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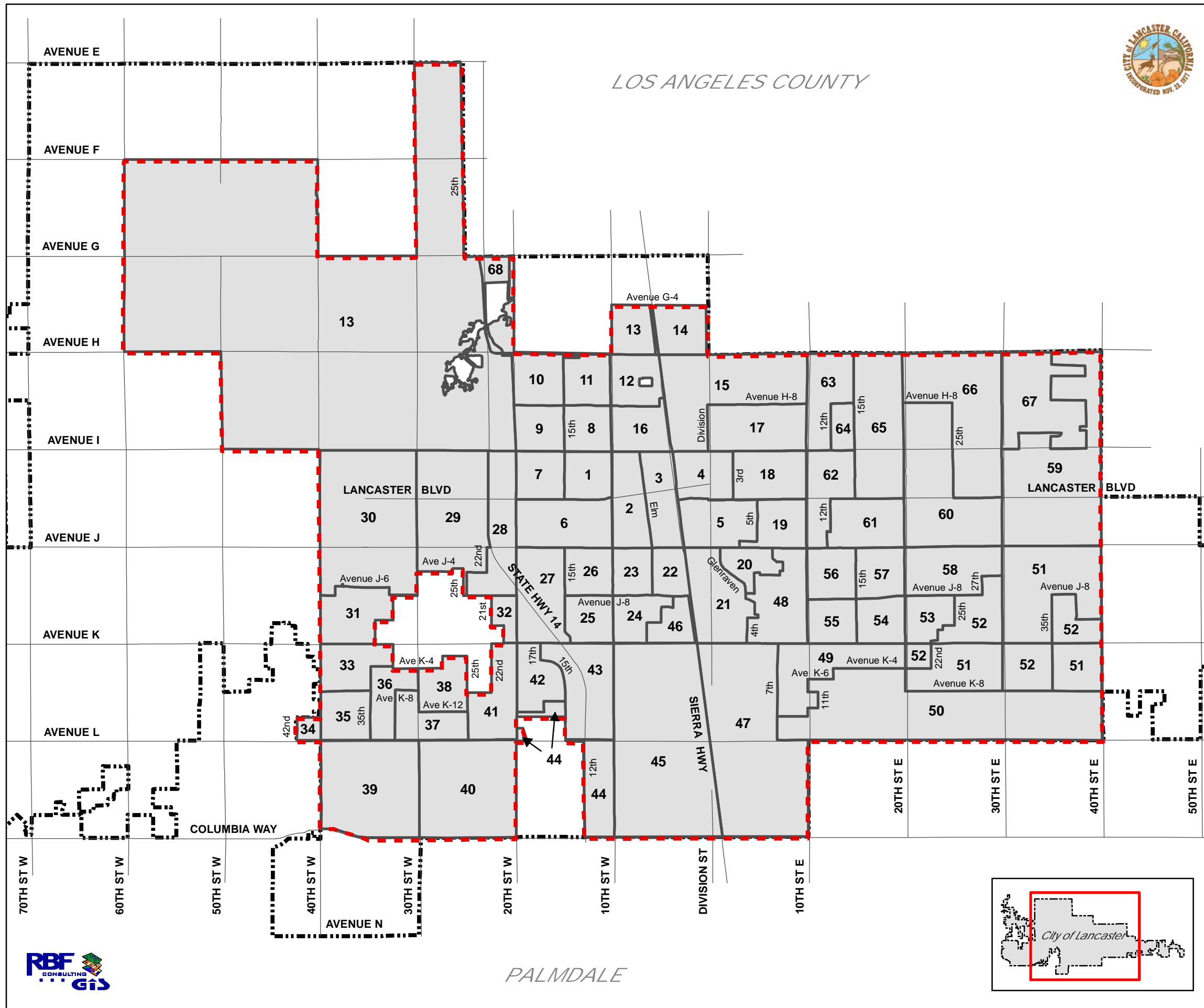
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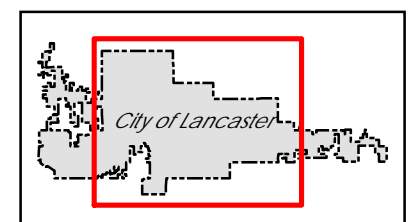
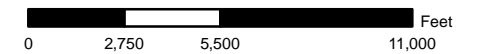
City of Lancaster
Housing Needs Assessment

Neighborhoods

- # Neighborhood Boundaries / ID Numbers
- Major Roads
- Red dashed line Redevelopment Area
- Dashed line City Limits

