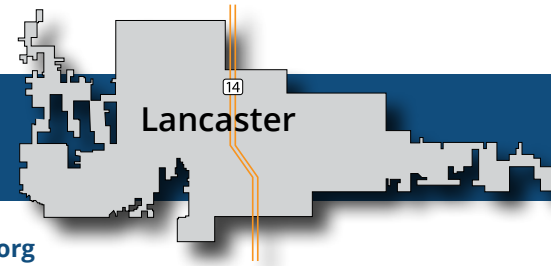


LANCASTER

CITY PROFILE



City of Lancaster: 44933 Fern Avenue, Lancaster, CA 93534, (661) 723-6128, CityofLancasterCA.org

ELECTED CITY COUNCIL

- Mayor:**
R. Rex Parris
- Vice Mayor:**
Marvin Crist
- Councilmembers:**
Ken Mann
Raj Malhi
Darrell Dorris
- City Manager:**
Jason Caudle
- Economic Development
Senior Manager:**
Chenin Dow



Lancaster, SG H2 Energy, and Iwatani launched California's first closed-loop green hydrogen ecosystem for transportation.

BUSINESS/ COMMUNITY QUOTE

"The City of Lancaster has expanded in local business opportunities, street improvements and general safety — all during COVID-19 surges. The city has consistently shown up for its residents and this past year was no different. Recently, the city has focused on projects such as using hydrogen as an alternative energy source, establishing easier and safer routes for students to get to school and starting an incentive program to encourage the community to shop locally. With these efforts, plus a myriad of other improvement projects, Lancaster will continue to thrive and have a bright future."

- Mayor R. Rex Parris

TOP 2021 MILESTONES

No. 1 In **December 2021**, the City **celebrated the grand opening** of the 107-room, 4-story **Marriott Residence Inn of Downtown Lancaster**. Located in the heart of downtown, it is the first hotel in the Antelope Valley region situated in a walkable downtown district.

No. 2 Lancaster **City Council adopted** the **Shop More** in Lancaster **program** to help promote patronizing locally owned businesses during the holidays and shortly thereafter. The program offered cards worth \$20 to be redeemed at participating businesses. More than 50 local businesses participated, and **\$500,000 worth of cards were distributed** to members of the community.

OPPORTUNITY ZONES

Lancaster offers nearly 4,000 acres of land in Opportunity Zones, encompassing all zoning types and ranging from redevelopment opportunities to vacant land. The OZs focus on infill project areas to maximize existing infrastructure as well as community impact.

Key OZs include:

Downtown Lancaster: Located along Lancaster Boulevard in historic downtown Lancaster, The BLVD features more than 200 one-of-a-kind locally-owned businesses in a walkable main street environment.

Medical Main Street: A 350-acre district with 100 vacant acres ripe for development, Medical Main Street will be anchored by a state-of-the-art, \$750 million replacement facility for Antelope Valley Hospital. The district will integrate uses such as shopping, dining, and housing alongside world-class health care.

Parkway Village: Designed to answer the need for a greater variety of housing stock to attract and retain top talent for key regional employers, Parkway Village will feature various housing typologies alongside quality-of-life amenities in a walkable urban setting.



The new Residence Inn of Downtown Lancaster, located on the BLVD, opened in late 2021.

MISSION / VISION

A diverse community of people leading the future through science, technology, art, culture and collaboration, Lancaster is home to astronauts, rocket scientists, families and innovative businesses large and small. With spectacular landscapes and clean air, Lancaster has the confidence, expertise, spirit and imagination to transform tomorrow.

With a can-do attitude and willingness to cut through unnecessary red tape, Lancaster is consistently recognized as a business-friendly city and welcomes innovation and new development. To help prove that, a new development fee structure was designed to incentivize development within the City's core, where the existing infrastructure and resources are already in place.



