a cost burden or severe cost burden, which is a rate of 1.26 percent more than the City as a whole

- 63.6 percent of American Indian / Alaskan Native households experienced a cost burden or severe cost burden, which is a rate of 10.4 percent more than the City as a whole
- 57.1 percent of Pacific Islander households experienced a cost burden, which is a rate of 30.5 percent more than the City as a whole
- 61.0 percent of Hispanic households experienced a cost burden or severe cost burden, which is a rate of 7.8 percent more than the City as a whole

Black / African American households experiencing a cost burden or severe cost burden represent 17.95 percent of all Black / African American households paying more than 30 percent of their gross income for housing costs.

Asian experiencing a cost burden or severe cost burden represent 4.60 percent of all Asian households paying more than 30 percent of their gross income for housing costs.

American Indian / Alaskan Native households experiencing a cost burden or severe cost burden represent 0.18 percent of all American Indian / Alaskan Native households paying more than 30 percent of their gross income for housing costs.

Pacific Islander households experiencing a cost burden represent 0.40 percent of all Pacific Islander households paying more than 30 percent of their gross income for housing costs.

Hispanic experiencing a cost burden or severe cost burden represent 46.97 percent of all Hispanic households paying more than 30 percent of their gross income for housing costs.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The following racial or ethnic groups had a disproportionately greater level of housing problems:

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing housing problems:

- Pacific Islander households with incomes 80-100 percent of AMI
- American Indian / Alaska Native households with income from 0-30 percent and 80-100 percent of AMI
- Asian households with incomes 30-100 percent of AMI

Pacific Islander households with income 80-100 percent of AMI with housing problems represent 0.53 percent of all households of similar incomes with housing problems.

American Indian / Alaska native households with incomes 0-30 percent and 80-100 percent of AMI represent 0.51 percent of all households of similar incomes with housing problems.

Asian households with incomes 30-100 percent of AMI represent 5.49 percent of all households of similar income with housing problems.

The following racial or ethnic groups had a disproportionately greater level of severe housing problems:

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of severe housing problems relative to the percentage of all households in the given income category experiencing severe housing problems:

- American Indian / Alaska Native households with incomes 0-30 percent of AMI
- Black / African American households with incomes 80-100 percent of AMI

American Indian / Alaska native households with incomes 0-30 percent of AMI represent 0.56 percent of all households of similar income with severe housing problems.

Black/ African American households from 80-100 percent of AMI with housing problems represent 20.41 percent of all households of similar income with severe housing problems.

If they have needs not identified above, what are those needs?

No other housing needs for these specific racial or ethnic groups were identified through consultation with stakeholders or through citizen participation.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Based on the data presented in section NA-15, there are 17,343 households in the City of Palmdale with incomes 0-100 percent of AMI who experience one or more of the four housing problems. According to Table 22 in section NA-25, 20,246 households or approximately 127 percent of all households with incomes between 0-100 percent of AMI with one or more housing problems are cost burdened (9,930 households), severely cost burdened (9,951 households) or that have no or negative income but that are presumed to have a cost burden (365 households).

Examination of CPD Maps (Figures 12-19) reveals the following for each of the racial or ethnic groups determined to have a housing problem or a severe housing problem:

- White: According to Figure 12, high concentrations of this race are located in the central and western regions of the City with most of these Census Tracts ranging from 16.61 - 44.79 percent; however, with a couple ranging as high as 69.3 – 88.57 percent.
- Black / African American: According to Figure 13, high concentrations of this race are located on the northern and central region of the City where a couple of Census Tracts range from 22.6 – 45.37 percent.
- Asian: According to Figure 14, higher concentrations of this race are located in the central and western regions of the City with most of these Census Tracts ranging from 3.41 – 11.99 percent.
- American Indian / Alaska Native: According to Figure 15, there are no concentrations of this race in any particular area of the City. Each of the City's Census Tracts are comprised of fewer than 3.55 percent American Indian / Alaskan Native people.
- Pacific Islander: According to Figure 16, there is only one Census Tract that is between 1.46 and 6.13 percent Native Hawaiian / Pacific Islander.
- Hispanic: According to Figure 17, high concentrations of this ethnicity are located in the central and northern regions of the City with most of these Census Tracts ranging from 46.54 – 76.83 percent; however, with a couple ranging more than 76.83 percent.

Based on the foregoing analysis of maps, none of these groups are isolated to one particular neighborhood in the City.

NA-35 Public Housing – 91.205(b)

Introduction

The Palmdale Housing Authority was formed in 1994 under State of California Housing Authority Law to actively improve existing neighborhoods, develop affordable housing opportunities and promote home ownership. The Palmdale Housing Authority does not administer Section 8 nor does it own HUD public housing developments.

The City is within the service area of the Housing Authority of the County of Los Angeles (HACoLA). Public housing and other assisted housing programs are part of the County’s efforts to address the affordable housing needs of low- and moderate-income families in Palmdale.

The data presented in tables below is for Palmdale. The narrative questions address the needs for the entire county, with specific references to the City of Palmdale. The data has been modified for data-specific to HACoLA public housing and Section 8 vouchers in Palmdale. HACoLA currently manages an active portfolio of nearly 3,000 public housing units and more than 21,000 Section 8 vouchers. Of that, 1,719 Section 8, tenant-based vouchers are located in Palmdale.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	22	0	0	1,719	0	1,719	41	13	4

Table 23 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Alternate Data Source Name:

HACoLA Public Housing and Section 8 Data

Data Source Comments:

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher	
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	14,723	0	0	14,089	0	14,089	12,835	16,803
Average length of stay	6	0	0	9	0	9	2	8
Average Household size	3	0	0	3	0	3	2	5
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	1	0	0	268	0	268	11	0
# of Disabled Families	22	0	0	857	0	857	20	8
# of Families requesting accessibility features	0	0	0	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Alternate Data Source Name:

HACoLA Public Housing and Section 8 Data

Data Source Comments:

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	427	0	427	9	10	1
Black/African American	0	0	0	1,197	0	1,197	16	4	4
Asian	0	0	0	11	0	11	0	0	0
American Indian/Alaska Native	0	0	0	12	0	12	0	1	0
Pacific Islander	0	0	0	3	0	3	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Race of Public Housing Residents by Program Type

Alternate Data Source Name:
HACoLA Public Housing and Section 8 Data
Data Source Comments:

Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers			Special Purpose Voucher		
				Total	Project - based	Tenant - based	Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	5	0	0	297	0	297	10	9	0
Not Hispanic	17	0	0	1,422	0	1,422	31	4	4

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 26 – Ethnicity of Public Housing Residents by Program Type

Alternate Data Source Name:

HACoLA Public Housing and Section 8 Data

Data Source Comments:

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity that is conducted by federal agencies or that receives financial assistance from a federal agency. A housing provider may not deny or refuse to sell or rent to a person with a disability and may not impose application or qualification criteria, rental fees or sales prices and rental or sales terms or conditions that are different than those required of or provided to persons who are not disabled. Further, housing providers may not require persons with disabilities to live only on certain floors, or to all live in one section of the housing. Housing providers may not refuse to make repairs, and may not limit or deny someone with a disability access to recreational and other public and common use facilities, parking privileges, cleaning or janitorial services or any services which are made available to other residents.

County-wide HACoLA has 204 accessible public housing units available for disabled residents, representing 6.3% of the total units in public housing developments. HACoLA has policies and procedures in place that are designed to provide assurances that all persons with disabilities, including applicants and current residents are provided with reasonable accommodations so that they may fully access and utilize HACoLA's housing programs related services.

The Housing Choice Voucher program gives families the flexibility to search for rental units on the open market that meet their disability related needs. In Palmdale, HACoLA estimates that 591 of the 1,642 households receiving a voucher have at least one member with a disability. HACoLA provides resources through its website and at all offices on services available to households with disabilities.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

HACoLA's primary goal is to fulfill the immediate needs of public housing residents: living in safe, decent and sanitary housing; and achieving self-sufficiency. The most pressing needs of residents include:

- Education support for youth
- Adult learning
- English as a Second language services
- Supportive services to special needs populations
- Workforce development
- Resident empowerment
- Public safety
- Social services

How do these needs compare to the housing needs of the population at large

The needs for additional services for county public housing residents align with the needs of low- and moderate-income households in Palmdale.

Discussion

According to Table 23, there are approximately 1,642 Section 8 Vouchers in use in the City of Palmdale, of which 100 percent are tenant-based Housing Choice Vouchers. There are 0 project-based vouchers in use and 45 special purpose vouchers.

According to Table 24, of the 1,642 Section 8 Vouchers held in Palmdale, 214 are held by elderly program participants age 62 or older and 71 program participants were literally homeless at the time they received their Section 8 Voucher.

The majority of the Section 8 Vouchers are held by families identified in Table 25 as Black / African American in terms of race (1,197 families) and the majority are non-Hispanic (1,364) according to Table 26.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

There are four federally defined categories under which individuals and families may qualify as homeless: 1) literally homeless; 2) imminent risk of homelessness; 3) homeless under other Federal statutes; and 4) fleeing/attempting to flee domestic violence.

According to the 2013 Annual Homeless Assessment Report (AHAR) to Congress, nearly a quarter of the nation's homeless population is in California and more than half of all homelessness exists in five states as of the 2013 PIT Count: California (22 percent), New York (13 percent), Florida (8 percent), Texas (5 percent) and Massachusetts (3 percent).

Los Angeles County has more than 10 million residents and a geographic area of 4,081 square miles that includes 88 cities. Homelessness is addressed regionally through the Continuum of Care (CoC) led by the Los Angeles Homeless Services Authority (LAHSA), a joint powers authority of the City and County of Los Angeles that coordinates and manages over \$70 million annually in federal, state, county and city funds for programs providing shelter, housing and services to men, women and children experiencing homelessness. The Los Angeles County Continuum of Care includes the entire county with the exception of the cities of Glendale, Pasadena and Long Beach, who administer and operate their own CoC systems. To facilitate planning and administration of services, LAHSA adopted eight regional Service Planning Areas (SPAs). The City of Palmdale is part of SPA 1 – Antelope Valley.

Nature and Extent of Homelessness in Los Angeles County vs. the National Average

To better understand the nature and extent of homelessness, every two years during the last 10 days of January, HUD requires communities across the country to conduct a comprehensive count of their homeless population. The most recent available data as of this writing is from the Point in Time Homeless Count (PIT Count) held on January 29-31, 2013. The 2013 PIT Count was unique from previous PIT Counts because it 1) was the nation's largest count of homeless individuals and families, covering approximately 4,000 square miles; 2) for the first time, it collected data on people who were literally homeless (i.e. living unsheltered on the streets, in a vehicle or other place not fit for human habitation, or in an emergency shelter or transitional housing program; and 3) it collected data on Los Angeles County's "Hidden Homeless", a subpopulation of homeless persons who were not counted during the street and shelter count.

2013 PIT Count Results

The 2013 PIT Count reported that 35,524 men, women and children are homeless in Los Angeles County on any given night. Overall, 2013 PIT Count illustrates a 15 percent increase in

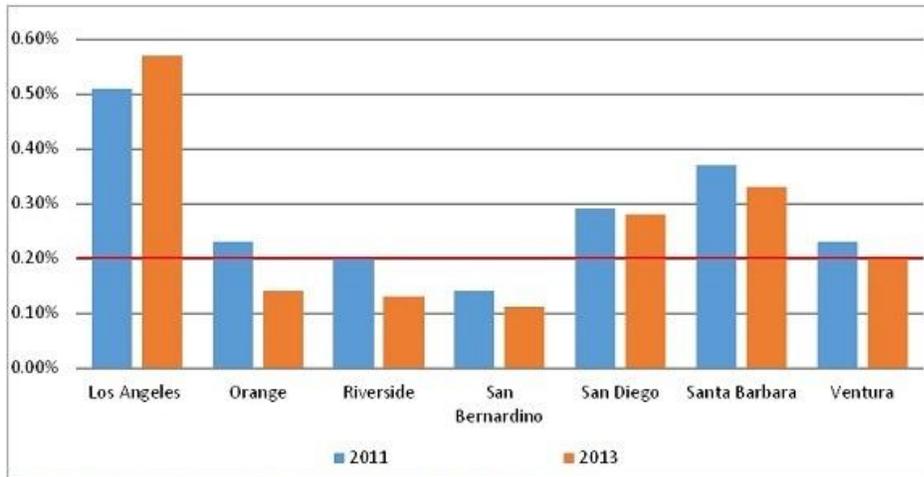
homelessness when compared to the 2011 PIT Count. The City of Palmdale is part of Service Planning Area (SPA) 1 – Antelope Valley. While data specific to the City of Palmdale is unavailable, the 2013 PIT Count reported that 393 people are homeless on any given night in SPA 1.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	199	194	0	0	0	0
Persons in Households with Only Children	0	25	0	0	0	0
Persons in Households with Only Adults	110	1,585	0	0	0	0
Chronically Homeless Individuals	17	532	0	0	0	0
Chronically Homeless Families	7	20	0	0	0	0
Veterans	25	206	0	0	0	0
Unaccompanied Child	0	25	0	0	0	0
Persons with HIV	3	15	0	0	0	0

Table 27 - Homeless Needs Assessment

Data Source
Comments:



Source: U.S. Department of Housing and Urban Development, 2013.

Figure 20: Changes in Homeless Rates in California Counties, 2011-2013

Year	Unsheltered	Sheltered	Total
2009	19,193	14,050	33,243
2011	17,740	16,882	34,622
2013	12,934	22,590	35,524

Table 28 - Los Angeles County Point-In-Time Homeless Counts

Indicate if the homeless population is Rural:	Has No Rural Homeless
---	-----------------------

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

A chronically homeless individual is an unaccompanied homeless individual (living in an emergency shelter or in an unsheltered location) with a disabling condition that has been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. Of the 549 homeless individuals that were reported as chronically homeless in SPA 1, 17 individuals were sheltered and 532 individuals were unsheltered.

Families with children include at least one household member age 18 or over and at least one household member under the age of 18. According to the 2013 PIT Count, there were 120 homeless families (393 people) with at least one adult and one child, comprised of 63 families (199 people) living in emergency or transitional shelters and 57 unsheltered families (194 people) in need of housing assistance.

Veterans are persons who have served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called up to active duty. The 2013 PIT Count revealed 25 sheltered veterans and 206 unsheltered veterans in SPA 1. Of these homeless veterans, data shows that 12 of them were female.

Unaccompanied youth are individuals under the age of 18 years old, who are presumed to be emancipated if they are unsheltered without an adult. According to the HUD's 2013 Continuum of Care Homeless Assistance Programs – Homeless Populations and Subpopulations report dates October 1, 2013, there were 101 unaccompanied youth who were sheltered and 716 unaccompanied youth who were unsheltered countywide. Of the 716 unaccompanied youth who were unsheltered countywide, the 2013 PIT Count reports that 25 were in SPA 1.

The 2013 PIT Count indicates that 626 homeless individuals in SPA 1 are severely mentally ill, meaning that they have mental health problems that are expected to be of long, continued and indefinite in duration and will substantially impair their ability to live independently. Of the 626 homeless individuals in SPA 1 that were reported as severely mentally ill, 49 individuals were sheltered and 577 individuals remained unsheltered.

The 2013 PIT Count indicates that there were 18 homeless people with HIV/AIDS in SPA 1. Of these, 3 people were sheltered and 15 people were unsheltered.

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2013 PIT Count results for SPA 1, there were 120 homeless families (393 people) with at least one adult and one child, comprised of 63 families (199 people) living in emergency or transitional shelters and 57 unsheltered families (194 people) in need of housing assistance. Based on this data, an additional 120 housing units that are affordable to extremely low-income households are needed to reduce the number of homeless families with children in SPA 1.

Veterans are persons who have served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called up to active duty. The 2013 PIT Count revealed 25 sheltered veterans and 206 unsheltered veterans in SPA 1. Of these homeless veterans, data shows that 12 of them were female. In SPA 1, an estimated 206 additional housing units that are affordable to extremely-low or low-income households are needed to reduce the number of homeless veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

The homeless population in Los Angeles County is generally comparable to national averages. The majority of homeless people nationally identified themselves as Black or White in terms of race. Of the 1,247 respondents who reported a race as compared to the distribution of races among the countywide population, 37 percent of the respondents identified themselves as White and 38 percent as Black/African American. People of Hispanic/Latino origin comprised 22 percent of the unsheltered homeless population.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2013 PIT Count, approximately 2,113 people were homeless in SPA 1, of which 309 or 14.6 percent were sheltered and 1804 or 85.4 percent were unsheltered. Countywide, approximately 22,590 people or 64 percent of Los Angeles County's homeless people were unsheltered and living in uninhabitable living environments including living on the streets, in vehicles or in tents. The proportion of sheltered and unsheltered homelessness is a difference of 21.4 percent in SPA 1, where SPA 1 has more unsheltered homeless in comparison to countywide statistics.

Of the 309 people who were sheltered in SPA 1, 226 or 73.1 percent were in emergency shelters and 83 or 26.9 percent were in transitional housing. This is in contrast to the countywide breakdown that includes 6,468 or 49.9 percent in emergency shelters, 6,487 or 50.1 percent in transitional housing including safe haven shelters—a form of supportive housing that serves hard-to-reach homeless persons with severe mental illness who come

primarily from the streets and have been unable or unwilling to participate in housing or supportive services.

Discussion:

The lack of affordable housing continues to be the primary factor of homelessness within the County and has led to high rent burdens, overcrowding, and substandard housing, which has not only forced many people to become homeless but has also put a growing number of people at risk of becoming homeless.

Since the inception of the Los Angeles CoC's "Bring L.A. Home!" campaign to end homelessness in 2002, the plan has been successful in focusing the County's limited resources on the most chronic segment of the homeless population but not in ending homelessness in Los Angeles County.