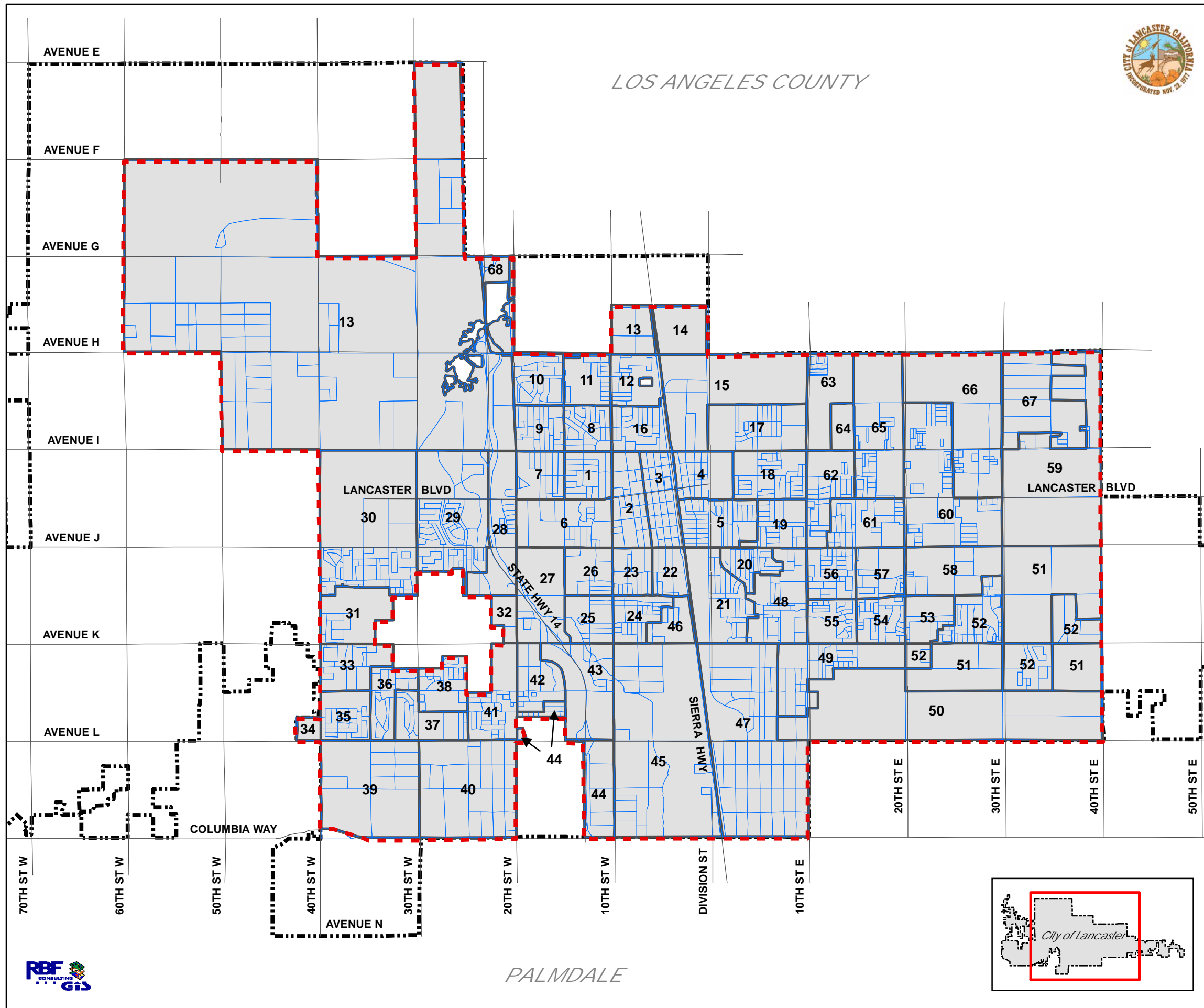
The numerals are a neighborhood identification system for reference purposes only.

The neighborhood boundaries coincide with Census Block Group boundaries. Please refer to Table A for corresponding Block Group numbers.



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005