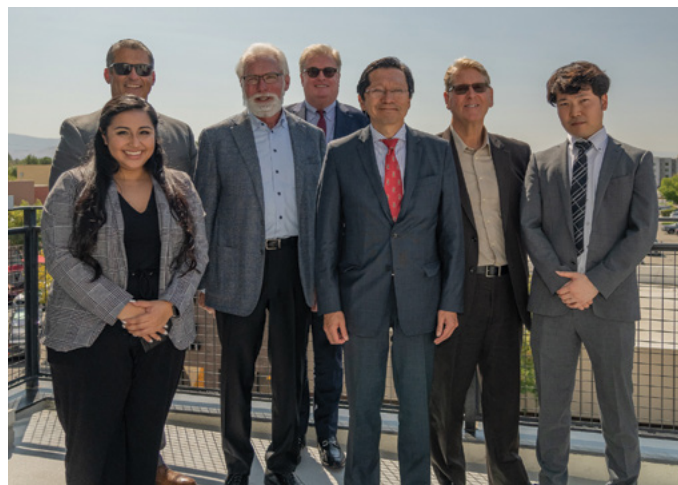
The City, in partnership with the Antelope Valley Fair, brought back the Poppy Festival for a bigger and better event in 2022.

COMMUNITY TRENDS

Industrial development is booming in Lancaster. With several projects submitted to the planning department for approval, the Fox Field Industrial Corridor is poised to gain over 1.5 million square feet of industrial space in the coming months. The projects contain a mix of speculative development and developments for specific end users.

The Lancaster Health District is moving full speed ahead with the environmental document already completed and plans for a new Antelope Valley Hospital campus underway. A master developer is actively marketing sites to developers and retailers.

To complement the Lancaster Health District, Lancaster's small business incubator is being reimagined and upgraded to create a biotech incubator. About half of the tenant space will be renovated to accommodate startup biotech firms. Plans are in progress and construction is expected to be completed in early to mid-2023.



Lancaster hosted Consul General Akira Muto to discuss next steps following the signing of the world's first "Smart Sister Cities" agreement committing to hydrogen generation, storage and distribution in the communities.



Lancaster Mayor R. Rex Parris presented Consul General Akira Muto with a Key to the City for his work in connecting Lancaster with Namie, Fukushima Prefecture, Japan.

RETAIL UPDATE

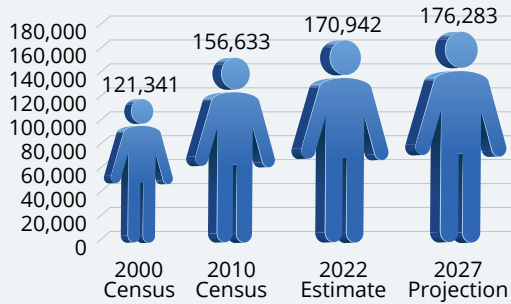
Despite the challenges that faced local businesses as a result of the pandemic, Lancaster's business-friendly policies and programs fostered an increase in business licenses compared to prior years. With the success of many COVID-19 relief programs such as the Stand Strong Small Business Recovery Loan Program, Restaurant Rescue Package and the Shop More in Lancaster programs launched by the City, many businesses that were at risk of closing were able to remain open.

Several commercial redevelopment projects are in the pipeline in Lancaster. The shopping center at Division Street and Avenue J is receiving a much-needed facelift. A redevelopment of the gateway corner of Avenue K and 15th Street West — formerly occupied by Toys "R" Us — is well underway and will bring new brands to the City.

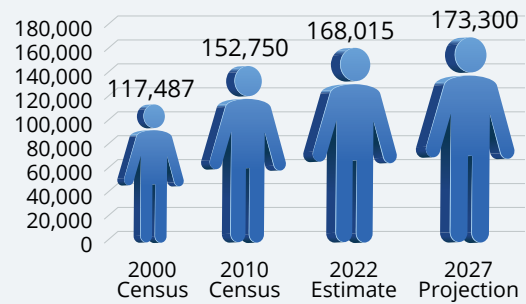
Lancaster still partners with The Retail Coach to assist with retail recruitment efforts, helping highlight the city to national brands and site selectors.