Before the CoC could begin to examine the results of the effort, the federal government performed a tactical reboot on the nation's plan to end chronic and veterans' homelessness in five years (2015), and family homelessness in ten years (2020). A year later in 2011, leaders in Los Angeles performed a reboot of their own ten-year plan to end homelessness and named it "Home For Good." With the knowledge gained from the "Bring L.A. Home" campaign, the L.A. CoC learned that helping "at-risk" households maintain housing is less costly and more effective than helping households obtain housing subsequent to becoming homeless.

For the next five years, the new plan recommends the following strategies to reduce homelessness throughout Los Angeles County:

- **Know who is homeless and what they need:** Conduct a count of every person living on the streets, shelters, or other places not fit for human habitation to understand the scope of homelessness in each community.
- **Create the housing and the services to help people thrive:** Create affordable housing units through new construction or rehabilitation of existing buildings and provide supportive services in permanent supportive housing that are critical to housing retention.
- **Shift to a Housing First System:** Housing First is a system through which homeless people are back in permanent housing in less than 30 days and there are few requirements for housing.
- **Get involved and get others involved:** Encourage others (individual of agency) to commit to partnering with other leaders to end chronic and veteran homelessness by 2016 and volunteer at local organizations.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City of Palmdale will consider allocating CDBG public service funding to various programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with HIV/AIDS and victims of domestic violence.

Describe the characteristics of special needs populations in your community:

Elderly and Frail Elderly: The U.S. Department of Housing and Urban Development (HUD) defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three “activities of daily living” including eating, bathing, or home management activities. Generally, elderly persons have lower incomes than the population at large. Based on 2007-2011 CHAS data, of the 8,820 households containing at least one elderly person, 62.4 percent (5,505) of households earn less than 80 percent of the Area Median Income in Palmdale.

Persons with Disabilities: HUD defines a disabled person as having a physical or mental impairment that substantially limits major life activities. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources. Additionally, persons with disabilities have high dependency on supportive services and may require accessibility modifications to accommodate their unique conditions. Based on ACS data, of the total Civilian Noninstitutionalized Population (109,647) in Palmdale, 14,231 persons have a disability. Of these persons, 18.4 percent are employed and 75.8 percent are unemployed.

Alcohol and Other Drug Addictions: Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Indicators of Alcohol and Other Drug Abuse Report for Los Angeles, Center for Applied Research Solutions, there were 560 admissions to alcohol and other drug treatment per 100,000 people in the County compared to the state average of 592 admissions in 2008. There were also 933 arrests for felony and misdemeanor drug offenses and 795 alcohol related arrests per 100,000 people in comparison to the state’s 910 drug arrests and 1,203 alcohol arrests in 2008.

HIV/AIDS: Human immunodeficiency virus infection (HIV) is a virus that weakens one's immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of the HIV infection. According to the 2013 Annual HIV Surveillance Report for Los Angeles County, there were 47,148 persons living with HIV and 27,314 persons living with AIDS at the end of 2013.

Victims of Domestic Violence: Domestic Violence includes, but is not limited to felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim as a spouse. In 2013, the Los Angeles County Sheriff's Department responded to a total of 886 calls related to domestic violence. Of these calls, 92 of these domestic incidents did not involve a weapon. However, 794 calls involved a weapon of which 8 involved a firearm, 25 involved a knife or cutting instrument, 82 involved other dangerous weapons and 679 involved personal weapons such as feet or hands.

What are the housing and supportive service needs of these populations and how are these needs determined?

To determine the level of need and types of services needed by special needs populations, the City conducted surveys, consulted with local service providers and reviewed ACS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation and job training provided for the purpose of facilitating a person's stability and independence.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no step thresholds, installation of ramps, grab bars, lowered countertops and accessible hardware. The needs of residents with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

For persons with special needs, the high cost of living in Los Angeles County makes it very difficult for to maintain a stable residence. Often these segments of the population rely on support services from various Los Angeles's non-profit organizations to avoid becoming homeless or institutionalized.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

There were 47,148 persons living with HIV and 27,314 persons living with AIDS in Los Angeles County at the end of 2013. The number of persons living with HIV/AIDS in the County has increased steadily since 2006. Males currently represent about seven out of eight (88 percent) persons living with HIV/AIDS in Los Angeles County. Three quarters (75 percent) of persons living with HIV/AIDS are 40 years or older. The median age of persons living with HIV/AIDS in Los Angeles County is 48 years. About 41 percent of persons living with HIV/AIDS in the County are Latino, 33 percent White, 20 percent African American, and 3 percent Asian/Pacific Islander.

Severe HIV is also known as Acquired Immunodeficiency Syndrome, or AIDS. The annual number of AIDS diagnoses in the County has decreased substantially from a high of approximately 4,131 cases in 1992 to 993 cases in 2011, according to the 2012 Annual HIV Surveillance Report. The annual number of AIDS cases decreased for all races/ethnicities in the last 10 years. The most dramatic decreases were among Whites, whose annual total dropped 58% from 571 cases in 2002 to 241 cases in 2011. Latino cases decreased 45 percent, from 805 in 2002 to 441 in 2011. The number of cases among Asian/Pacific Islanders fluctuated between 44 and 63 cases per year in 2002-2011.

Discussion:

Palmdale residents with special needs include, but are not limited to the elderly, frail elderly, severely mentally ill, developmentally disabled, physically disabled, persons with alcohol and other drug addictions, persons with HIV/AIDS and victims of domestic violence. Challenges these special needs populations face include low income and high housing costs. This segment of the population also struggles for a decent quality of life that includes basic necessities, adequate food and clothing and medical care.

In the last five years, the City of Palmdale provided CDBG public service funds for activities including those support services for the homeless, special needs and those living with HIV/AIDS.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

The City's need to construct new facilities or expand or renovate existing facilities continues to increase as the population expands. CDBG public facility projects that meet CDBG eligibility requirements align with the goals of the Strategic Plan, and address a CDBG National Objective will be considered for funding in the Annual Action Plans.

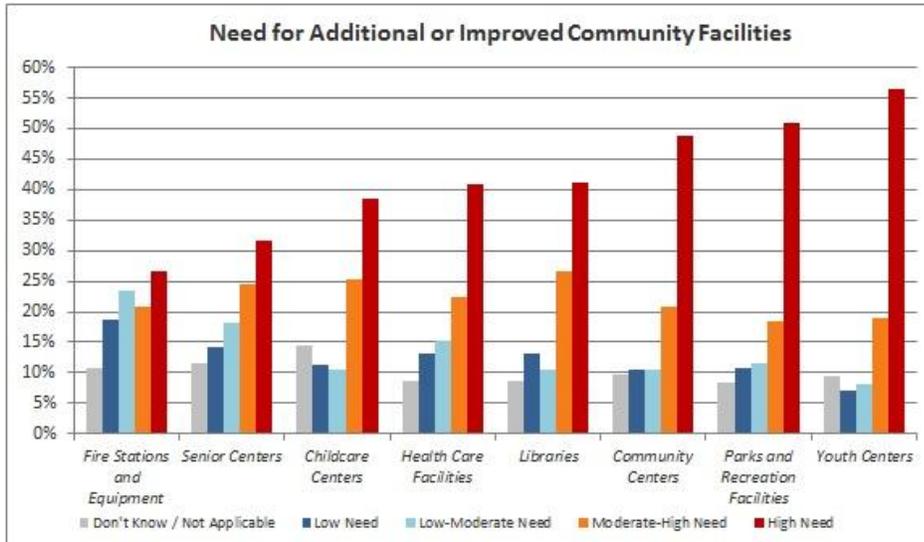
Within the Consolidated Plan, a goal has been established to improve public facilities used by low- and moderate-income residents and residents with special needs. Such projects may include the construction of new facilities, rehabilitation of existing facilities or expansion of existing facilities to better meet the needs of Palmdale residents. Such facilities include, but are not limited to youth centers, community centers, senior centers, parks and recreation facilities. In addition, the strategy includes the installation of infrastructure in support of affordable housing such as the Courson Connection Infrastructure project.

The City of Palmdale has the Palmdale Senior Center which serves as a resource to help direct seniors to valuable outside resources and programs and also offers high-quality programming to enrich the lives of seniors, including educational classes, exercise programs, art education, health promotion, transportation, counseling, and support functions. Additionally, the City has The Hammack Activity Center, a dedicated facility for youth, hosts a variety of youth programs.

Parks and recreational facilities serve an important role in a community. They provide opportunities for resident interaction, and improve the overall aesthetic of a neighborhood. Funds can be used to acquire land, build or improve playgrounds or buildings used primarily for recreation, and develop open spaces that will serve low to moderate-income areas. The City of Palmdale has sixteen City parks, including ten softball fields, eleven league baseball fields, twenty-four soccer fields, five volleyball courts, four swimming pools, eight basketball courts, several park playground areas, and two roller hockey rinks. The City considers parks and recreational facilities a low priority for residents.

How were these needs determined?

The needs identified for public facilities in the City were determined through citizen participation meetings and responses from the Consolidated Plan Survey. Within the Consolidated Plan, priority is given to facilities that primarily benefit low- income beneficiaries, particularly those with critically needed renovation or demonstrated need for expansion to accommodate the needs of low-income residents.



Source: City of Palmdale Consolidated Plan Survey, 2014.

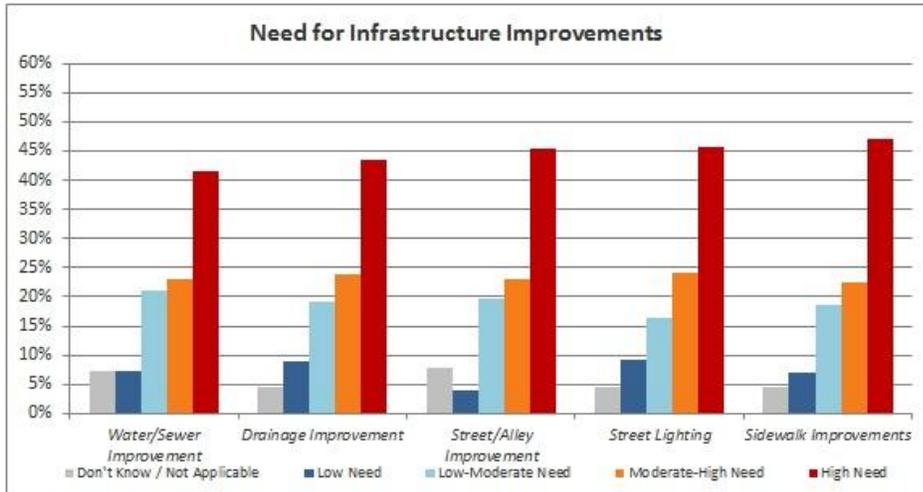
Figure 21: Need for Additional or Improved Community Facilities

Describe the jurisdiction’s need for Public Improvements:

The City has on-going needs for public improvements and follows a ten year Capital Improvement Plan (CIP) to meet those needs. The City has prepared and adopted a new Ten Year Plan (2009). The CIP includes various improvement programs for the downtown area, focus neighborhood improvements and ADA improvements, street lighting program, street improvements, Westside Branch Library improvements, and a Citywide ADA Compliance program. The ten year plan includes 54 general projects, 27 park projects, 100 street projects, 34 water and sewer projects and 97 traffic signal projects with an overall cost of approximately \$992 million. Public facilities improvements of this nature undertaken to benefit low- and moderate-income primarily residential CDBG Target Areas would be considered consistent with this Consolidated Plan.

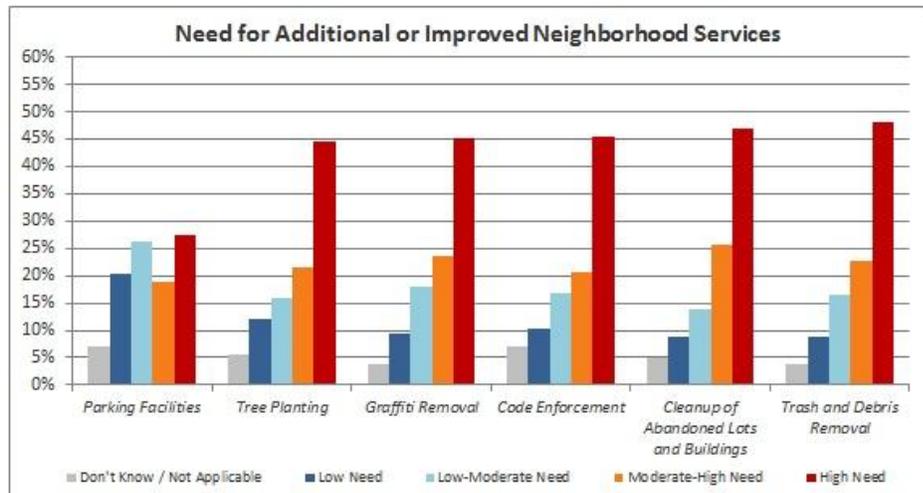
How were these needs determined?

The needs identified for public infrastructure improvements in the City were determined in consultation with the City of Palmdale Public Works Department. Respondents to the 2015-2019 Consolidated Plan Survey also indicated that improvements to sidewalks, streets and alleys are a high priority need.



Source: City of Palmdale Consolidated Plan Survey, 2014.

Figure 22: Need for Infrastructure Improvements



Source: City of Palmdale Consolidated Plan Survey, 2014.

Figure 23: Need for Additional or Improved Neighborhood Services

Describe the jurisdiction's need for Public Services:

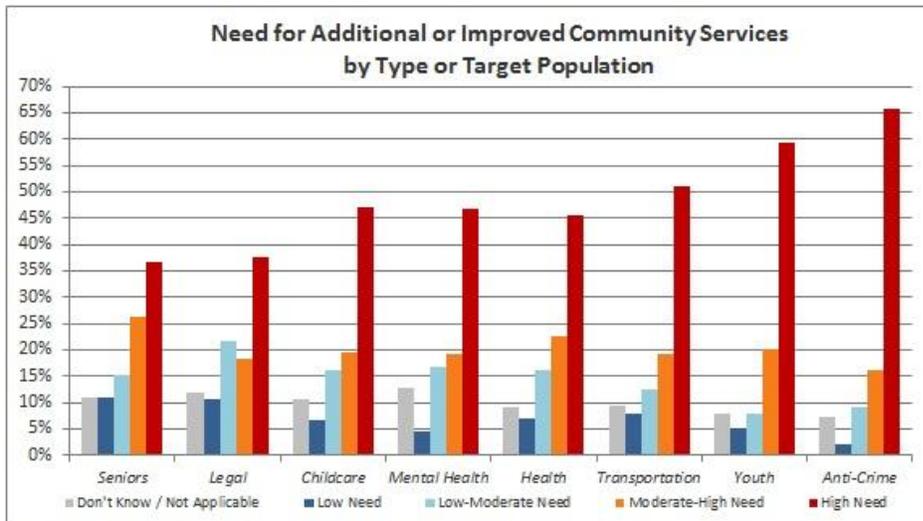
Public service activities are consistently ranked as a high priority by residents and other stakeholders. Pursuant to CDBG regulations, only 15 percent of the City's annual grant allocation (plus 15 percent of prior year program income) can be used for public service-type activities. The City proposes to focus funds on low- and moderate-income individuals and households at-risk of homelessness and those with special needs.

Palmdale residents rated youth activities as a high priority in the Consolidated Plan Survey. The City administers a number of youth programs through the Parks and Recreation Department. The Palmdale School District and the Antelope Valley Union High School District provide supportive programs as well. Local non-profits such as the Boys and Girls Club of the Antelope Valley provide services to the at-risk youth in the area. The City also feels the needs of at-risk youth are a high priority and will support programs that meet these needs using non-federal funds.

Palmdale residents rated anti-crime programs as a high priority in the Consolidated Plan Survey. Crime against persons or property is a concern for residents. With the assistance of the Los Angeles County Sheriff's Department, the City helps organize a network of neighborhood watch and business watch groups, operates a graffiti abatement program, and coordinates the Partners Against Crime (PAC) group. Since these programs are budgeted from other sources of funds, the City does not anticipate using CDBG public service funds for anti-crime programs.

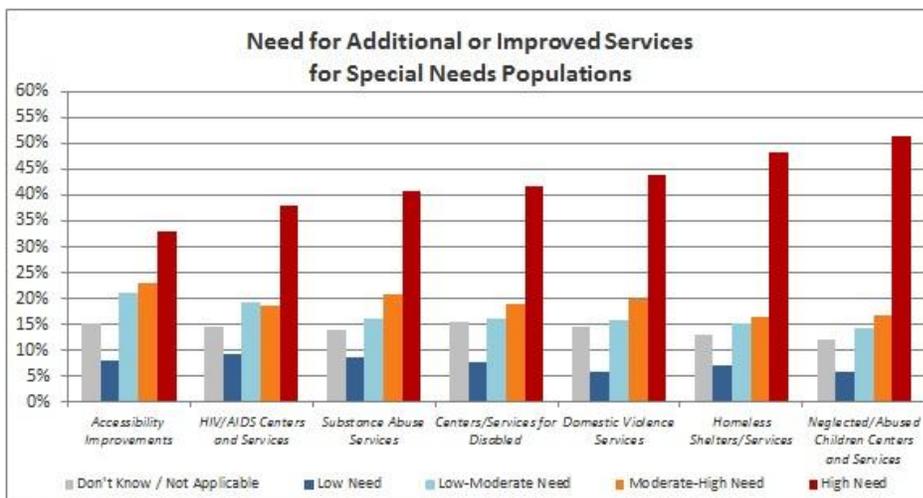
How were these needs determined?

Public service needs are based on the City's desire to ensure that high quality services are provided to residents to maintain a high quality of life and to promote the well-being of all Palmdale residents—particularly low- and moderate-income residents. As a result of the citizen participation and consultation process and in consideration of the local nonprofits and City Departments offering services, the City considers public services benefitting low- and moderate-income residents a high priority in the Consolidated Plan.