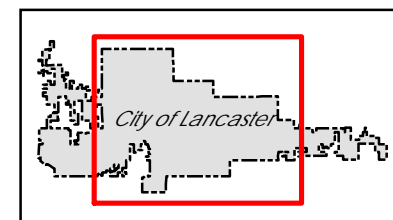
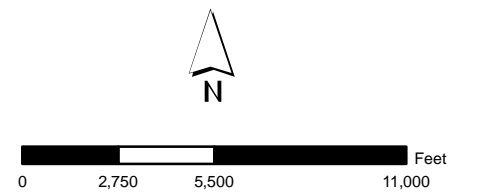
City of Lancaster
Housing Needs Assessment

Neighborhoods
With Census Block Boundaries

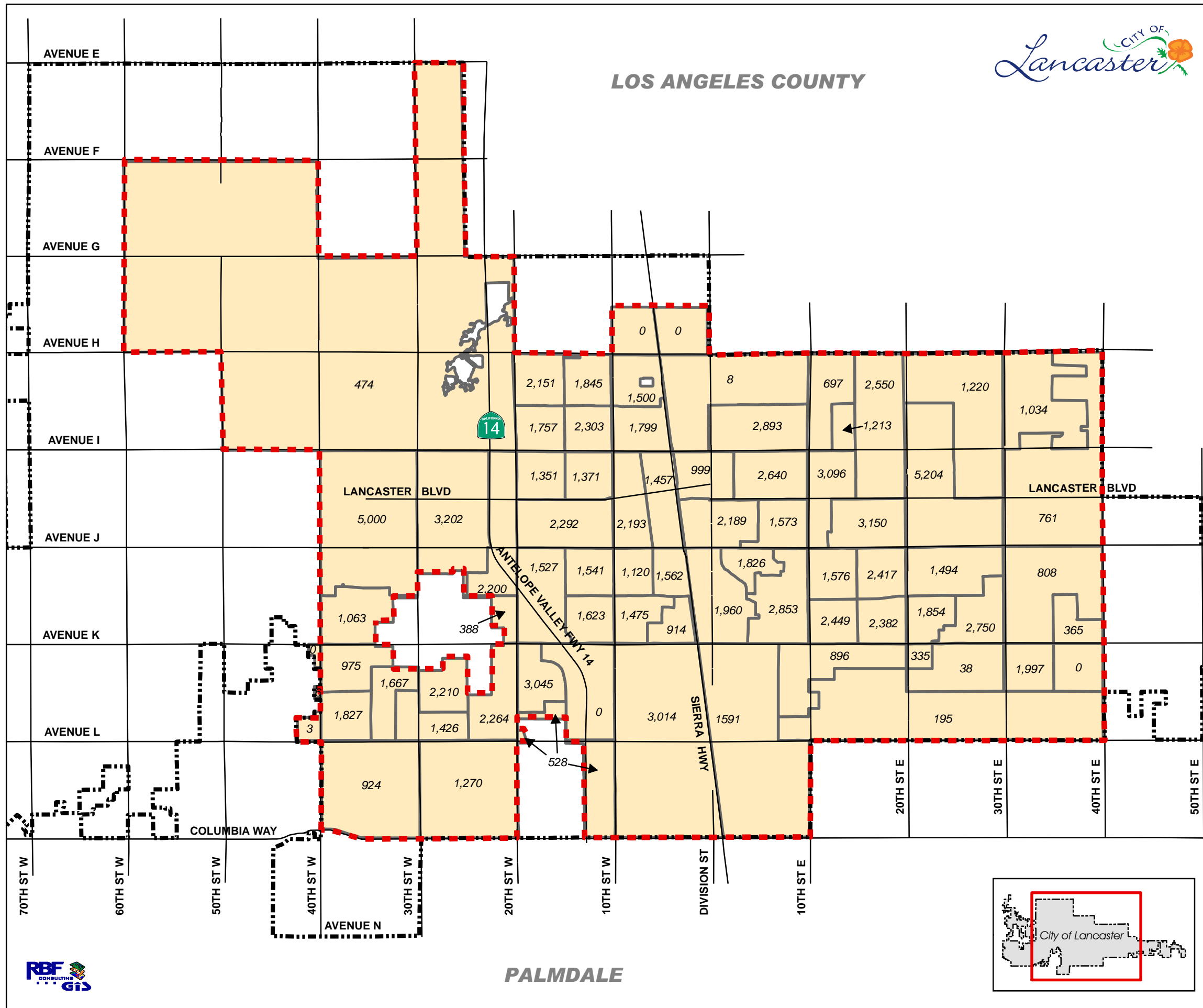
- # Neighborhood Boundaries / ID Numbers
- 2000 Census Blocks
- Major Roads
- Redevelopment Area
- City Limits