POPULATION DETAIL

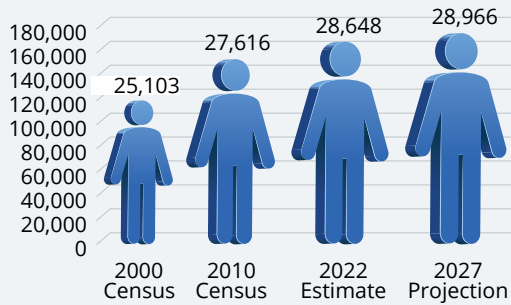
CITY OF LANCASTER



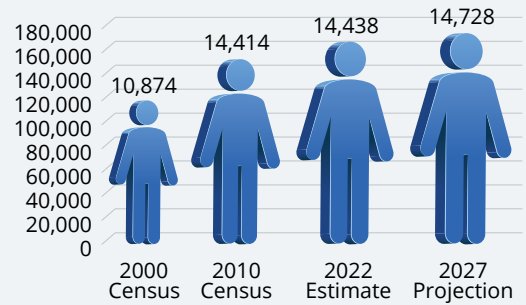
CITY OF PALMDALE



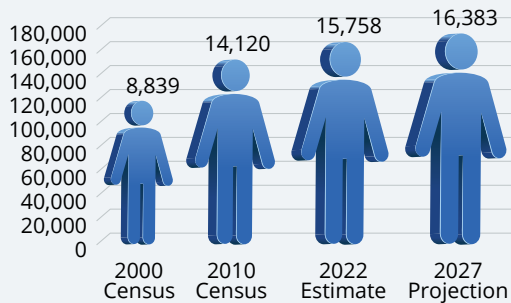
CITY OF RIDGECREST



CITY OF TEHACHAPI



CALIFORNIA CITY



5-YEAR POPULATION FORECAST

	2022 Est.	2027 Est.
City of Lancaster 93534, 93535, 93536	200,108	206,135
City of Palmdale 93550, 93551, 93552	180,365	186,036
*Unincorporated- Los Angeles County 93510, 93532, 93543, 93544 93553, 93563, 93591	36,836	37,638
City of California City 93505	15,257	15,859
Greater Tehachapi 93531, 93561	38,265	39,566
City of Ridgecrest 93555	33,994	34,398
*Unincorporated- Kern County 93501, 93516, 93519, 93523, 93524, 93527, 93554, 93560	35,225	36,114
Greater Antelope Valley Region	540,050	555,746

* Areas Defined by Zip Codes
Source: Claritas Pop-Facts® Premier 2022, Claritas, ©Claritas, LLC 2022



LANCASTER

CITY STATS



City of Lancaster: 44933 Fern Avenue, Lancaster, CA 93534, (661) 723-6128, CityofLancasterCA.org

2022 Population (Combined Zip Codes)** . 200,108
 2010 Census Population 182,413
 2027 Projection 206,135

Population Characteristics

Median Age 33.3
 Spanish Speaking 21.16%

Population By Origin

Not Hispanic or Latino 54.11%
 Hispanic or Latino 45.89%

Population By Origin

White Alone 40.26%
 Black or African American 22.60%
 American Indian/Alaska Native . 0.88%
 Asian Alone 4.40%
 Native Hawaiian/Other
 Pac. Islander 0.20%
 Other 25.93%
 Two or More Races 5.74%

Average Household Income. \$85,577
 93534 \$63,000

93535 \$71,882
 93536 \$118,575

Median Housing \$312,761

Housing Units (estimate) 50,233
 Persons Per Household (avg.) 3
 Homeowners (avg.) 60.25%

Education (Age 25+)

No High School Diploma 9.69%
 High School Graduate 29.51%
 Some College, No Degree 25.63%
 Associate's Degree 9.81%
 Bachelor's Degree 11.89%
 Master's Degree 5.12%
 Professional School Degree 0.73%
 Doctoral Degree 0.35%