Source: City of Palmdale Consolidated Plan Survey, 2014.

Figure 24: Need for Additional or Improved Community Services by Type or Target Population



Source: City of Palmdale Consolidated Plan Survey, 2014.

Figure 25: Need for Additional or Improved Services for Special Needs Populations

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City analyzed existing housing market conditions in Palmdale in terms of housing supply, demand, condition and cost. Palmdale's housing stock primarily consists of single-family detached residential dwellings of three or more bedrooms, with approximately one quarter of the housing stock consisting of three or more bedroom rental units available in many different neighborhoods throughout the community.

In the decade between 2000 and 2011, the median home price in Palmdale increased by 100 percent from \$113,600 to \$227,300 and the median contract rent increased by 75 percent from \$551 to \$964 as median income increased by only 18 percent. As a result, Palmdale households have become increasingly cost-burdened. Data from 2007-2011 shows that there is an insufficient number of housing units affordable to people with incomes less than 30 percent of AMI.

Of the 22,970 households earning 0-80 percent of AMI in the City, 17,270 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 10,110 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 10,110 severely cost burdened households, 4,225 are renters. Of those severely cost burdened renter households, 4,125 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

According to Table 34 in Section MA-10, there are 14,345 housing units in the City of Palmdale affordable to households earning less than 50 percent of AMI. According to Table 7, there are 8,040 households in Palmdale who earn less than 50 percent of AMI, resulting in an estimated need for approximately 6,305 additional housing units that are affordable to households earning less than 50 percent of AMI.

In the last decade, the City has aggressively pursued opportunities to add to its inventory of 2,347 affordable rental housing units and continues to pursue affordable housing development; however, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment.

In light of scarce monetary resources available to create new affordable housing units and the continuing recovery of the Southern California housing market after the recent recession, housing affordability problems will become an increasingly difficult challenge to the community during the period of the 2015-2019 Consolidated Plan.

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to 2007-2011 ACS data, 85 percent of the City’s housing stock is comprised of single family housing (1-4 units). Multifamily housing (5+ units) accounts for only 12 percent of total housing units in the City and a majority of these dwelling units are in smaller multifamily structures containing fewer than 20 units. Mobile homes comprise 4 percent of the housing stock in the City.

The majority of the City’s ownership housing (93 percent) is comprised of larger units containing three or more bedrooms. In comparison, only 54 percent of the City’s rental housing is comprised of larger units. The tables below indicate the number of residential properties in the City by property type, unit size and tenure.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	35,753	80%
1-unit, attached structure	751	2%
2-4 units	1,312	3%
5-19 units	2,939	7%
20 or more units	2,253	5%
Mobile Home, boat, RV, van, etc	1,873	4%
Total	44,881	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	100	0%	197	2%
1 bedroom	142	1%	1,783	14%
2 bedrooms	1,652	6%	4,055	31%
3 or more bedrooms	25,552	93%	6,984	54%
Total	27,446	100%	13,019	101%

Table 30 – Unit Size by Tenure

Data Source: 2007-2011 ACS

Project	Address	Number of Units	Subsidy Type
Palmdale Gardens	38601 10th Street East, Palmdale, CA 93550	76 assisted	Purchased with conventional mortgage Section 8 contract renewed annually
Palmdale East Q	1000 East Avenue Q, Palmdale, CA 93550	90 assisted	Purchased with tax credit finance 2002 Section 8 contract renewed annually
Palmdale Desert Club Apartments	37902 North 20th Street, Palmdale, CA 93550	80 assisted	Purchased with tax credit finance Section 8 contract renewed annually
Village Garden Apartments	1020 East Avenue R, Palmdale, CA 93550	80 assisted	Section 8 contract renewed annually

Table 31 - Units at Risk of Conversion

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Use restrictions, as defined by State law, means any federal, state or local statute, regulation, ordinance or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

As of March, 2015, the City has a total of 2,021 affordable housing units that are not at risk of conversion to market rate housing. The 23 projects consist of a total of 2,191 units are restricted to low- and moderate-income households. Table 31 provides a description of the 156 assisted housing units in Palmdale that are considered at risk of potential conversion. In addition to the units shown in Table 31, there are two projects with a total of 156 units that are considered at risk of potential conversion. All multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, density bonus, or direct assistance programs, are included in Appendix C.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

HUD requires that the City undertake an analysis of federal, state and locally assisted housing units that may be lost from the City's affordable housing stock. The expiration of affordability restrictions on government assisted rental units is the typical reason of this potential loss. Much of the housing at-risk of conversion from affordable housing to market rate housing

is predominantly reserved for lower income households. There are 326 assisted units at risk of conversion as shown in Table 31.

Does the availability of housing units meet the needs of the population?

According to the 2007-2011 American Community Survey Estimates, there are 44,881 residential properties in Palmdale. Table 29 indicates that there are 43,008 residential properties (not including Mobile Home, boat, or RV units) available in the community. As shown in the following Housing Market Analysis section, extremely low-income households generally cannot afford to own or rent market rate housing and require assistance to obtain decent and affordable housing. A large percentage of households are at or below the area median income and experiencing a disproportionate housing need.

The City has a significant need for affordable housing. Currently, waiting lists for publicly assisted housing range from 2 to 4 years and Housing Choice Vouchers have a wait period of at least 8 years. In addition to challenges associated with housing affordability, housing conditions are also of concern. With more than 20 percent of the housing units older than thirty years of age, a large portion of the City's housing stock may need substantial rehabilitation, including roofing, plumbing, electrical, mechanical and structural repairs. The extent of housing needs in the City far exceeds the resources available to address those needs.

Describe the need for specific types of housing:

According to Table 34 in Section MA-15, there are 8,040 housing units in the City of Palmdale affordable to households earning less than 50 percent of AMI. According to Table 7, there are 14,345 households in Palmdale who earn less than 50 percent of AMI, resulting in an estimated need for approximately 6,305 additional housing units that are affordable to households earning less than 50 percent of AMI.

Discussion

The number and size of housing units in the City of Palmdale is sufficient for the number and type of households residing in the City according to the 2007-2011 ACS; however, housing affordability continues to be a challenge. During the period of the 2015-2019 Consolidated Plan from July 1, 2015 to June 30, 2020, the City will prioritize the development of additional affordable rental housing units and the preservation of both rental and ownership units that are currently affordable to low- and moderate-income households.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

One of the most important factors in evaluating a community's housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

Tables 32 and 33 indicate the median home value and contract rent (not including utility or other associated costs). These values are self-reported by residents through the U.S. Census American Community Survey.

Based on the reported housing costs, Table 34 indicates the number of units that are currently affordable to households at different levels of the HUD Area Median Family Income (HAMFI). It is important to note, that just because a unit is affordable to residents at that income level, it does not necessarily mean that a household at that income level is occupying the unit.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	113,600	227,300	100%
Median Contract Rent	551	964	75%

Table 32 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,452	11.2%
\$500-999	5,615	43.1%
\$1,000-1,499	3,864	29.7%
\$1,500-1,999	1,655	12.7%
\$2,000 or more	433	3.3%
Total	13,019	100.0%

Table 33 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	935	No Data
50% HAMFI	4,090	3,015
80% HAMFI	9,240	8,550
100% HAMFI	No Data	12,493
Total	14,265	24,058

Table 34 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	911	1,101	1,421	1,921	2,140
High HOME Rent	938	1,011	1,217	1,399	1,543
Low HOME Rent	738	791	951	1,100	1,228

Table 35 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

According to the 2007-2011 ACS data in Table 7, there are 14,345 low- and moderate-income households in Palmdale who earn less than 50 percent of AMI. According to CHAS data in Table 34, there are 8,040 housing units in the City that are affordable to low- and moderate-income households who earn less than 50 percent of AMI. Subtracting the 8,040 units that are affordable to low- and moderate-income households who earn less than 50 percent of AMI from the 14,345 low- and moderate income households who earn less than 50 percent of AMI in the City indicates a need for approximately 6,305 additional housing units that are affordable to households earning less than 50 percent of AMI.

Approximately 7,325 households earning less than 30 percent of AMI reside in the City; however, there are only approximately 935 dwelling units affordable to those at this income level; whereas all other income levels will not have difficulty finding affordable dwelling units. For example, there are 33,135 households earning greater than 30 percent AMI who reside in the City for approximately 37,388 dwelling units affordable to those at an income level of greater than 30 percent of AMI. The shortage of affordable units is most prevalent for extremely low income households.

Although a housing unit may be considered affordable to a particular income group, this does not necessarily mean that the unit is actually occupied by a household in that income group.

Therefore, the affordability mismatches are likely to be more severe than presented by the CHAS data.

How is affordability of housing likely to change considering changes to home values and/or rents?

The data presented in Tables 32 and 33 was sourced from 2007-2011 during a period of decline in the housing market that temporarily enhanced housing affordability in the City. As the housing market rebounds during the next five years, home values and rents are generally expected to rise, which will further exacerbate housing problems such as cost burden, severe cost burden and overcrowding—particularly for low- and moderate-income households.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The median contract rent according to 2007-2011 ACS data was \$964, which is slightly less than the Fair Market Rent for a one bedroom unit. According to data in Table 30, 16 percent of rental units have one or fewer bedrooms. According to data in Table 8, 1,515 renter households are overcrowded or severely overcrowded, which can be attributed to high rents as well as the lack of affordable units with three or more bedrooms.

To produce or preserve affordable rental housing units that carry a minimum HOME affordability period of 20 years, significant levels of subsidy are required. Taking only rents into consideration, an owner of a two bedroom unit would forego \$87,120 of operating income when renting the unit at Low HOME rent levels instead of Fair Market Rent.

Discussion

In the decade between 2000 and 2011, the median home price in Palmdale increased by 100 percent from \$113,600 to \$227,300 and the median contract rent increased by 75 percent from \$551 to \$964 as median income increased by only 18 percent. As a result, Palmdale households have become increasingly cost-burdened.

Data from 2007-2011 shows that there is an insufficient number of housing units affordable to people with incomes less than 30 percent of AMI. In light of scarce land and monetary resources available to create new affordable housing units and the continuing recovery of the Southern California housing market after the recent recession, housing affordability problems will become an increasingly difficult challenge to the community in the next five years.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Assessing housing conditions in the City provides the basis for developing strategies to maintain and preserve the quality of the housing stock. The ACS defines a “selected condition” as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on the definition of selected conditions, Table 36 shows that 46 percent of owner-occupied households in the City have at least one selected condition and 58 percent of all renter-occupied households in the City have at least one selected condition.

Definitions

A substandard condition is one that affects the health and safety of a resident’s habitability. As defined by California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public. Following is a list of substandard conditions:

- Inadequate sanitation.
- Structural hazards.
- Any nuisance which endangers the health and safety of the occupants or the public.
- All substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition.
- Faulty weather protection.
- The use of construction materials not allowed or approved by the health and safety code.
- Fire, health and safety hazards (as determined by the appropriate fire or health official).
- Lack of, or inadequate fire-resistive construction or fire-extinguishing systems as required by the health and safety code, unless the construction and/or systems conformed to all applicable laws in effect at the time of construction and/or installation and adequately maintained.
- Inadequate structural resistance to horizontal forces.
- Buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.
- Inadequate maintenance which causes a building or any portion thereof to be declared unsafe.

'Standard' housing condition in the City of Palmdale is defined as being in conformance with the California State Health and Safety codes. For the purposes of the Consolidated Plan grant programs, a unit in substandard condition is considered suitable for rehabilitation provided that the estimated cost of rehabilitation does not exceed the estimated cost of reconstructing the unit.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,707	46%	7,615	58%
With two selected Conditions	811	3%	1,326	10%
With three selected Conditions	0	0%	192	1%
With four selected Conditions	0	0%	69	1%
No selected Conditions	13,928	51%	3,817	29%
Total	27,446	100%	13,019	99%

Table 36 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	5,870	21%	1,601	12%
1980-1999	17,428	64%	7,141	55%
1950-1979	3,932	14%	3,876	30%
Before 1950	216	1%	401	3%
Total	27,446	100%	13,019	100%

Table 37 - Year Unit Built

Data Source: 2007-2011 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	4,148	15%	4,277	33%
Housing Units build before 1980 with children present	5,389	20%	2,874	22%

Table 38 - Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

	2009	2010	2011	2012	2013	Total
EBLLs	6	4	7	6	2	25
Cases	1	0	0	1	0	2

Table 39 - Number of Elevated Blood Lead Levels and Cases

Data Note for Table 39:

* EBLL's are defined as $\geq 9.5 \mu\text{g/dL}$, and are "Uniquely Identified" by year. Only the highest BLL is displayed per year per child. A child may be reported more than once across years, but only once per year. BLL's $<10 \mu\text{g/dL}$ not displayed.

Source for Table 39: Childhood Lead Poisoning Prevention Program Los Angeles County Dept. of Public Health.

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2,787	0	2,787
Abandoned Vacant Units	815	814	1,629

Table 40 - Vacant Units

Data Source: 2007-2011 ACS

Data Notes: According to the 2007-2011 ACS, 4,416 vacant units were reported in Palmdale. The majority of the vacant units were available for rent, for sale or for seasonal occupancy. An estimated 1,629 units were identified as "other vacant" units, typically include boarded up and abandoned units. The exact conditions of these units are unknown; therefore, half of these units are generally assumed to be suitable for rehabilitation. No information was available for REO/abandoned properties.

Need for Owner and Rental Rehabilitation

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income home owners who are generally not in a financial position to properly maintain their homes.

The age and condition of Palmdale's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.

According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:

- 4,148 or 15 percent of the 27,446 owner-occupied housing units in Palmdale were built 34 or more years ago (built prior to 1980)
- 17,428 or 64 percent of the 27,446 owner-occupied housing units in Palmdale were built between 15 and 34 years ago (built between 1980 and 1999)

- 4,277 or 33 percent of the 13,019 renter-occupied housing units in Palmdale were built 34 or more years ago (built prior to 1980)
- 7,141 or 55 percent of the 13,019 renter-occupied housing units in Palmdale were built between 15 and 34 years ago (built between 1980 and 1999)

According to CHAS data, 52 percent of Palmdale's low- and moderate-income owner-occupied households experience some form of housing problem. HUD defines housing problems as housing overcrowding, housing cost burden, or units that are lacking adequate kitchen or plumbing facilities. Low- and moderate income households are those households earning less than 80 percent of Area Median Income for Los Angeles County, adjusted for household size as published by HUD annually. In numbers, there are 12,640 low- and moderate-income owner-occupied households, of which 6,560 have a housing problem.

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all Palmdale residents have the opportunity to live in decent housing. Housing preservation is rated as a high priority need based on the demand for service reported by the City's Residential Rehabilitation Program staff and responses to the 2015-2019 Consolidated Plan Needs Assessment Survey.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Residents of any housing built before 1978 are considered to be at risk of containing some amount of lead-based paint. Older housing is more likely to have lead-based paint and the amount of lead pigment in the paint tends to increase with the age of the housing. The vast majority of Palmdale's housing stock (79 percent) was built after 1979, eliminating the residents of these homes from risk of lead-based paint hazards. Lead can cause severe damage in young children. It attacks the central nervous system, the neurological system, and can cause brain damage, IQ reduction, learning disabilities, decreased attention span, hyperactivity, growth inhibition, comas, seizures, and in some cases, death.

The most common source of child lead poisoning is exposure to lead-based paint (and lead-contaminated dust) in the child's home. Housing built before 1978 may contain some lead-based paint since the use of lead-based paint became illegal that year. Since the amount of lead

pigment in the paint tends to increase with a home's age, older housing is more likely to have lead-based paint hazards.

There are 8,425 housing units built before 1980 that may contain lead-based paint, of which 4,148 are owner-occupied units and 4,277 are renter-occupied units. There are 8,263 units built before 1980 with children present, including 5,389 owner-occupied units and 2,874 renter-occupied units. According to data presented in Table 7, 56.8 percent of Palmdale's households are low- and moderate income households. By extension, it could be estimated that 4,785 housing units with lead-based paint hazards may be estimated to be occupied by low- and moderate-income families. However, the majority of low- and moderate-income households live in the eligible CDBG Census Tract/Block Groups where the housing stock is generally older than that of the balance of the City.

Number of Children with Elevated Blood Levels of Lead

The State of California mandates lead screening for all children who participate in publicly funded health programs. In California, screening typically occurs at ages one and two years. A blood level of 10 µg/dL or higher was previously referred to as an "elevated blood level (EBL)." However, as it is now recognized that there is no safe level of lead, and adverse effects occur at levels below 10 µg/dL, an "elevated" blood lead level is no longer defined at a particular cut point. Therefore, categories indicating increased levels of exposure are presented here.

In accordance with State of California regulations, a "case" is defined as a child having a blood lead level equal to or greater than 20 µg/dL, or persistent levels between 15-19 µg/dL. Once a case is reported, the Los Angeles County Childhood Lead Poisoning Prevention Program is involved in the case management, as described below under the heading "Childhood Lead Poisoning Prevention Program (CLPP)."

The State records the number of children tested each year, the number of children with blood levels exceeding certain levels, and the number of reported cases. The chart below shows the number of children tested, BLLs indicating increased exposure, and cases in the City of Palmdale. Table 38 below provides these numbers for the prior five years.