The numerals are a neighborhood identification system for reference purposes only.

The neighborhood boundaries coincide with Census Block Group boundaries. Please refer to Table A for corresponding Block Group numbers.



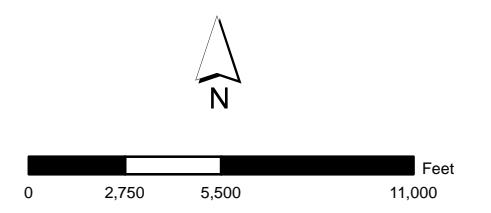
Sources:
U.S. Census 2000 Block Groups
U.S. Census 2000 Blocks
City of Lancaster 2005



**City of Lancaster
Housing Needs Assessment**

Neighborhood Population

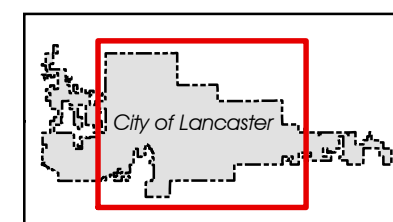
- # Neighborhood Boundaries / Estimated Population
- Major Roads
- ⬜ Redevelopment Area
- ⬜ City Limits



Numerals represent estimated population per Neighborhood

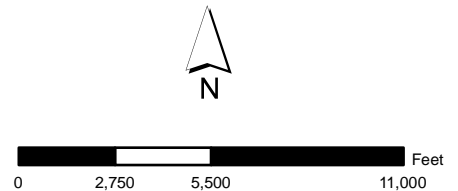
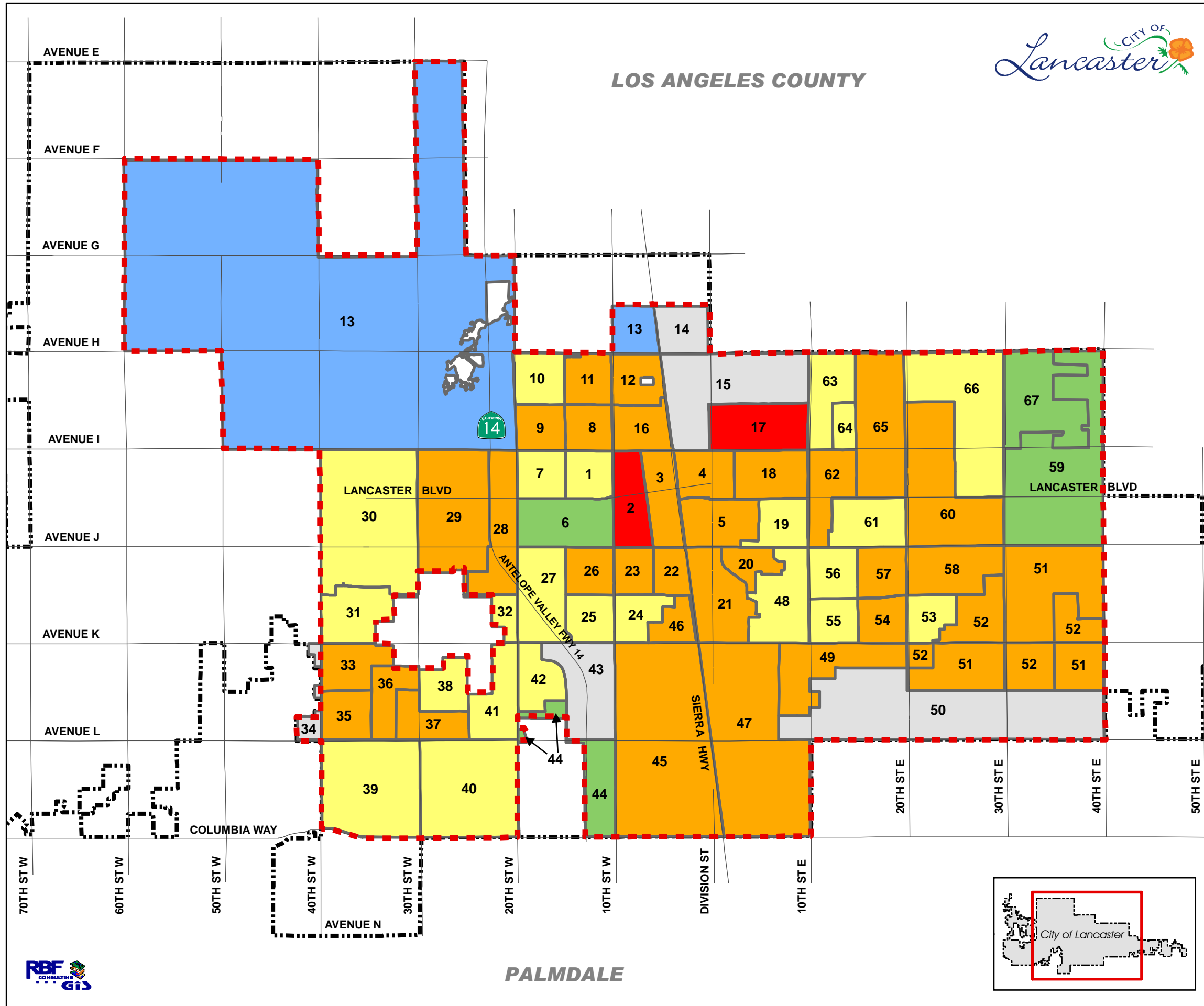
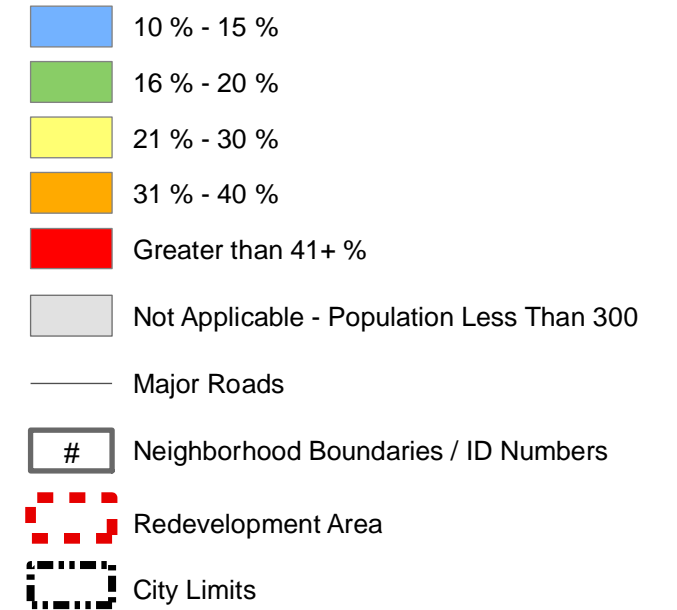
Some block groups were split and portioned out as a result of City and Redevelopment Area (RDA) boundaries. Population counts for these block groups were calculated based on population increases from the 2000 Census block data and 2006 ESRI demographic data.

Sources:
 U.S. Census 2000 Block
 U.S. Census 2000 Block Group
 ESRI Demographic Data 2006
 City of Lancaster