Workforce (Age 16+ by Occupation)

Architect/Engineer 3.73%
 Arts/Entertain/Sports 1.75%
 Building Grounds Maint. 4.07%
 Business Financial Ops 3.10%

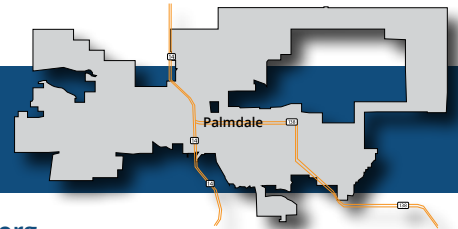
Community Social Services 2.26%
 Computer/Mathematical 1.68%
 Construction/Extraction 7.01%
 Edu/Training/Library 6.34%
 Farm/Fish/Forestry 0.35%
 Food Prep/Serving 4.55%
 Health Practitioner/Tech 7.17%
 Healthcare Support 4.86%
 Maintenance Repair 4.03%
 Legal 0.38%
 Life/Phys/Soc Sociology 0.39%
 Management 8.16%
 Office/Admin Support 10.33%
 Production 5.74%
 Protective Services 3.31%
 Sales/Related 9.38%
 Personal Care/Service 3.24%
 Transportation/Moving 8.18%

SOURCE: Claritas Pop-Facts® Premier 2022, Claritas, ©Claritas, LLC 2022.

** Included zip codes are: 93534, 93535, & 93536

PALMDALE

CITY STATS



Palmdale: 38300 Sierra Hwy., Suite A, Palmdale, CA 93550, (661) 267-5100, CityofPalmdale.org

2022 Population (Combined Zip Codes)** 180,365
 2010 Census Population 152,750
 2027 Projection 186,036

Population Characteristics

Median Age 32.6
 Spanish Speaking 39.28%

Population By Origin

Not Hispanic or Latino 38.51%
 Hispanic or Latino 61.49%

Population By Origin

White Alone 44.96%
 Black or African American 14.25%
 American Indian/Alaska Native . 0.72%
 Asian Alone 4.34%
 Native Hawaiian/Other Pac. Islander . 0.21%
 Other 29.99%
 Two or More Races 5.54%

Average Household Income. \$95,154
 93550 71,807

93551 \$136,524
 93552 \$87,546

Median Housing \$344,126

Housing Units (estimate) 45,814
 Persons Per Household (avg.) 4
 Homeowners (avg.) 68.24%

Education (Age 25+)

No High School Diploma 12.02%
 High School Graduate 26.74%
 Some College, No Degree 24.68%
 Associate's Degree 7.73%
 Bachelor's Degree 11.87%
 Master's Degree 3.62%
 Professional School Degree 0.74%
 Doctoral Degree 0.48%

Workforce (Age 16+ by Occupation)

Architect/Engineer 2.26%
 Arts/Entertain/Sports 1.54%
 Building Grounds Maint. 4.82%
 Business Financial Ops 2.79%

Community Social Services 1.76%
 Computer/Mathematical 1.61%
 Construction/Extraction 8.13%
 Edu/Training/Library 5.01%
 Farm/Fish/Forestry 0.47%
 Food Prep/Serving 5.80%
 Health Practitioner/Tech 5.00%
 Healthcare Support 5.53%
 Maintenance Repair 4.13%
 Legal 0.35%
 Life/Phys/Soc Sociology 0.49%
 Management 7.29%
 Office/Admin Support 10.10%
 Production 6.76%
 Protective Services 3.22%
 Sales/Related 10.86%
 Personal Care/Service 2.99%
 Transportation/Moving 9.08%

SOURCE: Claritas Pop-Facts® Premier 2022, Claritas, ©Claritas, LLC 2022.