Discussion

As noted in the needs assessment, a large share of owner and renter households experience at least one substandard housing condition. Based on the results of the Needs Assessment, the most prevalent condition is cost-burden – indicating that the housing stock is generally suitable for habitation. However, based on the age of the housing stock, a significant need exists for the preservation of older housing units occupied by low- and moderate-income households. The

City will continue to address this need through the implementation of programs designed to preserve the stock of affordable housing.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

As indicated in section NA-35, the Palmdale Housing Authority does not administer Section 8 and does not own HUD Public Housing. Palmdale is within the service area of the Housing Authority of the County of Los Angeles (HACoLA) for the purposes of Section 8 and Public Housing. The data presented in the tables below is for Palmdale and the narrative responses address the needs for the entire county, with specific references to the City of Palmdale.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
						Veterans Affairs Supportive Housing	Family Unification Program	Disabled *	
# of units vouchers available	22	0	0	1,719	0	1,719	41	13	4
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 41 – Total Number of Units by Program Type

Alternate Data Source Name:
HACoLA Public Housing and Section 8 Data
Data Source Comments:

Describe the supply of public housing developments: Not applicable.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Not applicable. There are no public housing developments in the City of Palmdale.

Public Housing Condition

Public Housing Development	Average Inspection Score
Not Applicable	N/A

Table 42 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Not applicable. There are no public housing developments or units in the City of Palmdale. The Housing Authority of Los Angeles County (HACoLA) inspects Housing Choice Voucher units to ensure they are up to standard and suitable for occupancy.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HACoLA's primary goal is to fulfill the immediate needs of public housing residents: living in safe, decent and sanitary housing; and achieving self-sufficiency. HACoLA meets these needs by providing the following services to its residents year round:

Educational Partnerships, which builds and coordinates productive partnerships with educational institutions. The program supports the residents in a variety of ways including English as a Second Language instruction, homework assistance, arts and crafts activities, and more. Students are able to receive real-life experiences in a variety of fields including after-school education, social services, criminal justice, the arts, human resources, information technology, and various fields of research.

Resident Services Programs provide supportive services to youth, families, seniors, and residents with disabilities within the public housing communities including youth development, education and literacy, resident empowerment, senior services, and workforce development.

Family Learning Centers address the need for education, literacy, and after-school programming in public housing. The centers, located at several large public housing developments provide after-school programs, adult education, training, technology, and other classes.

Resident Opportunities and Self-Sufficiency (ROSS) Program grants from HUD have allowed the HACoLA to offer several programs, including the ROSS Family Grant, ROSS Family Self Sufficiency, and the ROSS Elderly and Persons with Disabilities Grants.

The Community Policing Program (CPP) provides onsite Community Policing Teams throughout the County of Los Angeles. The CPP ensures that HACoLA's housing developments are safe for our residents. A fulltime Los Angeles Sheriff's Department (LASD) Sergeant, 4 Deputies, and a part-time Operations Assistant implement the community policing program at all HACoLA sites,

along with two fulltime Long Beach Police Department (LBPD) officers. The result has been a 72% reduction in crime at the sites and an increase in the quality of life for public housing residents, since program inception.

The Juvenile Justice Crime Prevention Act (JJCPA) Program provides prevention and intervention services for at-risk youth and their families at 4 housing sites. The JJCPA program provides prevention and intervention services for youth at the four (4) large housing sites: Carmelitos, Nueva Maravilla, Harbor Hills, and South Scattered Sites. These housing developments hold summer programs and back-to-school events such as camping, other outdoor adventures, and a summer reading program. JJCPA non-profit partners also provide gang intervention, parenting, substance abuse prevention, and gender-specific services.

Discussion:

HACoLA is well-positioned to maintain and expand the supply of affordable housing units in the City of Palmdale and throughout Los Angeles County through its partnerships with the State of California, Los Angeles County Community Development Commission, the City of Palmdale and other cities throughout the County.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Los Angeles County has implemented policy and program changes aimed at ensuring homeless persons in Los Angeles County are rapidly housed and offered an appropriate level of support services to meet their circumstances and keep them stably housed. Between 2013 and 2014, a total of 25 shelter (e.g. emergency, transitional and seasonal/overflow) beds were removed from the Homeless Inventory Count (HIC). In contrast, 12 permanent supportive housing beds were added to the HIC.

This increase in permanent supportive the housing for the most vulnerable populations is attributed to Los Angeles County homeless service providers re-tooling their programs and shifting their focus to moving people quickly into permanent supportive housing throughout the County, homelessness can be significantly reduces and the quality of life of our residents, especially those precariously housed or homeless can be improved.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	1,155	3,414	2,976	4,145	0
Households with Only Adults	2,762	0	4,937	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	91	0	12	0	0

Table 43 - Facilities and Housing Targeted to Homeless Households

Data Source
Comments:

HUD's 2014 Continuum of Care Homeless Assistance Programs Homeless Inventory Count Report dated October 28, 2014.

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

In California, the primary programs for assisting families in poverty are CalWORKS, CalFresh, and Medi-Cal. Together, these programs provide clients with employment assistance, discounted food, medical care, child care, and cash payments to meet basic needs such as housing and transportation. A short description of each is provided below.

CalWORKs

The California Work Opportunities for Kids (CalWORKs) program provides financial assistance and Welfare-to-Work services to California families with little to no cash. Through this program these needy families may be eligible to receive immediate short-term help with housing, food, utilities, clothing or medical care. Child care is also available through this program.

CalFresh Program

Formerly the Food Stamps Program, CalFresh is a nutritional assistance program that provides Electronic Benefit Transfer Cards to people on public assistance to purchase food and other essential items.

Medi-Cal

The Medi-Cal program provides health coverage for people with low income and limited ability to pay for health coverage, including the aged, blind, disabled, young adults and children, pregnant women, persons in a skilled nursing or intermediate care home, and persons in the Breast and Cervical Cancer Treatment Program (BCCTP). People receiving federally funded cash assistance programs, such as CalWORKs (a state implementation of the federal Temporary Assistance for Needy Families (TANF) program), the State Supplementation Program (SSP) (a state supplement to the federal Supplemental Security Income (SSI) program), foster care, adoption assistance, certain refugee assistance programs, or In-Home Supportive Services (IHSS) are also eligible.

CDBG, HOME, and ESG-Funded Activities

Congress designed the CDBG, HOME and ESG programs to serve low-income people, some of which may meet the federal poverty definition, and at least 51 percent of whom are low- and moderate-income individuals and families. At least 70 percent of all CDBG funds must be used for activities that are considered under program rules to benefit low- to moderate-income persons. Additionally, every CDBG activity must meet one of three national objectives: 1) benefits low- and moderate-income persons (at least 51 percent of the beneficiaries must be low- to moderate-income; 2) addresses slums or blight, or 3) meets a particularly urgent community development need.

Under the HOME Investment Partnerships Program (HOME), households must earn no more than 80 percent of the Area Median Income (AMI), adjusted for household size, to be eligible for assistance. Furthermore, 90 percent of a HOME Participating Jurisdiction's (PJ's) annual HOME allocation that is invested in affordable rental housing must go to assist households earning no more than 60% of AMI.

The Emergency Solutions Grant (ESG) program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of the shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs.

The County's ESG program is administered through its Continuum of Care provider Los Angeles Homeless Services Authority (LAHSA), LAHSA provides leadership, advocacy, planning and management of program funding for a vast network of local, non-profit agencies with missions to help people leave homelessness permanently. These agencies are dedicated to providing as much assistance as possible, including emergency shelter, to help homeless persons with housing, case management, counseling, advocacy, substance abuse programs, and other specialized services.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

For many Los Angeles County residents, the first entry into the CoC is through an emergency shelter, where individuals and families obtain emergency housing and supportive services directed to getting people off the streets and into a safe environment. The next component of the CoC is transitional housing, designed as short-term housing for up to two years, where persons move into a more stabilized housing arrangement than an emergency shelter. The final component of the CoC is permanent housing, both with and without supportive services. The ultimate goal of the CoC system is to move people toward housing alternatives where they are able to reside permanently in safe and sanitary housing

Appendix C provides a list of different facilities and service agencies in Los Angeles County that serve the homeless and those at risk of becoming homeless.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include, but are not limited to, the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City of Palmdale will consider allocating CDBG public service funding to various programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with HIV/AIDS and victims of domestic violence.

The U.S. Department of Housing and Urban Development (HUD) defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three activities of daily living including eating, bathing, or home management activities. Generally, elderly persons have lower incomes than the population at large. Based on 2007-2011 CHAS data, of the 5,990 households containing at least one elderly person, 58 percent (3,450) households earn less than 80 percent of the Area Median Income in Palmdale.

HUD defines a disabled person as having a physical or mental impairment that substantially limits major life activities. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources. Additionally, persons with disabilities have high dependency on supportive services and may require accessibility modifications to accommodate their unique conditions. Based on ACS data, of the total Civilian Noninstitutionalized Population (109,647) in Palmdale, 14,231 persons have a disability. Of these persons, 18.4 percent are employed and 75.8 percent are unemployed.

Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Indicators of Alcohol and Other Drug Abuse Report for Los Angeles California, Center for Applied Research Solutions, there were 560 admissions to alcohol and other drug treatment per 100,000 people in the County compared to the state average of 592 admissions in 2008. There were also 933 arrests for felony and misdemeanor drug offenses and 795 alcohol related arrests per 100,000 people in comparison to the state's 910 drug arrests and 1,203 alcohol arrests in 2008.

Human immunodeficiency virus infection (HIV) is a virus that weakens one's immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of the HIV infection. According to the 2013 Annual HIV Surveillance Report for Los Angeles County, there were 47,148 persons living with HIV and 27,314 persons living with AIDS at the end of 2013.

Domestic Violence includes, but is not limited to felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim as a spouse. In 2013, the Los Angeles County Sherriff's Department responded to a total of 886 calls related to domestic violence. Of these calls, 92 of these domestic incidents did not involve a weapon. However, 794 calls involved a weapon of which 8 involved a firearm, 25 involved a knife or cutting instrument, 82 involved other dangerous weapons and 679 involved personal weapons such as feet or hands.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

To determine the level of need and types of services needed by special needs populations, the City conducted surveys, consulted with local service providers and reviewed ACS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation and job training provided for the purpose of facilitating a person's stability and independence.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no step thresholds, installation of ramps, grab bars, lowered countertops and accessible hardware. The needs of residents with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

For persons with special needs, the high cost of living in Los Angeles County makes it very difficult for to maintain a stable residence. Often these segments of the population rely on support services from various Los Angeles's non-profit organizations to avoid becoming homeless or institutionalized.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Persons with special needs, such as the elderly and those with disabilities, must also have access to housing in the community. Community care facilities provide a supportive housing environment to persons with special needs in a group setting. According to the California Department of Social Services Community Care Licensing Division, the majority of community

care beds in Palmdale (160) are for elderly persons ages 60 or above. There are also (190) community care beds for adults between ages 18-59 and (22) for youth below the age of 18 at small family homes and group homes.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

See below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During the 2015-2019 Consolidated Plan period, the Strategic Plan calls for the City to use CDBG funds to provide special needs services including, but not limited to those concerned with disabilities, domestic violence, substance abuse and HIV/AIDS. Special needs services are not included in the 2015-2016 Annual Action Plan because the City did not receive any applications from qualified subrecipients offering services to special needs populations in Palmdale.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Palmdale are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing in Palmdale and throughout Southern California in general. Based on evaluation of 2007-2011 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 30 percent of AMI. Of the 14,345 households earning 0-50 percent of AMI in the City, 12,000 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 8,320 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 8,320 severely cost burdened households, 4,125 are renters. Of those severely cost burdened renter households, 14,345 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless. Consistent with available data, responses to the 2015-2019 Consolidated Plan Needs Assessment Survey indicate a high need for additional affordable housing in Palmdale.

In the last five years, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The City places a high priority on non-housing community development needs including those associated with public facilities improvements (ADA improvements) and infrastructure improvements. During the implementation of the 2015-2019 Consolidated Plan, the City will use CDBG funds to address these needs and provide a suitable living environment for low- and moderate-income people by installing accessibility features to ensure that public buildings and sidewalks are accessible to all persons. Barriers to accessibility were identified at various public facilities and sidewalks including but not limited to, building entrances that are not wheelchair accessible, service counters that are not wheelchair accessible, lack of ADA compliant door hardware, restrooms lacking wheelchair accessible lavatories, fixtures and ADA compliant water closets, ramps and steps lacking ADA compliant handrails, drinking fountains that are not wheelchair accessible and non-ADA compliant signage. The assessment also revealed the need for the installation of infrastructure in support of affordable housing.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	696	12	2	0	-2
Arts, Entertainment, Accommodations	5,426	3,533	13	15	2
Construction	2,113	580	5	2	-3
Education and Health Care Services	5,810	2,551	14	11	-3
Finance, Insurance, and Real Estate	2,759	783	7	3	-4
Information	1,723	469	4	2	-2
Manufacturing	5,929	6,806	15	29	14
Other Services	3,301	2,150	8	9	1
Professional, Scientific, Management Services	3,064	818	8	3	-5
Public Administration	0	0	0	0	0
Retail Trade	6,059	5,293	15	22	7
Transportation and Warehousing	1,473	316	4	1	-3
Wholesale Trade	1,899	239	5	1	-4
Total	40,252	23,550	--	--	--

Table 44 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	65,540
Civilian Employed Population 16 years and over	56,738
Unemployment Rate	13.43
Unemployment Rate for Ages 16-24	24.20
Unemployment Rate for Ages 25-65	8.14

Table 45 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	9,627
Farming, fisheries and forestry occupations	2,920
Service	6,573
Sales and office	14,992
Construction, extraction, maintenance and repair	6,870
Production, transportation and material moving	4,516

Table 46 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	26,259	49%
30-59 Minutes	10,201	19%
60 or More Minutes	17,128	32%
Total	53,588	100%

Table 47 - Travel Time

Data Source: 2007-2011 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	10,150	1,684	6,308
High school graduate (includes equivalency)	11,240	1,755	5,341
Some college or Associate's degree	16,930	1,792	5,460
Bachelor's degree or higher	9,024	633	1,618

Table 48 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	328	1,277	2,628	4,480	1,957
9th to 12th grade, no diploma	3,618	2,981	3,661	3,115	1,035
High school graduate, GED, or alternative	5,702	5,189	5,085	8,062	2,844
Some college, no degree	5,956	5,290	5,049	8,316	1,782
Associate's degree	716	1,340	1,617	2,658	565
Bachelor's degree	574	1,585	1,814	4,455	803
Graduate or professional degree	64	526	757	2,138	504

Table 49 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	22,504
High school graduate (includes equivalency)	29,570
Some college or Associate's degree	38,547
Bachelor's degree	50,523
Graduate or professional degree	73,599

Table 50 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Palmdale is home to a variety of companies and industries. The key industry clusters in the City include arts, entertainment, accommodations, education and health care services, manufacturing and retail trade. According to 2011 Longitudinal Employer Household Dynamics (LEHD) data, the major employment sectors in the City of Palmdale included arts, entertainment, accommodations (3,533 jobs) education and health care services (2,551 jobs), manufacturing (6,806 jobs) and retail trading (5,293 jobs).

Currently, the most important industry for Palmdale is the aerospace industry. However, in recent times, other manufacturing companies have relocated to Palmdale seeking more affordable land, proximity to Palmdale Airport, and special tax breaks. A number of world class corporations and manufacturing firms have made Palmdale home, helping to diversify the local economy. Delta Scientific, a world leader in high strength vehicle barrier systems, supplying protection for many federal, state and local buildings, and a prime supplier to the military and U.S. State Department for embassies and other installations worldwide, and US Pole, a major manufacturer of street lighting poles, are major anchor tenants in the Fairway Business Park. Palmdale is also home to Don Babb's, The Model A Ford Company, which became Classic Manufacturing and Supply, builder of exact reproduction and custom steel bodies and parts for hot rods and customs.

Describe the workforce and infrastructure needs of the business community:

Referring to itself as the “aerospace capital of the United States”, the business community in Palmdale relies on a highly educated workforce. A diverse group of leading employers in aerospace industry, aftermarket automotive, healthcare, professional services, transportation, education, research, manufacturing and retail in Palmdale benefit from the generally low cost of doing business in Palmdale as a result of access to cost-effective transportation and Palmdale Federal Foreign Trade Zone which grants special tax breaks for companies that have relocated to Palmdale.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

According to a U.S. Census report released in September 2009, Palmdale has the longest average commute time in the United States at 41.5 minutes. This is attributed in-part to a significant portion of the workforce that is commuting outside of the Antelope Valley to Los Angeles, San Bernardino and Ventura for employment.

Two major transportation plans are currently under consideration at various levels of state and local government that - if constructed - may significantly reduce commute times for members of the workforce traveling outside of the City to other areas for work and may also bring new businesses and jobs to Palmdale and the region.

High Speed Rail

Established in 1996, the California High-Speed Rail Authority is charged with the planning, design, construction and operation of a state-of-the-art high-speed train system. The proposed system stretches from San Francisco, Oakland and Sacramento in the north -- with service to the Central Valley -- and then to Palmdale and Los Angeles, and eventually San Diego in the south.

With bullet trains operating at speeds of up to 220 miles per hour, the express travel time from downtown San Francisco to Los Angeles would be approximately two and a half hours. Intercity travelers and longer-distance commuters would benefit from a transportation system designed to connect with existing rail, air and highway systems.

High Desert Corridor

The High Desert Corridor (HDC) project proposes the construction of a new, approximately 63-mile, east-west freeway/expressway linking State Route 14 with SR-18 to create an east/west freeway between Palmdale and Interstate 15 in San Bernardino County. This new freeway/expressway connection would link some of the fastest residential, commercial and industrial growth areas in Southern California to increase commerce, accommodate residential growth and promote safe, efficient travel.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to Table 48, there are 53,208 Palmdale residents in the civilian labor force, including 47,344 employed and 5,864 unemployed. Palmdale's workforce includes 12,955 people with a high school diploma or equivalent (24.3 percent), 18,722 with some college (35.2 percent) and 10,290 (19.3 percent) with a bachelor's degree or higher level of educational attainment. The skills and education of the current workforce in Palmdale correspond to the employment opportunities in the City. Although there are a variety of job opportunities available in the City, 51 percent of the workforce commutes more than 30 minutes to work each day according to Table 47.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The City partners with the South Valley WorkSource Center who helps employers and job seekers to find the resources they need to match the right people to the right positions (businesses seeking workers). The Center offers prescreening services designed to match job candidate skills with a prospective employer's unique needs. The Center also offers assessments, workshops, training, job clubs, job availability, job fairs, and referral assistance.