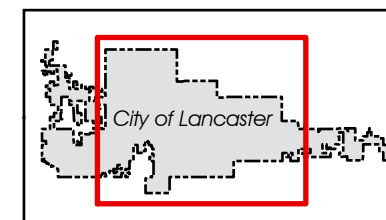
Under 18 Years of Age

Percentage of Population Under
Age 18 Per Neighborhood



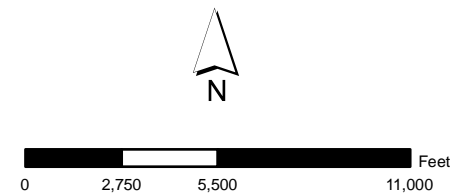
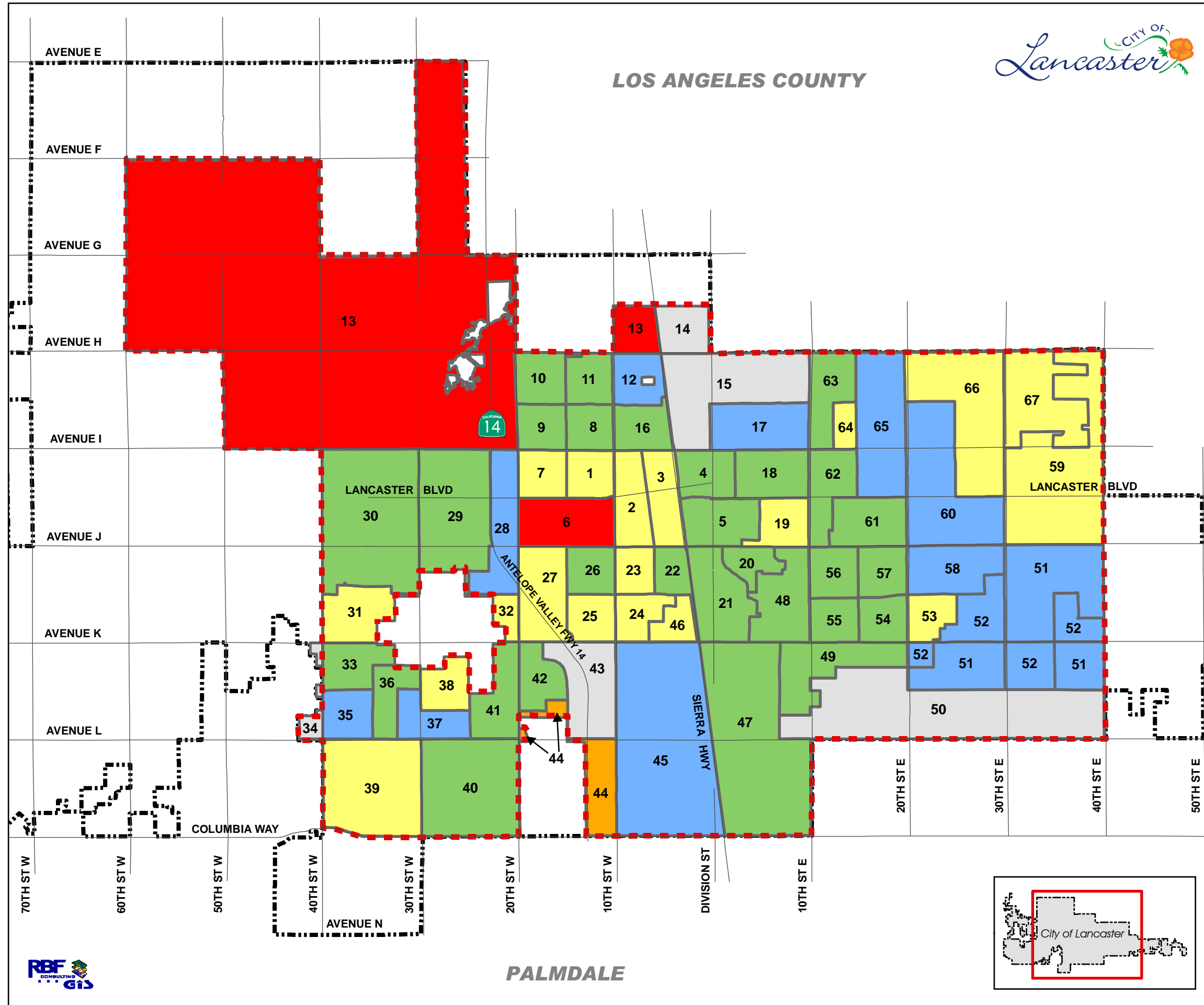
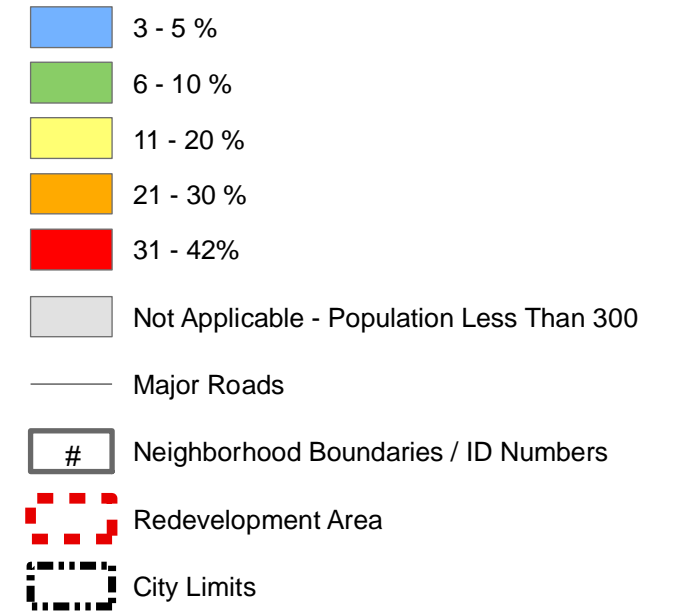
Numerals are for neighborhood identification only

Sources:
U.S. Census 2000 Block
U.S. Census 2000 Block Group
ESRI Demographic Data 2006
City of Lancaster



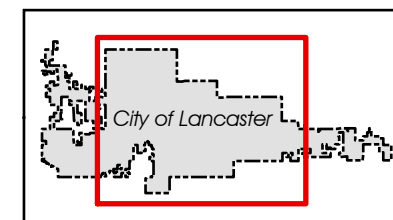
65 Years of Age and Older

Percentage of Population Under
Age 65 and Older Per Neighborhood



Numerals are for neighborhood identification only










Sources:
U.S. Census 2000 Block
U.S. Census 2000 Block Group
ESRI Demographic Data 2006
City of Lancaster