** Included zip codes are: 93550, 93551, 93552

EMPLOYMENT BY SECTOR

LOS ANGELES COUNTY

	Count	Employees for this location	Employees per Establishment
Agriculture, Forestry, Fishing and Hunting	1,134	5,968	.5
Mining, Quarrying, and Oil and Gas Extraction	361	2,905	.8
Utilities	335	7,454	22
Construction	27,738	137,097	.5
Manufacturing	20,166	293,156	15
Wholesale Trade	19,936	168,509	.9
Transportation and Warehousing	11,438	145,660	13
Information	14,215	164,445	12
Real Estate and Rental and Leasing	29,431	143,896	.5
Professional, Scientific, and Technical Services	62,840	366,064	.6
Management of Companies and Enterprises	2,593	16,330	.6
Administrative, Support, Waste Management Remediation Services	19,596	117,791	.6
Educational Services	12,249	343,988	28
Healthcare and Social Assistance	128,770	638,262	.5
Arts, Entertainment, and Recreation.	12,044	141,023	12
Retail Trade	73,283	470,077	.6
Finance and Insurance	36,989	172,890	.5
Accommodation and Food Services	37,631	355,870	10
Other Services (except Public Administration)	57,519	249,233	.4
Public Administration	4,834	188,829	39
Grand Total	681,510	4,158,352	6

Geographies

93510 (Acton, CA); 93532 (Lake Hughes, CA); 93534 (Lancaster, CA); 93535 (Lancaster, CA); 93536 (Lancaster, CA); 93543 (Littlerock, CA); 93544 (Llano, CA); 93550 (Palmdale, CA); 93551 (Palmdale, CA); 93552 (Palmdale, CA); 93553 (Pearblossom, CA); 93563 (Valyermo, CA); 93591 (Palmdale, CA). DataSource: Claritas Pop-Facts® Premier 2022; ©Claritas, LLC 2022.

KERN COUNTY

	Count	Employees for this location	Employees per Establishment
Agriculture, Forestry, Fishing and Hunting	406	10,018	25
Mining, Quarrying, and Oil and Gas Extraction	95	3,195	34
Utilities	84	1,054	13
Construction	1,719	18,196	11
Manufacturing	730	10,796	15
Wholesale Trade	885	15,410	17
Transportation and Warehousing	1,081	9,515	.9
Information	450	5,030	11
Real Estate and Rental and Leasing	1,389	7,794	.6
Professional, Scientific, and Technical Services	2,091	18,687	.9
Management of Companies and Enterprises	50	265	.5
Administrative, Support, Waste Management Remediation Services	853	12,096	14
Educational Services	619	26,047	42
Healthcare and Social Assistance	5,911	49,086	.8
Arts, Entertainment, and Recreation.	448	4,934	11
Retail Trade	3,742	38,161	10
Finance and Insurance	1,717	6,771	.4
Accommodation and Food Services	2,010	27,077	14
Other Services (except Public Administration)	3,031	14,822	.5
Public Administration	619	43,510	70
Grand Total	30,264	323,302	11

Geographies

93510 (Acton, CA); 93532 (Lake Hughes, CA); 93534 (Lancaster, CA); 93535 (Lancaster, CA); 93536 (Lancaster, CA); 93543 (Littlerock, CA); 93544 (Llano, CA); 93550 (Palmdale, CA); 93551 (Palmdale, CA); 93552 (Palmdale, CA); 93553 (Pearblossom, CA); 93563 (Valyermo, CA); 93591 (Palmdale, CA). DataSource: Claritas Pop-Facts® Premier 2022; ©Claritas, LLC 2022.

EMPLOYMENT BY INDUSTRY

<u>Company</u>	<u>Approx. # of Employees</u>
Aerospace	8,111
Aviation	46,294
Government	5,593
Corrections.	3,740
Education	4,100
Learning	7,010
Healthcare	5,793
Healing	1,305
Manufacturing	4,929
Mining	1,345
Transportation	1,480
Energy	400
Renewables	229
Waste	698
Retail	8,055
Automobile	1,288