Being part of the City's Federal Foreign Trade Zone (FTZ) offers international traders, importers and exporters outstanding opportunities to take advantage of special customs privileges. These incentives help manage cash flow by deferring, reducing and in some cases eliminating customs duties and overall operating costs to enhance their profits while giving the City a competitive edge in the global marketplace.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Palmdale does not participate in a CEDs.

Discussion

Palmdale's location in central Los Angeles County separated from Los Angeles County by the San Gabriel Mountains, having the Palmdale Federal Foreign Trade Zone makes it a highly desirable location for a wide variety of businesses. Palmdale's location, infrastructure, and highly skilled workforce make it an ideal place for small and large companies to call home. In fact, Palmdale is home to a variety of world class companies including but not limited to Lockheed Martin, Northrop Grumman, Wal-Mart, Boeing, Palmdale Medical Regional Medical Center, U.S. Pole, Lowe's, Anderson Barrows, Antelope Valley Press, Kaiser Permanente, Sam's Club, Delta Scientific, Symvionics, Home Depot, Best Buy, Wells Fargo and many more.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Based on a review of CPD Maps, there are no specific areas of the City where multiple housing problems are concentrated. All Census Tracts in the City experience cost burden to some extent, with between 31 and 76 percent of all households paying more than 30 percent of their monthly income for housing costs. Evaluation of maps showing housing overcrowding and substandard housing did not reveal discernable concentrations, although overcrowding is more prevalent for extremely-low income households within the low- and moderate income areas.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to Figure 19, at least 46 percent of the households in a majority of the Census Tracts within the low and moderate income areas are Hispanic with those most heavily concentrated towards the northern region of the City where limits increase to 76 percent or greater. In addition, at least 16.61 percent of the households in most of the Census Tracts within the low- and moderate-income areas are White with those most heavily concentrated towards the northeastern and southern regions of the City where limits increase to 69.3 – 88.6 percent.

What are the characteristics of the market in these areas/neighborhoods?

With over 56 percent of the households in the City earning less than 80 percent of the AMI, most experience high levels of housing problems due to unaffordability of housing units. Due to high costs of rent in comparison to median income, the maps revealed that the central region of the City experiences higher percentages of overcrowding as defined as having between 1.01 occupants per room and 1.50 occupants per room. This may be due in part to multiple families combining incomes in effort to meet the affordability of the housing stock. The housing stock is a mix of owner-occupied single-unit detached dwellings and renter-occupied dwellings with a majority (80 percent) comprised of single-unit detached units comprised of approximately 93 percent owner-occupied units having three or more bedrooms and 54 percent of renter-occupied units having three or more bedrooms.

Are there any community assets in these areas/neighborhoods?

- Palmdale City Library
- Poncitlan Square
- Anaverde Park (AVP)
- South Valley WorkSource Center
- Arnie Quinones Park (AQP)

- Best of the West Softball Complex (BWSC)
- Chimbole Cultural Center (CCC)
- Courson Park (CP)
- Desert Sands Park (DSP)
- Domenic Massari Park (DMP)
- DryTown Water Park (DT)
- Foothill Park (FP)
- Hammack Activity Center (HAC)
- Joshua Hills Park (JHP)
- Legacy Commons (LC)
- Manzanita Park (MP)
- Marie Kerr Park (MKP)
- Marie Kerr Park Recreation Center (MKPRC)
- McAdam Park (MP)
- Palmdale Amphitheater
- Palmdale Oasis Park (POP)
- Palmdale Oasis Park Recreation Center (POPRC)
- Palmdale Playhouse (PPH)
- Pelona Vista Park (PVP)
- Barrel Springs Trail & Equestrian Arena

The Senior Center serves as a resource to help direct seniors to valuable outside resources and programs and also offers high-quality programming to enrich the lives of seniors, including educational classes, exercise programs, art education, health promotion, transportation, counseling, and support functions. Additionally, the Hammack Activity Center, operated by the Antelope Valley Boys and Girls Club providing a variety of youth programs.

Parks and recreational facilities serve an important role in a community. They provide opportunities for resident interaction, and improve the overall aesthetic of a neighborhood. During the implementation of the 2015-2019 Consolidated Plan, CDBG funds may be used to provide for the rehabilitation of facilities or buildings used by residents for recreation, including but not limited to ADA improvements or the rehabilitation / reconstruction of facilities currently not in use. There are 16 parks in Palmdale that include 10 softball fields, 11 baseball fields, 24 soccer fields, five volleyball courts, four swimming pools, eight basketball courts, several park playground areas, and two roller hockey rinks.

Are there other strategic opportunities in any of these areas?

See discussion above.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is a guide for the City of Palmdale to establish its housing, community and economic development priorities, strategies and goals for the investment of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) over the next five years, beginning July 1, 2015 and ending June 30, 2020. The priority needs and goals established in this Strategic Plan (Plan) are based on analysis of information including the results of the City's 2015-2019 Consolidated Plan Needs Assessment Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2007-2011 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to low- and moderate-income people, persons with special needs and those at risk of homelessness.

In consideration of community input and available data, the eight priority needs listed below are established as part of this Plan.

Deleted: six

- Expand the supply of affordable housing
- Ensure equal access to housing opportunities
- Prevent and eliminate homelessness
- Provide public services for residents with special needs
- Improve public facilities and infrastructure
- Preserve the supply of affordable housing
- Expand economic opportunity for low-income residents
- Provide rental assistance to extremely-low income households, particularly seniors

Consistent with HUD's national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG and HOME funded activities aligned with the following eight measurable Strategic Plan goals:

- Affordable housing development
- Fair housing services
- Homelessness prevention and assistance
- Special Needs Services
- Public facilities and infrastructure improvements
- Affordable homeownership
- Affordable housing preservation
- Planning

Historically, the City of Palmdale has used the CDBG and HOME programs to support activities that meet one of the eight aforementioned goals or similar goals established in prior Consolidated Plans. Over the next five years, the City will continue to support the efforts of South Antelope Valley Emergency Services (SAVES) to prevent homelessness using CDBG public service funds. Additionally, other service providers serving special needs populations may be considered for funding.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

1	Area Name:	Low- and Moderate-Income Areas
2	Area Name:	City Wide

Table 51 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

According to data from the 2007-2011 American Community Survey 5-Year Estimates in HUD's eCon Planning Suite for the 2015-2019 Consolidated Plan, the City's household median income is \$55,213. Evaluation of maps generated through HUD's Community Planning and Development mapping system (CPD Maps) reveals that approximately 21 of the City's Census Tracts in the City of Palmdale that are at or below the median household income are concentrated in the central part of the City. The lower median income levels in the downtown areas may be attributed to the high density of area median home values of \$227,300 or less being also located in the center of the City. Similarly, analysis of the concentration of households in poverty indicates that approximately 14 Census Tracts in the north and central region of Palmdale exhibit poverty rates above 20 percent.

Based on evaluation of CPD Maps data, the central part of the City exhibits a greater level of need for affordable housing or services for low- and moderate-income residents; therefore, one geographic priority is being established within the Consolidated Plan and efforts for allocation priorities in this area will be made to address this need.

The low and moderate income Census Tract/Block Group Map will be used by the City when making funding determinations using CDBG and HOME funds in order to address the areas with the highest priority needs.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 52 – Priority Needs Summary

1	Priority Need Name	Expand the supply of affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing Development Affordable Homeownership
	Description	Based on evaluation of 2007-2011 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 50 percent of AMI. Of the 14,345 households earning 0-50 percent of AMI in the City, 12,000 are cost burdened households - meaning households paying more than 30 percent of their income for housing. Additionally, 8,320 of the cost burdened households are considered severely cost burdened households - meaning that they pay more than 50 percent of their income for housing. Of the 8,320 severely cost burdened households, 4,125 are renters. Of those severely cost burdened renter households, 5,260 households earn less than 30 percent of AMI and are considered the most at risk of becoming homeless.
	Basis for Relative Priority	The development of additional housing units affordable for low- and moderate-income households is rated as the highest priority need due to the number of severely cost burdened households in Palmdale. Additionally, responses to the 2015-2019 Consolidated Plan Needs Assessment Survey support the development of additional affordable housing units in Palmdale.

2	Priority Need Name	Ensure equal access to housing opportunities
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children veterans Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Other: Members of protected classes
	Geographic Areas Affected	Citywide
	Associated Goals	Fair Housing Services
	Description	HUD mandates that all recipients of federal housing and community development assistance such as CDBG and HOME take actions to affirmatively further fair housing choice within their communities. The City of Palmdale will certify its compliance with HUD's requirement to affirmatively further fair housing choice in each Annual Action Plan requesting an annual allocation of CDBG and HOME funds.
	Basis for Relative Priority	Affirmatively furthering fair housing choice by ensuring equal access to housing opportunities is a high priority for HUD and the City of Palmdale. In accordance with HUD requirements, this priority will be addressed using CDBG funds.

3	Priority Need Name	Prevent and eliminate homelessness
	Priority Level	High
	Population	Extremely Low Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth
	Geographic Areas Affected	Citywide
	Associated Goals	Homelessness Prevention and Assistance

<p>Description</p>	<p>According to the results of the most recent data available March 2014 from The Los Angeles Homeless Service Authority (LAHSA), there are approximately 35,524 people who are homeless in the county (with approximately an additional 18,274 hidden homeless). Of those 35, 524 individuals, there are approximately 393 people who are homeless in Los Angeles County – Antelope Valley of which the City is a part of. To address incidences of homelessness in Palmdale and to prevent extremely-low income Palmdale families from becoming homeless, the City places a high priority on programs that work to prevent homelessness or rapidly assist homeless individuals living in the community.</p> <p>According to 2007-2011 American Community Survey 5-Year Estimates data, there are 87,455 low- and moderate-income Palmdale residents earning less than 80 percent of AMI. Data further indicates that 27,014 residents are below the poverty level, of which:</p> <ul style="list-style-type: none"> • 12,147 are under 18 years of age • 13,728 are between 18 and 64 years of age • 1,139 are 65 years of age or older <p>In terms of race and ethnicity of Palmdale residents identified as being below the federal poverty level:</p> <ul style="list-style-type: none"> • 0.71 percent are American Indian and Alaska Native • 4.28 percent are Asian • 17.2 percent are Hispanic or Latino (Race - White) • 25.47 percent are White • 14.26 percent are Black / African-American • 0.24 percent are Native Hawaiian and Other Pacific • 33.75 percent are some other race • 4.09 percent are two or more races <p>Consultation with organizations that provide a range of public services targeted to low- and moderate-income residents revealed the need for public services addressing a variety of needs.</p>
<p>Basis for Relative Priority</p>	<p>The City of Palmdale considers ending and preventing homelessness a high priority and will support CDBG public service activities that help prevent homelessness and that provide a structured path to stable housing for individuals and families who become homeless.</p>

4	Priority Need Name	Public services for residents with special needs
	Priority Level	High
	Population	Extremely Low Low Moderate Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Special Needs Services
	Description	Analysis of available data and consultation with organizations providing services for special needs populations revealed a high need for a range of additional services including, but not limited to, those concerned with domestic violence and services for developmentally disabled adults.
	Basis for Relative Priority	Special needs services are rated as a high priority need based on the demand for service reported by local service providers and responses to the 2015-2019 Consolidated Plan Needs Assessment Survey. However, due to funding limitations, the City will not be funding this priority need for the first year, but is anticipates funding this priority need in subsequent years of the Con Plan period.

5	Priority Need Name	Improve public facilities and Infrastructure
	Priority Level	High
	Population	Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Public Facilities and Infrastructure Improvements
	Description	A recent assessment of City public facilities and infrastructure improvements revealed a need for the installation of accessibility features to ensure that public buildings and sidewalks are accessible to all persons. Barriers to accessibility were identified at various public facilities and sidewalks including but not limited to, building entrances that are not wheelchair accessible, service counters that are not wheelchair accessible, lack of ADA compliant door hardware, restrooms lacking wheelchair accessible lavatories, fixtures and ADA compliant water closets, ramps and steps lacking ADA compliant handrails, drinking fountains that are not wheelchair accessible and non-ADA compliant signage. The assessment also revealed the need for the installation of infrastructure in support of affordable housing.
	Basis for Relative Priority	Based on need and available resources and results of the 2015-2019 Consolidated Plan Needs Assessment Survey, the improvement of public facilities and infrastructure is rated as a high priority need for CDBG funds.

6	Priority Need Name	Preserve the supply of affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing Preservation
	Description	<p>As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income home owners who are generally not in a financial position to properly maintain their homes.</p> <p>The age and condition of Palmdale's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.</p> <p>According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:</p> <ul style="list-style-type: none"> • 4,148 or 15 percent of the 27,446 owner-occupied housing units in Palmdale were built 34 or more years ago (built prior to 1980). • 17,428 or 63 percent of the 27,446 owner-occupied housing units in Palmdale were built between 15 and 34 years ago (built between 1980 and 1999). • 4,277 or 33 percent of the 13,019 renter-occupied housing units in Palmdale were built 34 or more years ago (built prior to 1980). <p>7,141 or 55 percent of the 13,019 renter-occupied housing units in Palmdale were built between 15 and 34 years ago (built between 1980 and 1999).</p>

<p>Basis for Relative Priority</p>	<p>Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all Palmdale residents have the opportunity to live in decent housing. Housing preservation is rated as a high priority need based on the demand for service reported by the City's Housing Rehabilitation Program staff and responses to the 2015-2019 Consolidated Plan Needs Assessment Survey.</p>
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Z	Priority Need Name	<u>Expand economic opportunity for low-income residents</u>
	Priority Level	<u>High</u>
	Population	<u>Extremely Low</u> <u>Low</u> <u>Moderate</u>
	Geographic Areas Affected	<u>Citywide</u>
	Associated Goals	<u>Economic Opportunity</u>
	Description	<p><u>Expand economic opportunity for low-income residents through services or facilities providing services including but not limited to education, job training or other services that will create ladders of opportunity for low- and moderate-income Palmdale residents.</u></p> <p><u>According to 2007-2011 American Community Survey 5-Year Estimates data, there are 87,455 low- and moderate-income Palmdale residents earning less than 80 percent of AMI. Data further indicates that 27,014 residents are below the poverty level, of which:</u></p> <ul style="list-style-type: none"> <u>• 12,147 are under 18 years of age</u> <u>• 13,728 are between 18 and 64 years of age</u> <u>• 1,139 are 65 years of age or older</u>

8	Priority Need Name	<u>Provide rental assistance to extremely-low income households, particularly seniors</u>
	Priority Level	<u>High</u>
	Population	<u>Extremely Low</u>
	Geographic Areas Affected	<u>Citywide</u>
	Associated Goals	<u>Rental Assistance</u>
	Description	<p><u>Of the 8,175 cost-burdened renter households in Palmdale (households who pay more than 30 percent of their monthly gross income for housing costs), 905 households are extremely-low income elderly households. With the understanding that people (age 62+) have fixed incomes and are often unable to pursue employment, it is this group of extremely-low income elderly households that is most in need of rental assistance so that these households may afford the costs of daily living and meet basic needs such as food and prescription drugs.</u></p> <p><u>To specifically address housing needs of the most vulnerable population segment, the City is placing a high priority on rental assistance for extremely-low income seniors (less than 30% of AMI) and may, subject to funding availability, allocate HOME funding for Tenant-Based Rental Assistance Projects in Action Plans during the 2015-2019 planning period. Pursuant to HUD Regulations at 24 CFR 91.225(d), the City of Palmdale certifies as part of its Action Plan(s) from 2015-2019 that the use of HOME funds for tenant-based rental assistance is an essential element of the 2015-2019 Consolidated Plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.</u></p>

Narrative (Optional)

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Palmdale may use HOME funds to provide Tenant-Based Rental Assistance to extremely-low income seniors experiencing a housing cost burden or severe housing cost burden.
TBRA for Non-Homeless Special Needs	The City of Palmdale may use HOME funds to provide Tenant-Based Rental Assistance to extremely-low income seniors experiencing a housing cost burden or severe housing cost burden.
New Unit Production	Based on land and development costs, it is equally cost effective to subsidize the development of affordable multifamily rental units than to subsidize home purchase loans. In partnership with housing developers and Community Housing Development Organizations (CHDO), the City will use HOME funds to acquire and rehabilitate housing units for affordable rental or for sale. In addition, the City will provide mortgage assistance to create affordable homeownership opportunities for low- and moderate- income households.
Rehabilitation	<p>The City will invest HOME funds in the Housing Rehabilitation Program as a cost effective means of preserving the supply of ownership housing.</p> <p>Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all Palmdale residents have the opportunity to live in decent housing.</p>
Acquisition, including preservation	As the Needs Assessment and Market Analysis in this document have clearly shown, thousands of Palmdale households are cost burdened and likely eligible for newly acquired and rehabilitated affordable housing units if sufficient resources existed to develop an adequate supply to address the need. Typically the City's resources are only sufficient to leverage other larger sources such as low income housing tax credits. The cost of land, labor and materials affects the total development costs and the number of units that the City can support in any given year. Another critical issue that influences the use of funds to acquire properties for the creation or preservation of affordable units is the lack of a permanent source of take-out/capital financing. Affordable housing financing deal is comprised of a number of financing sources, all dependent on each other to move forward and result in the completion of a project.