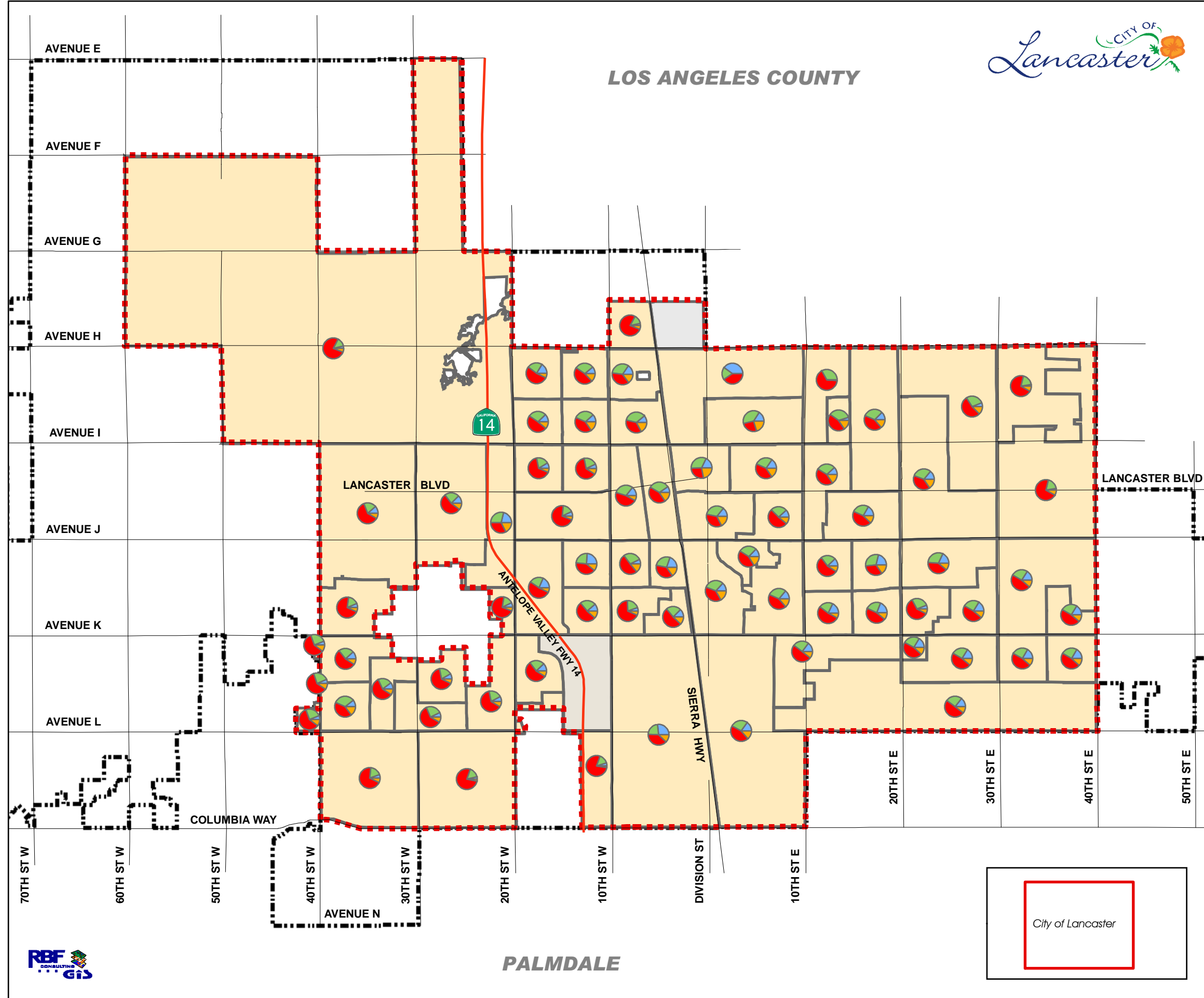




LOS ANGELES COUNTY

Racial Makeup

-  Black
-  Hispanic
-  White
-  Other
-  Not Applicable - No Housing Units or Population
-  Major Roads
-  Neighborhood Boundaries
-  Redevelopment Area
-  City Limits



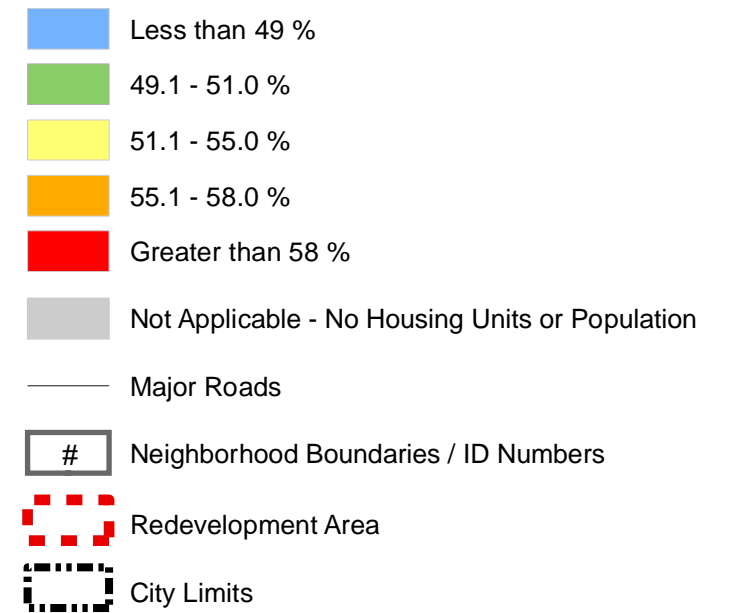
Sources:
U.S. Census 2000 Block
U.S. Census 2000 Block Group
ESRI Demographic Data 2006
City of Lancaster



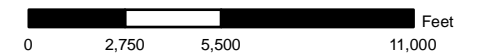
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High School Graduates

Percentage of High School Graduates per Census Tract

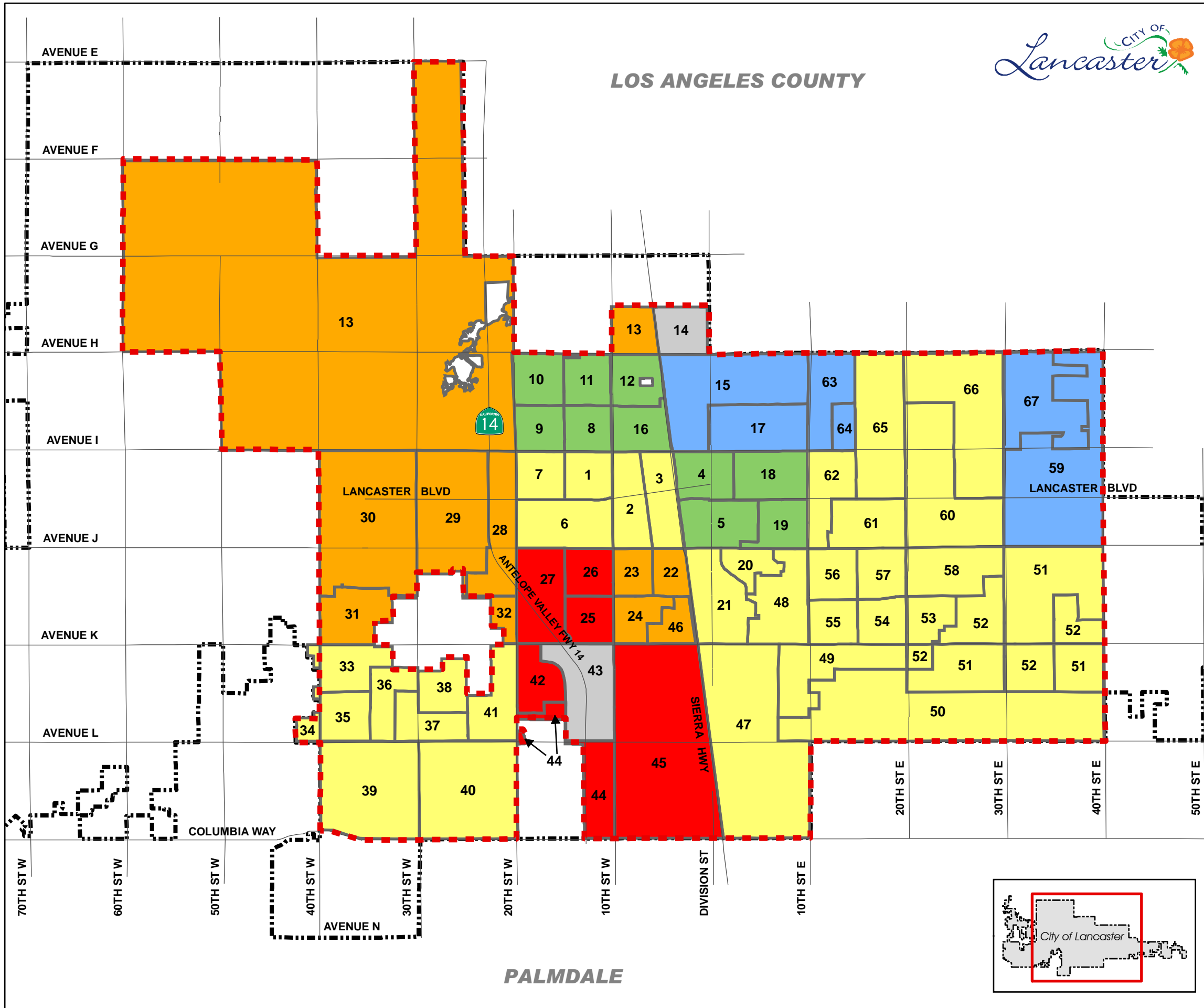
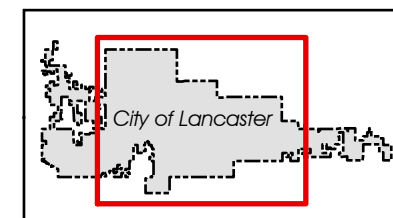


ESRI 2006 Demographic Data was not available for high school graduates. 2000 U.S. Census Data was used.



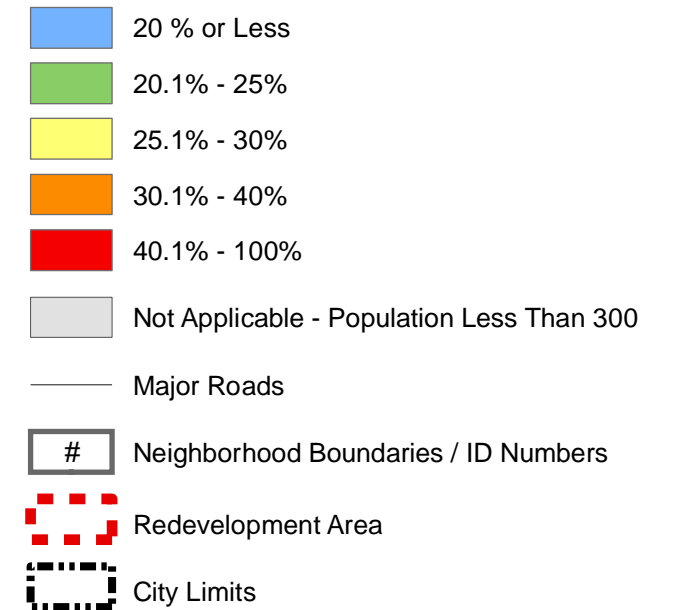
Numerals are for neighborhood identification only

Sources:
U.S. Census 2000 Census Tracts
U.S. Census 2000 Block Groups
City of Lancaster