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Deleted: The City of Palmdale will use its HOME funds to focus on increasing the supply of affordable housing units with long-term affordability covenants. Tenant-Based Rental Assistance will not be offered.

Table 53 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The strategic plan goals included in this Consolidated Plan are based on resources that are reasonably anticipated to be available to the City from federal, state, local and private sources from July 1, 2015 through June 30, 2020. The actual resources available to support activities during the implementation of this Consolidated Plan may vary significantly due to factors outside of the City’s control. For example, HUD formula grant allocations are subject to change each year based on a number of factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the CPD grant formulas, the addition or removal of entitlements receiving a particular CPD grant and the availability of reallocated funds. Additionally, state, local and private resources will vary significantly depending on economic conditions.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,386,720	0	1,378,060	2,764,780	5,546,880	Based on level funding in subsequent years.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	383,687	0	138,459	522,146	1,534,748	Based on level funding in subsequent years.

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Table 54 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

To address housing and community development needs in Palmdale, the City will leverage its CDBG and HOME entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds. The City’s former Redevelopment Agency was the primary non-federal source of leveraged funds. With the elimination of the City’s Redevelopment Agency, the City’s ability to leverage federal funds has been substantially reduced. The City and its development partners will continue to seek new opportunities to leverage federal funds, such as the Low Income Tax Credit program and U.S. Department of Housing and Urban Development Section 202 and 811 for the Elderly Program.

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Youthbuild
- Federal Low-Income Housing Tax Credit Program

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Local Resources

- Los Angeles County CoC
- Housing Authority of Los Angeles County (HACoLA)
- Southern California Home Financing Authority (SCHFA)

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

Matching Requirements

HOME

HUD requires HOME recipients (PJ's) to match 25% of their HOME annual allocation. In accordance with 24 CFR 92.222, PJ's satisfying the distress criteria established by the HOME Program regulations are provided a match reduction. The match reductions are granted due to fiscal distress, severe fiscal distress, and Presidential disaster declarations. For those PJs with both fiscal distress and Presidential disaster match reductions, the PJ may take the higher match reduction for the current fiscal year.

When a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a local jurisdiction satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. The City of Palmdale has received a 100% match reduction from HUD, and therefore, will match 0% of HOME Funds using non-federal funds.

The City of Palmdale leverages HOME funds with other local and private non-federal resources even though it has received a 100% match reduction from the 25 percent matching requirement. Any funds that are used in a HOME activity in excess of the required match will be documented by the City and reported to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER) each year.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In December 2011, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This negatively impacted affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, the available resources for affordable housing are scarce.

Land or property necessary to address the needs identified in the Consolidated Plan would need to be acquired using HUD grant funds or other resources.

Discussion

Assuming continued level funding of the CDBG and HOME programs, the City expects to spend approximately \$1.85 million of CDBG and HOME funds on projects that enhance the availability, affordability and sustainability of affordable housing between July 2015 and June 2020. It is anticipated that approximately \$1.62 million of this will be spent on affordable housing development and preservation. Based on prior project experience, we anticipate that these funds will leverage other public and private funding, including but not limited to:

- Low-Income Housing Tax Credits
- Project-based Section 8 certificates
- Project financing at favorable interest rates from local lenders
- Private contributions to local CHDOs
- Private market real estate investments
- Market rate housing that subsidizes affordable units on the same development site

Assuming continued level funding of the CDBG program, the City expects to spend approximately \$2.43 million of CDBG funds on public facilities and infrastructure improvement activities that promote a suitable living environment between July 2015 and June 2020. Anticipated projects include:

- Public Facilities Improvements (including ADA)
- Infrastructure Improvements (affordable housing)

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
PALMDALE	Government	Economic Development Homelessness Ownership Planning Rental neighborhood improvements public facilities public services	Jurisdiction

Table 55 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Palmdale is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X		
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		
Other			
	X		

Table 56 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Palmdale’s public service programs will focus on the provision of services to address the needs of homeless persons, particularly chronically homeless individuals, families with children, veterans and their families and unaccompanied youth through the CDBG Public Service Capacity Building Grants awarded to local nonprofit service providers. Homelessness prevention and supportive services for special needs populations are high priority needs within this Strategic Plan and will be funded as part of the Annual Action Plan each year.

Often, the primary obstacle to delivering services to homeless populations is the homeless individual’s willingness to seek assistance and housing. To address this problem through direct outreach and engagement with linkages to available resources in the City and the region, the City of Palmdale will fund public service providers in the amount of \$1,020,050 (\$204,010 per year) of CDBG funds. The City is optimistic that this investment in outreach, assessment and connection to appropriate resources will significantly reduce the number of homeless occupying areas not meant for human habitation such as parks, alleys, canyons, commercial and industrial areas.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Palmdale has a long track record of successful partnerships among public and private sector entities. The delivery system for the HUD grant programs is no exception. Communication and cooperation between the City of Palmdale Department of Neighborhood Services and the partner agencies and organizations that administer activities is strong. City staff continues to work closely with the other organizations to improve regulatory compliance, monitoring, cooperation and partnerships among agencies and technical capacity of organizations involved in project delivery.

The single most significant gap in the service delivery system remains the lack of available funding to support local programs in Palmdale for special needs populations and persons experiencing homelessness. In Palmdale, this funding is limited to 15 percent of the annual allocation of CDBG funds. The City is not a direct recipient of Emergency Solutions Grant (ESG) funds; however, the City provides approximately \$204,010 of CDBG funds, where most of the HUD funding to address homelessness is available through the Los Angeles County Department of Social Services and the CoC. State funding has been drastically reduced by several years of fiscal challenges for the State of California; private sources have been reduced as foundation endowments and corporate profits have shrunk in recent years; and City funds for this purpose are limited. Finally, as the City's HUD grants have declined over the last 12 years, it has been difficult to accommodate increasing levels of need in the community and increases in the cost of providing services to homeless and special needs populations.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To address the lack of resources necessary to support local programs in Palmdale for special needs populations and persons experiencing homelessness, the City is working with its nonprofit service providers to explore alternate funding sources and is encouraging the identification of alternate revenue streams through the CDBG Public Service Capacity Building Grant program, where programs are eligible for CDBG assistance during which they are encouraged to establish alternate public or private revenue streams to sustain the program for at least five years subsequent to the initial funding period.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2015	2019	Affordable Housing	Citywide	Expand the supply of affordable housing	HOME: <u>\$800,000</u>	Rental units constructed: 160 Household Housing Unit Homeowner Housing Added: 50 Household Housing Unit
								Deleted: \$1,400,000
2	Fair Housing Services	2015	2019	Affordable Housing	Citywide	Ensure equal access to housing opportunities	CDBG: <u>\$140,000</u>	Other: 1,500 Other
								Deleted: 125,000
3	Homelessness Prevention and Assistance	2015	2019	Homeless	Citywide	Prevent and eliminate homelessness	CDBG: \$1,020,040	Public service activities other than Low/Moderate Income Housing Benefit: 25,000 Persons Assisted
4	Special Needs Services	2016	2019	Non-Homeless Special Needs	Citywide	Public services for residents with special needs	CDBG: \$20,000	Public service activities other than Low/Moderate Income Housing Benefit: 60 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development	Low- and Moderate-Income Areas	Improve public facilities and Infrastructure	CDBG: <u>\$5,023,359</u>	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: <u>160</u> Households Assisted Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: <u>150,000</u> Persons Assisted
								Deleted: \$2,433,340
								Deleted:
								Deleted: 60,000
6	Affordable Homeownership	2015	2019	Affordable Housing	Citywide	Expand the supply of affordable housing	HOME: \$100,000	Homeowner Housing Added: 5 Household Housing Unit
7	Affordable Housing Preservation	2015	2019	Affordable Housing	Citywide	Preserve the supply of affordable housing	CDBG: <u>\$500,000</u> HOME: \$226,592	Homeowner Housing Rehabilitated: 5 Household Housing Unit <u>Rental Housing Rehabilitated: 4 Household Housing Units</u>

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
8	<u>Planning and Administration</u>	2016	2019	Planning and Administration	Citywide	Expand the supply of affordable housing Ensure equal access to housing opportunities Improve public facilities and infrastructure	CDBG: <u>\$1,246,720</u> HOME: <u>\$191,843</u>	Other: Plans 1 Plan
9	<u>Rental Assistance</u>	<u>2015</u>	<u>2019</u>	<u>Affordable Housing</u>	<u>Citywide</u>	<u>Provide rental assistance to extremely-low income households, particularly seniors</u>	<u>HOME: \$600,000</u>	<u>Tenant-based rental assistance / Rapid Rehousing : 30 Households Assisted</u>
<u>10</u>	<u>Economic Opportunity</u>	<u>2015</u>	<u>2019</u>	<u>Non-Housing Community Development</u>	<u>Citywide</u>	<u>Expand economic opportunity for low-income residents</u>	<u>CDBG: \$500,000</u>	<u>5,000 People</u>

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Table 57 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Development
	Goal Description	In partnership with housing developers, leverage HOME and CDBG funds in support of the development of new rental and ownership housing units affordable to households earning less than 30, 60 or 80 percent of Area Median Income. In partnership with housing developers and/or a Community Housing Development Organization (CHDO), the City will acquire and rehabilitate housing units for affordable rental or for sale properties.
2	Goal Name	Fair Housing Services
	Goal Description	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
3	Goal Name	Homelessness Prevention and Assistance
	Goal Description	Support a continuum of services in the Antelope Valley to prevent and eliminate homelessness including but not limited to emergency services, homeless prevention programs, case management and transitional housing.
4	Goal Name	Special Needs Services
	Goal Description	Provide special needs services including but not limited to those concerned with disabilities, domestic violence, substance abuse and HIV/AIDS.
5	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Improve City of Palmdale public facilities and infrastructure to benefit low- and moderate income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults as well as residents of low- and moderate-income housing. This strategy includes the installation of infrastructure in support of affordable housing.
6	Goal Name	Affordable Homeownership
	Goal Description	Provide mortgage assistance to create affordable homeownership opportunities for low- and moderate-income households.
7	Goal Name	Affordable Housing Preservation
	Goal Description	Preserve the quality of existing affordable housing stock occupied by low- and moderate-income households through housing rehabilitation activities.

<u>8</u>	Goal Name	Planning <u>and Administration</u>
	Goal Description	Provide for housing, transportation, environmental and other studies or plans necessary to ensure sustainable long-term growth that includes decent housing and a suitable living environment for low- and moderate-income residents. <u>Provide for the administration of the CDBG and HOME programs.</u>
<u>9</u>	Goal Name	<u>Rental Assistance</u>
	Goal Description	<u>Provide Tenant-Based Rental Assistance to extremely-low income cost-burdened senior citizen households.</u>
<u>10</u>	Goal Name	<u>Economic Opportunity</u>
	Goal Description	<u>Expand economic opportunity for low-income residents through services or facilities providing services including but not limited to education, job training or other services that will create ladders of opportunity for low- and moderate-income Palmdale residents.</u>

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Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

In accordance with Goal 1 above, the City anticipates creating 160 rental housing units for low-income families during the 2015-2019 Consolidated Plan period. HOME-assisted units shall meet the requirements of 24 CFR 92.254. In addition, the City anticipates using HOME funds to acquire, develop and/or subsidize 50 homeownership housing units as defined in the HOME program regulations at 24 CFR 92.254. In accordance with Goal 7, the City anticipates rehabilitating 5 homeowner housing units and rehabilitating 4 rental household housing units.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

Not applicable. HACoLA does not have a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements

HACoLA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. HACoLA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

HACoLA encourages residents to explore homeownership opportunities. HACoLA currently administers Family Self-Sufficiency (FSS) program for public conventional housing and Housing Choice Voucher program residents. The FSS program provides critical tools and supportive services to foster a resident's transition from financial and housing assistance to economic and housing self-sufficiency, most importantly homeownership.

To support this effort, HACoLA utilizes marketing materials to outreach and further promote the program's requirements and benefits to all public housing residents. For families that are eligible to participate, a Contract of Participation (COP) is prepared to govern the terms and conditions of their participation and an Individual Training Service Plan (ITSP) is created that outlines the following: supportive services to be provided, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP is valid for five years and may be extended to allow the family to meet their ITSP goals.

Once the COP is established and the family experiences an increase in tenant rent as a result of earned income, an escrow account in their name is established and increased earned income is deposited into this account. Escrow accounts are disbursed to the family once the family has graduated successfully from the program. Families are encouraged to utilize these funds towards educational and homeownership endeavors.

Additionally, HACoLA provides residents with information on CDC's homeownership programs.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

Not applicable. HACoLA is designated as High Performing PHA.

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Palmdale are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing in Palmdale and throughout Southern California in general. Based on evaluation of 2007-2011 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 30 percent of AMI. Of the 14,345 households earning 0-50 percent of AMI in the City, 12,000 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 8,320 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 8,320 severely cost burdened households, 4,125 are renters. Of those severely cost burdened renter households, 14,345 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless. Consistent with available data, responses to the 2015-2019 Consolidated Plan Needs Assessment Survey indicate a high need for additional affordable housing in Palmdale.

In the last five years, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To address housing affordability and the lack of monetary resources for affordable housing, this Strategic Plan calls for the investment of a significant portion of CDBG and HOME funds for the development of 160 new affordable rental housing units, 50 homeownership housing units, and the rehabilitation and preservation of 23 existing affordable housing units over the next five years. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its CDBG and HOME funds to attract private and other available public resources, including land conveyed to the City for the purpose of affordable housing, to facilitate affordable housing development. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the City.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community based organizations and faith-based groups. Consistent with this approach, the City of Palmdale supports the efforts of The Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations that address homelessness throughout Los Angeles County. In alignment with this strategy, the City will use ESG funds to support local service providers as well as City run programs to prevent homelessness and to expand the supply of affordable housing in Palmdale for low- and moderate-income residents.

In September 2003, the Los Angeles City and County officials brought together over 60 leaders to establish a working group to develop a 10-year plan to end homelessness in Los Angeles County. Panel members included persons representing government, faith organizations, health and human services agencies, advocacy groups, the entertainment industry, law enforcement, business organizations, among those who have experienced homelessness.

According to the Ten-Year Plan to End Homelessness, the CoC is in the process of implementing several regional strategies that will enhance local coordination to more effectively assist people in need. To more rapidly identify and assess people experiencing homelessness, the CoC is working to create regional homeless access centers that will offer fully coordinated systems of outreach and will facilitate universal assessment, intake, referral and transportation to resources. The CoC is also developing resources of information (such as 2-1-1) to better serve individuals who are homeless or at risk of becoming homeless. In addition, the CoC is working to implement a database using real time information from intake and assessment that is housed in the Homeless Management Information System (HIMS). Collectively these strategies will help minimize duplication of effort and better connect the most vulnerable individuals and families, chronically homeless, and people at risk of becoming homeless to appropriate resources.

Since the adoption of the Ten-Year Plan, the CoC has taken initial steps toward fully coordinated systems of outreach and assessment. With the assistance of 2-1-1, residents are provided a comprehensive informational and referral system. To better understand the nature and extent of homelessness, every two years during the last 10 days of January, HUD requires communities across the country to conduct a comprehensive count of their homeless population. The CoC also conducts informational outreach presentations concerning homelessness in Los Angeles County throughout the community.

Addressing the emergency and transitional housing needs of homeless persons

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC continues to rely on its emergency and transitional housing system in order to address the immediate needs of Los Angeles County's homeless population.

Los Angeles County has implemented policy and program changes aimed at ensuring homeless persons in Los Angeles County are rapidly housed and offered an appropriate level of support services to meet their circumstances and keep them stably housed. Between 2013 and 2014, a total of 25 shelter (e.g. emergency, transitional and seasonal/overflow) beds were removed from the Homeless Inventory Count (HIC). In contrast, 12 permanent supportive housing beds were added to the HIC.

This increase in permanent supportive housing for the most vulnerable populations is attributed to Los Angeles County homeless service providers re-tooling their programs and shifting their focus to moving people quickly into permanent supportive housing throughout the County. Homelessness can be significantly reduced and the quality of life of our residents, especially those precariously housed or homeless can be improved.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

In support of CoC efforts, this Strategic Plan provides for the use of ESG funds to support activities implemented by local nonprofit organizations that provide services to help prevent and eliminate homelessness, including families at risk of homelessness, victims of domestic violence and their families. The City will also use HOME funds to promote home ownership opportunities as one of the main goals for the City.

For the next five years, the new plan recommends the following strategies to reduce homelessness throughout the County:

- Know who is homeless and what they need – Conduct a count of every person living on the streets, shelters, or other places not fit for human habitation to understand the scope of homelessness in each community;

- Create the housing and the services to help people thrive - Create affordable housing units through new construction or rehabilitation of existing buildings and provide supportive services in permanent supportive housing that are critical to housing retention;
- Shift to a Housing First System, a system through which homeless people are back in permanent housing in less than 30 days and there are few requirements for housing;
- Get involve and get other involved – Encourage others (individual of agency) to commit to partnering with other leaders to end chronic and veteran homelessness by 2016 and volunteer at local organizations.

By fully investing in solutions that work and getting communities to get involved at every level (i.e. federal, state, local, for profit organizations, non-provident organizations, and residents) the end of homelessness throughout Los Angeles County can be possible.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

An individual or family is considered to be at-risk of becoming homeless if it experiences extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

Referred to as “Bring L.A. Home!” The Campaign to End Homelessness”, the plan initiates a 10-year campaign to end homelessness in Los Angeles County by establishing a broad range of strategies that address a multitude of issues related to homelessness. The plan is consistent with State and Federal initiatives for ending homelessness and consists of the following seven guiding principles:

- Preventing homelessness
- Addressing the structural causes of homelessness
- Sustaining the current capacity to serve homeless people and building new capacity where it is needed
- Ensuring rapid return to housing for people who become homeless

- Bringing alienated homeless people into the mainstream of society
- Taking a regional approach to the crisis
- Reaffirming that housing is one of the basic human rights

With the focus of addressing family homelessness, chronic homelessness and mainstream and system changes (homeless prevention), “Bring L.A. Home! The Campaign to End Homelessness” represents a commitment by all stakeholders throughout the County to end homelessness within a decade.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires the City to implement programs that protect children living in older housing from lead hazards.

Overall, the City has a relatively new housing stock, with 32,040 of the City's 40,465 total housing units (79.18 percent) built after 1979 according to ACS data. The remaining 8,425 units primarily constructed prior to January 1, 1978 have the potential to contain lead-based paint. In these units, the best way to have reasonable assurance that lead-based paint hazards are not present is to have the painted surfaces tested.

According to the City of Palmdale Housing Rehabilitation Program, a typical lead-based paint testing and risk assessment report costs approximately \$350. To reduce lead-based paint hazards, the City of Palmdale takes the following actions:

- Include lead testing and abatement procedures if necessary in all housing rehabilitation activities for units built prior to January 1, 1978.
- Monitor the lead-poisoning data maintained by the Los Angeles County Dept. of Public Health (LACDPH). According to LACDPH, there were 25 incidents of children with blood lead levels greater than 9.5 micrograms per deciliter from 2009-2013.
- Educate residents on the health hazards of lead-based paint through the use of brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through organizations such as the Housing Right Center and the City's housing rehabilitation activities.

How are the actions listed above related to the extent of lead poisoning and hazards?

Over time, the actions listed above will promote greater awareness of the hazards of lead-based paint to children and will also address unsafe housing conditions in pre-1978 units where children may potentially be exposed to lead-based paint hazards.

How are the actions listed above integrated into housing policies and procedures?

The City of Palmdale Housing Rehabilitation Program procedures require the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application. Any unit receiving assistance through the program that was built prior to January 1, 1978 is tested for lead-based paint. If lead-based paint is present, appropriate abatement procedures are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Similar to other communities in Los Angeles County and across the nation, poverty continues to be a significant challenge. According to 2007-2011 American Community Survey 5-Year Estimates data, there are 87,455 low- and moderate-income Palmdale residents earning less than 80 percent of AMI. Data further indicates that 27,014 residents are below the poverty level. In an effort to meaningfully address this challenge, each of the goals included in the 2015-2019 Strategic Plan are aligned to support activities that promote the availability of affordable housing and provide services that directly benefit low- and moderate-income residents. In the implementation of the Plan, the City will prioritize funding for activities that most effectively address these goals over the next five years. This strategy will emphasize using CDBG and HOME funds to help individuals and families rise out of poverty to long-term self-sufficiency.

The implementation of CDBG and HOME activities meeting the goals established in this Plan will help to reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households;
- Supporting activities that preserve the supply of decent housing that is affordable to low- and moderate-income households;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting housing preservation programs that assure low income households have a safe, decent and appropriate place to live;
- Supporting public services for low- and moderate-income residents including those with special needs and those at-risk of homelessness offered by nonprofit organizations receiving CDBG Public Service Capacity Building Grants; and
- Supporting activities that improve infrastructure to benefit low- and moderate- income residents of Palmdale.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Palmdale’s desirable location in northern Los Angeles County is a high-cost housing area. Although housing costs temporarily declined and became more affordable during the recent economic recession. National funding limitations on Section 8 Housing Choice Vouchers and long application wait lists for both conventional public housing and publicly-assisted affordable housing limit the number of families in poverty that can benefit from these housing opportunities or programs.

The goals of this Strategic Plan are aligned to benefit low- and moderate-income residents in an effort to reduce the number of poverty-level families. For example, the goal to develop new affordable owner and rental housing opportunities available to families earning less than 30 and 50 percent of AMI will provide additional affordable housing options for those families. The Affordable Housing Preservation goal will include activities targeted to families who own and rent their residence but lack the resources to address emergency repairs or maintain the property in compliance with City codes and standards. Addressing substandard or emergency housing conditions allows low- and moderate-income families to maintain housing stability while also guaranteeing that all economic segments of the community live in decent housing. The services for low- and moderate-income residents goal and special needs services goals will each fund activities targeted to families in poverty and other low- and moderate-income households with specific service needs. Providing this range of targeted services allows all low- and moderate-income Palmdale residents appropriate support and resources to rise from poverty and become more self-sufficient.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

To ensure that CDBG and HOME funds are used efficiently and in compliance with applicable regulations, the City provides technical assistance to all subrecipients at the beginning of each program year and monitors subrecipients throughout the program year.

Technical Assistance

To enhance compliance with federal program regulations, the Department of Neighborhood Services provides technical assistance to prospective applicants for any CDBG or HOME Notice of Funding Availability (NOFA) upon request to review the Strategic Plan goals, program requirements and available resources with potential applicants. Additionally, technical assistance is provided during the implementation of CDBG or HOME funded projects to ensure that appropriate resources are provided in furtherance of compliance with the program regulations.

Activity Monitoring

All activities are monitored, beginning with a detailed review upon receipt of an application to determine eligibility, conformance with a National Objective and conformance with a Strategic Plan goal. This review also examines the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable.

Subrecipients are required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring includes ongoing review of required quarterly performance reports. For CDBG public service activities, an on-site monitoring is conducted once every year to ensure compliance. These reviews include both a fiscal and programmatic review of the subrecipient's activities. The reviews determine if the subrecipient is complying with the program regulations and City contract. Areas routinely reviewed include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report is provided delineating the results of the review and any findings of non-

compliance and the required corrective action. Subrecipients normally have 30 days to provide the City with corrective actions taken to address any noted findings. Individualized technical assistance is provided, as noted above, as soon as compliance concerns are identified. For CDBG capital projects, monitoring also includes compliance with Davis-Bacon, Minority and Women’s Business Enterprise (MBE/WBE) and Section 3. For HOME funded activities, annual monitoring is undertaken to ensure that for renter occupied units, household income, rents and utility allowances are in compliance with applicable limits pursuant to the affordability covenant. For ownership units, annual monitoring of occupancy is conducted throughout the affordability period.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The strategic plan goals included in this Consolidated Plan are based on resources that are reasonably anticipated to be available to the City from federal, state, local and private sources from July 1, 2015 through June 30, 2020. The actual resources available to support activities during the implementation of this Consolidated Plan may vary significantly due to factors outside of the City’s control. For example, HUD formula grant allocations are subject to change each year based on a number of factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the CPD grant formulas, the addition or removal of entitlements receiving a particular CPD grant and the availability of reallocated funds. Additionally, state, local and private resources will vary significantly depending on economic conditions.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,386,720	0	1,378,060	2,764,780	5,546,880	Based on level funding in subsequent years.

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership	383,687	0	138,4590	522,146	1,534,748	Based on level funding in subsequent years.

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Table 58 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

To address housing and community development needs in Palmdale, the City will leverage its CDBG and HOME entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds. The City's former Redevelopment Agency was the primary non-federal source of leveraged funds. With the elimination of the City's Redevelopment Agency, the City's ability to leverage federal funds has been substantially reduced. The City and its development partners will continue to seek new opportunities to leverage federal funds, such as the Low Income Tax Credit program and U.S. Department of Housing and Urban Development Section 202 and 811 for the Elderly Program.

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Youthbuild
- Federal Low-Income Housing Tax Credit Program

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Local Resources

- Los Angeles County CoC
- Housing Authority of Los Angeles County (HACoLA)
- Southern California Home Financing Authority (SCHFA)

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

Matching Requirements

HOME

HUD requires HOME recipients (PJ's) to match 25% of their HOME annual allocation. In accordance with 24 CFR 92.222, PJ's satisfying the distress criteria established by the HOME Program regulations are provided a match reduction. The match reductions are granted due to fiscal distress, severe fiscal distress, and Presidential disaster declarations. For those PJs with both fiscal distress and Presidential disaster match reductions, the PJ may take the higher match reduction for the current fiscal year.

When a local jurisdiction meets one of the distress criteria, it is determined to be in fiscal distress and receives a 50 percent reduction of match. If a local jurisdiction satisfies both of the distress criteria, it is determined to be in severe fiscal distress and receives a 100 percent reduction of match. The City of Palmdale has received a 100% match reduction from HUD, and therefore, will match 0% of HOME Funds using non-federal funds.

The City of Palmdale leverages HOME funds with other local and private non-federal resources even though it has received a 100% match reduction from the 25 percent matching requirement. Any funds that are used in a HOME activity in excess of the required match will be documented by the City and reported to HUD as part of the Consolidated Annual Performance and Evaluation Report (CAPER) each year.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In December 2011, the elimination of local Redevelopment Agencies by the State of California resulted in the loss of a crucial resource for the development and preservation of affordable housing. This negatively impacted affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets tied to the former Redevelopment Agencies may be utilized today, the available resources for affordable housing are scarce.

Land or property necessary to address the needs identified in the Consolidated Plan would need to be acquired using HUD grant funds or other resources.

Discussion

Assuming continued level funding of the CDBG and HOME programs, the City expects to spend approximately \$1.85 million of CDBG and HOME funds on projects that enhance the availability, affordability and sustainability of affordable housing between July 2015 and June 2020. It is anticipated that approximately \$1.62 million of this will be spent on affordable housing development and preservation. Based on prior project experience, we anticipate that these funds will leverage other public and private funding, including but not limited to:

- Low-Income Housing Tax Credits
- Project-based Section 8 certificates
- Project financing at favorable interest rates from local lenders
- Private contributions to local CHDOs
- Private market real estate investments
- Market rate housing that subsidizes affordable units on the same development site

Assuming continued level funding of the CDBG program, the City expects to spend approximately \$2.95 million of CDBG funds on public facilities and infrastructure improvement activities that promote a suitable living environment between July 2015 and June 2020. Anticipated projects include:

- Public Facilities Improvements (including ADA)
- Infrastructure Improvements (affordable housing)

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Fair Housing Services	2015	2019	Affordable Housing	Citywide	Ensure equal access to housing opportunities	CDBG: \$27,450	Other: 300 Other
2	Homelessness Prevention and Assistance	2015	2019	Homeless	Citywide	Prevent and eliminate homelessness	CDBG: \$208,010	Public service activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
3	Public Facilities and Infrastructure Improvements	2015	2019	Non-Housing Community Development	Low- and Moderate-Income Areas	Improve public facilities and Infrastructure	CDBG: \$484,150	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 160 Households Assisted Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,000 Persons Assisted
4	Affordable Housing Preservation	2015	2019	Affordable Housing	Citywide	Preserve the supply of affordable housing	HOME: \$287,765	Homeowner Housing Rehabilitated: 1 Household Housing Unit

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
<u>5</u>	<u>Rental Assistance</u>	<u>2015</u>	<u>2016</u>	<u>Affordable Housing</u>	<u>Citywide</u>	<u>Provide rental assistance to extremely-low income households, particularly seniors</u>	<u>HOME: \$307,376</u>	<u>Tenant-based rental assistance / Rapid Rehousing : 15 Households Assisted</u>
<u>6</u>	<u>Planning and Administration</u>	<u>2015</u>	<u>2016</u>	<u>Planning and Administration</u>	<u>Citywide</u>	<u>Expand the supply of affordable housing</u> <u>Ensure equal access to housing opportunities</u> <u>Improve public facilities and infrastructure</u>	<u>CDBG: \$249,890</u> <u>HOME: \$38,369</u>	<u>Not Applicable</u>

Table 59 – Goals Summary

Goal Descriptions

<u>1</u>	Goal Name	Fair Housing Services
	Goal Description	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
<u>2</u>	Goal Name	Homelessness Prevention and Assistance
	Goal Description	Support a continuum of services in the Antelope Valley to prevent and eliminate homelessness including but not limited to emergency services, homeless prevention programs, case management and transitional housing.
<u>3</u>	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Improve City of Palmdale public facilities and infrastructure to benefit low- and moderate income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults as well as residents of low- and moderate-income housing. This goal includes the installation of infrastructure in support of affordable housing.
<u>4</u>	Goal Name	Affordable Housing Preservation
	Goal Description	Preserve the quality of existing affordable housing stock occupied by low- and moderate-income households. Homeowner may be rehabilitated as part of this goal.
<u>5</u>	Goal Name	<u>Rental Assistance</u>
	Goal Description	<u>Provide Tenant-Based Rental Assistance to extremely-low income cost-burdened senior citizen households.</u>
<u>6</u>	Goal Name	<u>Planning and Administration</u>
	Goal Description	<u>Provide for housing, transportation, environmental and other studies or plans necessary to ensure sustainable long-term growth that includes decent housing and a suitable living environment for low- and moderate-income residents. Provide for the administration of the CDBG and HOME programs.</u>

- Deleted: 1
- Deleted: Goal Name
- Deleted: Affordable Housing Development
- Deleted: Goal Description
- Deleted: In partnership with housing developers and/or a Community Housing Development Organization (CHDO), the City will acquire and rehabilitate housing units for affordable for sale properties.
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Projects

AP-35 Projects – 91.220(d)

Introduction

To address the high priority needs identified in the Strategic Plan to the 2015-2019 Consolidated Plan, the City of Palmdale will invest CDBG and HOME funds in projects that will support the creation of rental housing units, provide fair housing services, provide services to residents with special needs, prevent homelessness, improve public facilities and infrastructure, provide Tenant-Based Rental Assistance and preserve affordable housing. Together, these projects will address the housing, community and economic development needs of Palmdale residents-particularly those residents residing in the low- and moderate-income areas.

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Projects

	Project Name
1	Fair Housing Services
2	Homelessness Prevention and Assistance
3	Public Facilities and Infrastructure Improvements
4	<u>Section 108 Loan Debt Services & Trustee Fees</u>
▼	▼
5	Affordable Housing Preservation
6	<u>Rental Assistance</u>
7	<u>Planning and</u> Administration

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Table 60 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding CDBG Section 108 Debt Service & Trustee Fees funds and CDBG administration) and HOME funds (excluding HOME administration) for program year 2015-2016 to projects and activities that benefit low- and moderate-income people. Due to the nature of the projects and activities to be undertaken, investments in all projects concerning Public Facilities and Infrastructure Improvements, benefit low- and moderate-income limited clientele or housing preservation, affordability and development are available citywide.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2015-2016 Action Plan in projects that will be used to create, decent affordable rental housing units, provide rental assistance to extremely-low income seniors, fund projects that provide public services to low- and moderate-income people and projects that prevent homelessness.

Deleted: develop new homeowner and

Deleted: provide mortgage assistance to create affordable homeownership opportunities

Deleted: provide loans to low- and moderate-income homeowners for home improvements

AP-38 Project Summary

Table 61 Project Summary Information

1	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Ensure equal access to housing opportunities
	Funding	CDBG: \$27,450
	Description	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 300 people will benefit from the proposed activity.
	Location Description	Citywide
	Planned Activities	Housing Rights Center: Fair Housing Services (300 people) \$27,450

2	Project Name	Homelessness Prevention and Assistance
	Target Area	Citywide
	Goals Supported	Homelessness Prevention and Assistance
	Needs Addressed	Prevent and eliminate homelessness
	Funding	CDBG: \$208,010
	Description	Support a continuum of services in the Antelope Valley to prevent and eliminate homelessness including but not limited to emergency services, homeless prevention programs, case management and transitional housing.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,000 people will benefit from the proposed activities.
	Location Description	Citywide
	Planned Activities	South Antelope Valley Emergency Services (5,000 people) \$208,010

3	Project Name	Public Facilities and Infrastructure Improvements
	Target Area	Low- and Moderate-Income Areas
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve public facilities and Infrastructure
	Funding	CDBG: \$1,862,210
	Description	Improve City of Palmdale public facilities and infrastructure to benefit low- and moderate income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults as well as residents of low- and moderate-income housing. In addition, this strategy includes the installation of infrastructure in support of affordable housing.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately <u>9,315</u> people will benefit from <u>Curb Ramps and Sidewalk Improvements activity</u> , <u>approximately 118,770 people will benefit from the Park Lights and Camera Installation activity</u> , and approximately 160 households will benefit from the infrastructure improvements.
Location Description	Low- and Moderate-Income Areas -- particularly the Courson Connection Area and public facilities located in downtown / central Palmdale.	
Planned Activities	Courson Connection Infrastructure (160 households) \$312,210 <u>Curb Ramps and Sidewalk Improvements (9,315 people) \$900,000</u> <u>Park Lights and Camera Installation (118,770 people) \$650,000</u>	

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Deleted: Public Facility ADA Improvement (5,000 people) \$50,000

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4	Project Name	Section 108 Loan Debt Services & Trustee Fees
	Target Area	Citywide
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Not Applicable
	Funding	CDBG: \$417,220
	Description	Annual debt service and trustee fees for Section 108 Loan Guarantee.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Not Applicable
	Planned Activities	Section 108 Debt Service \$417,220

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5	Project Name	Affordable Housing Preservation
	Target Area	Citywide
	Goals Supported	Affordable Housing Preservation
	Needs Addressed	Preserve the supply of affordable housing
	Funding	HOME: \$176,401
	Description	In partnership with a Community Housing Development Organization (CHDO), create decent affordable rental housing for low- and moderate-income households.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 4 households
	Location Description	38429 10th Place East
Planned Activities	CHDO Multifamily Rehabilitation (4 households) \$176,401	

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Deleted: Single Family Rehabilitation Program (1 households) \$287,765

6	Project Name	<u>Tenant-Based Rental Assistance</u>
	Target Area	Citywide
	Goals Supported	<u>Rental Assistance</u>
	Needs Addressed	<u>Provide rental assistance to extremely-low income households, particularly seniors</u>
	Funding	HOME: <u>\$307,376</u>
	Description	<u>Provide Tenant-Based Rental Assistance to extremely-low income cost-burdened senior citizen households</u>
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately <u>15 households</u> will benefit from the proposed activity
	Location Description	Citywide
	Planned Activities	<u>Tenant-Based Rental Assistance (15 households) \$307,376</u>

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Deleted: In partnership with housing developers and/or a Community Housing Development Organization (CHDO), the City will acquire and rehabilitate housing units for affordable rental or for sale properties.

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Deleted: Community Housing Development Organization (1 household) \$57,553

7	Project Name	Planning and Administration
	Target Area	Citywide
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: \$249,890 HOME: \$38,369
	Description	This project provides for the administration of the CDBG and HOME programs.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Not Applicable
	Planned Activities	CDBG Program Administration \$249,890 HOME Program Administration \$38,369

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Assistance will be directed to the low- and moderate- income areas are shown on the map included in section SP-10 of the Consolidated Plan. These areas are comprised of low- and moderate-income Census Tract Block Groups as defined by HUD. Residents of these areas have median incomes at or below 80 percent of the area median income (AMI) based on household size for the County of Los Angeles. A total of 108,030 residents live in these Census Tract Block Groups, of which 76,915 or 71 percent are members of low- and moderate-income households according to HUD low- and moderate-income summary data available at the Census Tract Block Group level. Based on available data and mapping in NA-10 of the Consolidated Plan, these areas are primarily Hispanic.

Geographic Distribution

Target Area	Percentage of Funds
Low- and Moderate-Income Areas	57

Table 62 - Geographic Distribution

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Rationale for the priorities for allocating investments geographically

For the 2015-2016 program year, the City will invest ~~\$2,764,780~~ of CDBG funds and ~~\$522,146~~ of HOME funds for a total of ~~\$3,286,926~~ that will benefit low- and moderate-income people. Of this amount, 100 percent of all CDBG fund will benefit low- and moderate- income people. The \$1,862,210 of CDBG funds to be invested in the Public Facilities and Infrastructure project will benefit the Low-and Moderate-Income Areas, representing 57 percent of the City's total CDBG and HOME investments for the 2015-2016 program year.

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Discussion

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding Section 108 Debt Services & Trustee Fees and Administration) and HOME funds (excluding Administration) for program year 2015-2016 to projects and activities that benefit low- and moderate-income people.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Three high priority affordable housing needs are identified in the 2015-2019 Consolidated Plan and three Strategic Plan goals are established to provide the framework necessary to invest CDBG and HOME funds to address the affordable housing needs of the City.

Expand the Supply of Affordable Housing

Based on evaluation of 2007-2011 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 50 percent of AMI. Of the 14,345 households earning 0-50 percent of AMI in the City, 12,000 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 8,320 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 8,320 severely cost burdened households, 4,125 are renters. Of those severely cost burdened renter households, 5,260 households earn less than 30 percent of AMI and are considered the most at risk of becoming homeless.

Preserve the Supply of Affordable Housing

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income home owners who are generally not in a financial position to properly maintain their homes.

The age and condition of Palmdale's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.

According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:

- 4,148 or 15 percent of the 27,446 owner-occupied housing units in Palmdale were built 34 or more years ago (built prior to 1980).

- 17,428 or 63 percent of the 27,446 owner-occupied housing units in Palmdale were built between 15 and 34 years ago (built between 1980 and 1999).
- 4,277 or 33 percent of the 13,019 renter-occupied housing units in Palmdale were built 34 or more years ago (built prior to 1980).
- 7,141 or 55 percent of the 13,019 renter-occupied housing units in Palmdale were built between 15 and 34 years ago (built between 1980 and 1999).

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all Palmdale residents have the opportunity to live in decent housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	19
Special-Needs	0
Total	19

Table 63 - One Year Goals for Affordable Housing by Support Requirement

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One Year Goals for the Number of Households Supported Through	
Rental Assistance	15
The Production of New Units	0
Rehab of Existing Units	4
Acquisition of Existing Units	0
Total	19

Table 64 - One Year Goals for Affordable Housing by Support Type

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Discussion

The Strategic Plan identifies a high priority need to preserve the supply of affordable housing and to provide rental assistance to extremely-low income seniors. During the 2015-2016 program year, the City of Palmdale will invest HOME funds in an effort to create four decent affordable rental units in partnership with a CHDO and will also provide Tenant-Based Rental

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Assistance to extremely-low income seniors experiencing a housing cost burden that places these households at risk of homelessness.

In addition, CDBG funds will be used in 2015-2016 to support the development of infrastructure for the anticipated 160-unit META Housing Arts Colony. Habitat for Humanity is currently working on a Single Family Veterans Housing complex to include up to 50 units of housing for veterans using local housing funds and other private sources. The Habitat for Humanity project is not assisted with CDBG or HOME funds.

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AP-60 Public Housing – 91.220(h)

Introduction

The City of Palmdale Housing Authority was formed in 1994 under State of California Housing Authority Law to actively improve existing neighborhoods and develop affordable housing opportunities using local, state and federal resources. The Palmdale Housing Authority does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Housing Authority of the County of Los Angeles (HACoLA) for the purposes of Section 8 and Public Housing.

Actions planned during the next year to address the needs to public housing

HACoLA will continue to serve the needs of residents through public housing and Section 8 vouchers. Specifically, the U.S. Census Bureau projects that the elderly in California will have an overall increase of 112 percent from 1990 to 2020. Los Angeles County mirrors this trend. To address the need for the growing senior population, in August of 2013, HUD approved HACoLA's application to designate 13 public housing senior developments as housing for elderly families only (62 years or older).

Actions to encourage public housing residents to become more involved in management and participate in homeownership

HACoLA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. HACoLA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

HACoLA encourages residents to explore homeownership opportunities. HACoLA currently administers Family Self-Sufficiency (FSS) program for public conventional housing and Housing Choice Voucher program residents. The FSS program provides critical tools and supportive services to foster a resident's transition from financial and housing assistance to economic and housing self-sufficiency, most importantly homeownership.

To support this effort, HACoLA utilizes marketing materials to outreach and further promote the program's requirements and benefits to all public housing residents. For families that are eligible to participate, a Contract of Participation (COP) is prepared to govern the terms and conditions of their participation and an Individual Training Service Plan (ITSP) is created that outlines the following: supportive services to be provided, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP is valid for five years and may be extended to allow the family to meet their ITSP goals.

Once the COP is established and the family experiences an increase in tenant rent as a result of earned income, an escrow account in their name is established and increased earned income is deposited into this account. Escrow accounts are disbursed to the family once the family has graduated successfully from the program. Families are encouraged to utilize these funds towards educational and homeownership endeavors.

Additionally, HACoLA provides residents with information on CDC's homeownership programs.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A, HACoLA is designated as a High Performing Public Housing Agency.

Discussion

HACoLA is well-positioned to continue providing Section 8 Housing Choice Vouchers in the City of Palmdale and throughout Los Angeles County.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City will invest CDBG funds during the 2015-2016 program year to address high priority needs identified in the 2015-2019 Consolidated Plan including preventing and eliminating homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community based organizations and faith-based groups. Consistent with this approach, the City of Palmdale supports the efforts of The Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations that address homelessness throughout Los Angeles County. In alignment with this strategy, the City will use CDBG funds to support local service providers as well as City run programs to prevent homelessness and to expand the supply of affordable housing in Palmdale for low- and moderate-income residents.

In September 2003, the Los Angeles City and County officials brought together over 60 leaders to establish a working group to develop a 10-year plan to end homelessness in Los Angeles County. Panel members included persons representing government, faith organizations, health and human services agencies, advocacy groups, the entertainment industry, law enforcement, business organizations, among those who have experienced homelessness.

According to the Ten-Year Plan to End Homelessness, the CoC is in the process of implementing several regional strategies that will enhance local coordination to more effectively assist people in need. To more rapidly identify and assess people experiencing homelessness, the CoC is working to create regional homeless access centers that will offer fully coordinated systems of outreach and will facilitate universal assessment, intake, referral and transportation to resources. The CoC is also developing resources of information (such as 2-1-1) to better serve individuals who are homeless or at risk of becoming homeless. In addition, the CoC is working to implement a database using real time information from intake and assessment that is housed in the Homeless Management Information System (HIMS). Collectively these strategies will help minimize duplication of effort and better connect the most vulnerable individuals and families, chronically homeless, and people at risk of becoming homeless to appropriate resources.

Since the adoption of the Ten-Year Plan, the CoC has taken initial steps toward fully coordinated systems of outreach and assessment. With the assistance of 2-1-1, residents are provided a comprehensive informational and referral system. To better understand the nature and extent of homelessness, every two years during the last 10 days of January, HUD requires communities across the country to conduct a comprehensive count of their homeless population. The CoC also conducts informational outreach presentations concerning homelessness in Los Angeles County throughout the community.

Addressing the emergency shelter and transitional housing needs of homeless persons

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC continues to rely on its emergency and transitional housing system in order to address the immediate needs of Los Angeles County's homeless population.

Los Angeles County has implemented policy and program changes aimed at ensuring homeless persons in Los Angeles County are rapidly housed and offered an appropriate level of support services to meet their circumstances and keep them stably housed. Between 2013 and 2014, a total of 25 shelter (e.g. emergency, transitional and seasonal/overflow) beds were removed from the Homeless Inventory Count (HIC). In contrast, 12 permanent supportive housing beds were added to the HIC.

This increase in permanent supportive housing for the most vulnerable populations is attributed to Los Angeles County homeless service providers re-tooling their programs and shifting their focus to moving people quickly into permanent supportive housing throughout the County. Homelessness can be significantly reduced and the quality of life of our residents, especially those precariously housed or homeless can be improved.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In support of CoC efforts, this Strategic Plan provides for the use of CDBG funds to support activities implemented by local nonprofit organizations that provide services to help prevent and eliminate homelessness, including families at risk of homelessness, victims of domestic violence and their families. The City will also use HOME funds to promote affordable housing

development and affordable home ownership opportunities as two (2) of the main goals for the City.

For the next five years, the new plan recommends the following strategies to reduce homelessness throughout the County:

- Know who is homeless and what they need – Conduct a count of every person living on the streets, shelters, or other places not fit for human habitation to understand the scope of homelessness in each community;
- Create the housing and the services to help people thrive - Create affordable housing units through new construction or rehabilitation of existing buildings and provide supportive services in permanent supportive housing that are critical to housing retention;
- Shift to a Housing First System, a system through which homeless people are back in permanent housing in less than 30 days and there are few requirements for housing;
- Get involve and get other involved – Encourage others (individual of agency) to commit to partnering with other leaders to end chronic and veteran homelessness by 2016 and volunteer at local organizations.

By fully investing in solutions that work and getting communities to get involved at every level (i.e. federal, state, local, for profit organizations, non-provident organizations, and residents) the end of homelessness throughout Los Angeles County can be possible.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

An individual or family is considered to be at-risk of becoming homeless if it experiences extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

Referred to as “Bring L.A. Home!” The Campaign to End Homelessness”, the plan initiates a 10-

year campaign to end homelessness in Los Angeles County by establishing a broad range of strategies that address a multitude of issues related to homelessness. The plan is consistent with State and Federal initiatives for ending homelessness and consists of the following seven guiding principles:

- Preventing homelessness;
- Addressing the structural causes of homelessness;
- Sustaining the current capacity to serve homeless people and building new capacity where it is needed;
- Ensuring rapid return to housing for people who become homeless;
- Bringing alienated homeless people into the mainstream of society;
- Taking a regional approach to the crisis; and
- Reaffirming that housing is one of the basic human rights.

With the focus of addressing family homelessness, chronic homelessness and mainstream and system changes (homeless prevention), “Bring L.A. Home! The Campaign to End Homelessness” represents a commitment by all stakeholders throughout the County to end homelessness within a decade.

Discussion

With limited resources available, the City is investing CDBG funds through the grants made to South Antelope Valley Emergency Services to serve approximately 5,000 people in an effort to prevent homelessness in Palmdale.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Palmdale are housing affordability for those with income limits less than 50 percent of AMI and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply for those with income limits less than 50 percent of AMI and insufficient resources are available to increase the supply of affordable housing to meet demand.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In the development of the 2013-2021 Housing Element, the City evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. Based on this evaluation, the City determined that it has taken all necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing. Moreover, the City is actively engaged with affordable housing developers concerning the siting of affordable housing and ensuring that the entitlement process runs smoothly from inception to completion.

Discussion:

To address housing affordability and the lack of monetary resources for affordable housing, the 2015-2019 Consolidated Plan - Strategic Plan calls for the investment of a significant portion of CDBG and HOME funds for the development of 160 new rental housing units, the creation of affordable homeownership opportunities and the rehabilitation and preservation of one existing affordable housing unit. Although the City no longer has access to Redevelopment

Housing Set-Aside funds, CDBG, HOME and other local resources will be leveraged to attract private and other available public resources for affordable housing.

AP-85 Other Actions – 91.220(k)

Introduction:

In the implementation of the 2015-2016 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meet underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2015-2016 Action Plan in projects that will support the development of new homeownership and rental housing units, provide loans to low- and moderate-income homeowners for mortgage assistance and home improvements, projects that provide public services to low- and moderate-income people, and projects that prevent homelessness. To address underserved needs, the City is allocating 100 percent of its CDBG (excluding Section 108 Debt Services & Trustee Fees and Administration) and HOME (excluding Administration) funds for program year 2015-2016 to projects and activities that benefit low- and moderate-income people.

Actions planned to foster and maintain affordable housing

In the implementation of the 2015-2016 Annual Action Plan, the City will invest CDBG and HOME funds to preserve and maintain affordable housing by partnering with housing developers (META and Habitat for Humanity) in an effort to support the development of new homeownership and rental housing units, through the City of Palmdale's Acquisition, Rehabilitation, Resale that will provide mortgage assistance to low- and moderate- income residents that will create affordable housing homeownership opportunities and through the City of Palmdale Housing Rehabilitation Program that will provide loans to low- and moderate-income homeowners or rental housing units.

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Palmdale Housing Rehabilitation Program will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978

and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

The implementation of CDBG and HOME activities meeting the goals established in the 2015-2019 Consolidated Plan - Strategic Plan and this Annual Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-income households;
- Supporting activities that ensure equal access to housing opportunities;
- Supporting a continuum of housing and public service programs to prevent and eliminate homelessness;
- Supporting activities that improve public facilities and infrastructure; and
- Supporting housing preservation programs that assure low income households have a safe, decent and appropriate place to live.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

Actions planned to develop institutional structure

The institutional delivery system in Palmdale is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City. In order to support and enhance this existing institutional structure, the City of Palmdale will collaborate with affordable housing developers and nonprofit agencies receiving CDBG and HOME funds through the 2015-2016 Annual Action Plan to ensure that the needs of low- and moderate-income residents are met as envisioned within the 2015-2019 Consolidated Plan - Strategic Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Palmdale—particularly the low-and moderate- income areas.

Discussion:

In the implementation of the 2015-2016 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

In the implementation of programs and activities under the 2015-2016 Annual Action Plan, the City of Palmdale will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

**Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City does not use forms of investment other than what is included in § 92.205(b).

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

The City's HOME-funded homebuyer programs incorporate a recapture provision in accordance with § 92.254 (a)(5)(ii). As a condition of funding, the homebuyer must enter into a HOME Participation Agreement with the City of Palmdale. The City's investment in the property is made as a forgivable loan in exchange for a 15-year affordability period, as required under the HOME Program Regulations. The affordability period is enforced by a recorded affordability covenant against the property.

Recapture of funds is required in the event of any of the following during the period of affordability:

1. Sale of the property or transfer of any kind to non-income qualified homebuyers (excluding those related to the dissolution of marriage);
2. When the residence ceases to be used as the primary residence, subleasing or renting of the property;
3. Refinancing; and
4. Failure to maintain the property in decent, safe, and sanitary condition.

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Deleted: Unlike the HOME Program's minimum requirements, the City of Palmdale 45-year affordability period does not change depending on the subsidy level.

The funds subject to recapture include all funds advanced in connection with the City's homebuyer assistance, less forgiveness payments credited proportionally each year on the anniversary of the Note. HOME funds shall be recaptured from net proceeds, which are defined as the sales price minus superior loan repayment (other than HOME assistance) and closing costs. The City will recapture the entire amount of HOME funds invested from net proceeds, less any forgiveness payments credited. In the event that the net proceeds resulting from a sale are not sufficient to provide for the full return of the Borrower's original down payment and Borrower's cost of capital improvements to the Property (subject to City verification and approval), then the Borrower shall be entitled to recover their original down payment amount and City approved capital improvement amounts before the recapture of the HOME Loan. The recaptured funds will be used to carry out HOME eligible activities.

Deleted: or the balance of the outstanding down payment assistance in the case of forgivable loans.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See above.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds under the 2015-2016 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Discussion:

In the implementation of programs and activities under the 2015-2016 Annual Action Plan, the City of Palmdale will follow all HUD regulations concerning the use of CDBG and HOME funds.



CITY OF PALMDALE

2015/2019 CONSOLIDATED PLAN AMENDMENT 1
JULY 1, 2015 THROUGH JUNE 30, 2020

2015/2016 ANNUAL ACTION PLAN AMENDMENT 1
JULY 1, 2015 THROUGH JUNE 30, 2016

APPENDIX A Alternate / Local Data Sources

Appendix A - Alternate/Local Data Sources

1	Data Source Name HACoLA Public Housing and Section 8 Data
	List the name of the organization or individual who originated the data set. Housing Authority of the County of Los Angeles (HACoLA)
	Provide a brief summary of the data set. Data supplied for public housing and Section 8 in Palmdale.
	What was the purpose for developing this data set? To comply with HUD Consolidated Plan requirements.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data is comprehensive for the City of Palmdale.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The data reflects 2014 information.
	What is the status of the data set (complete, in progress, or planned)? Complete.