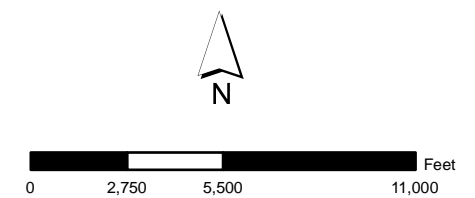
Percentage with Disability

Percentage of Population with a Disability
Per Neighborhood



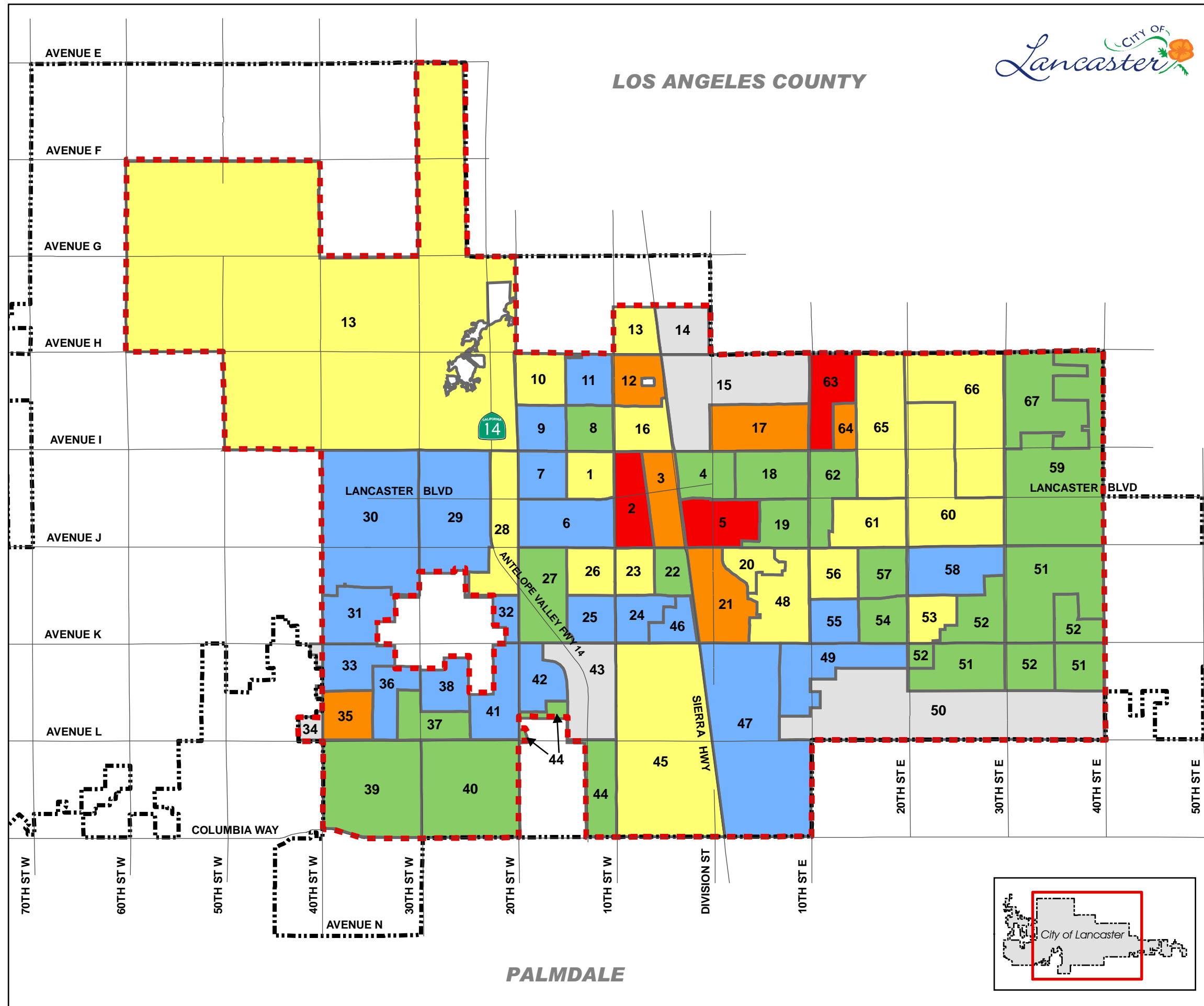
ESRI 2006 demographic data was not available for population with disability. 2006 U.S. Census Tract data was used.

2000 Census Tract Data only contains information for percentage of persons 21-64 years of age with a disability.



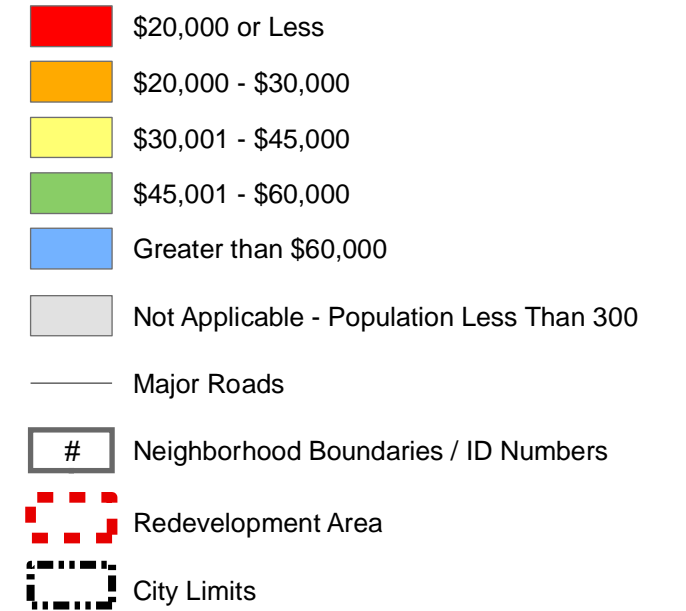
Numerals are for neighborhood identification only

Sources:
U.S. Census 2000 Block Groups
U.S. Census 2000 Tracts
City of Lancaster

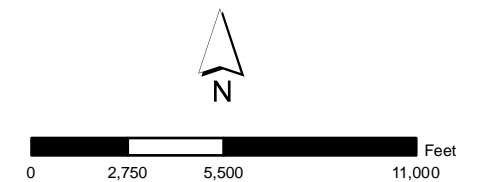


Median Household Income

Median Annual Household Income
Per Neighborhood

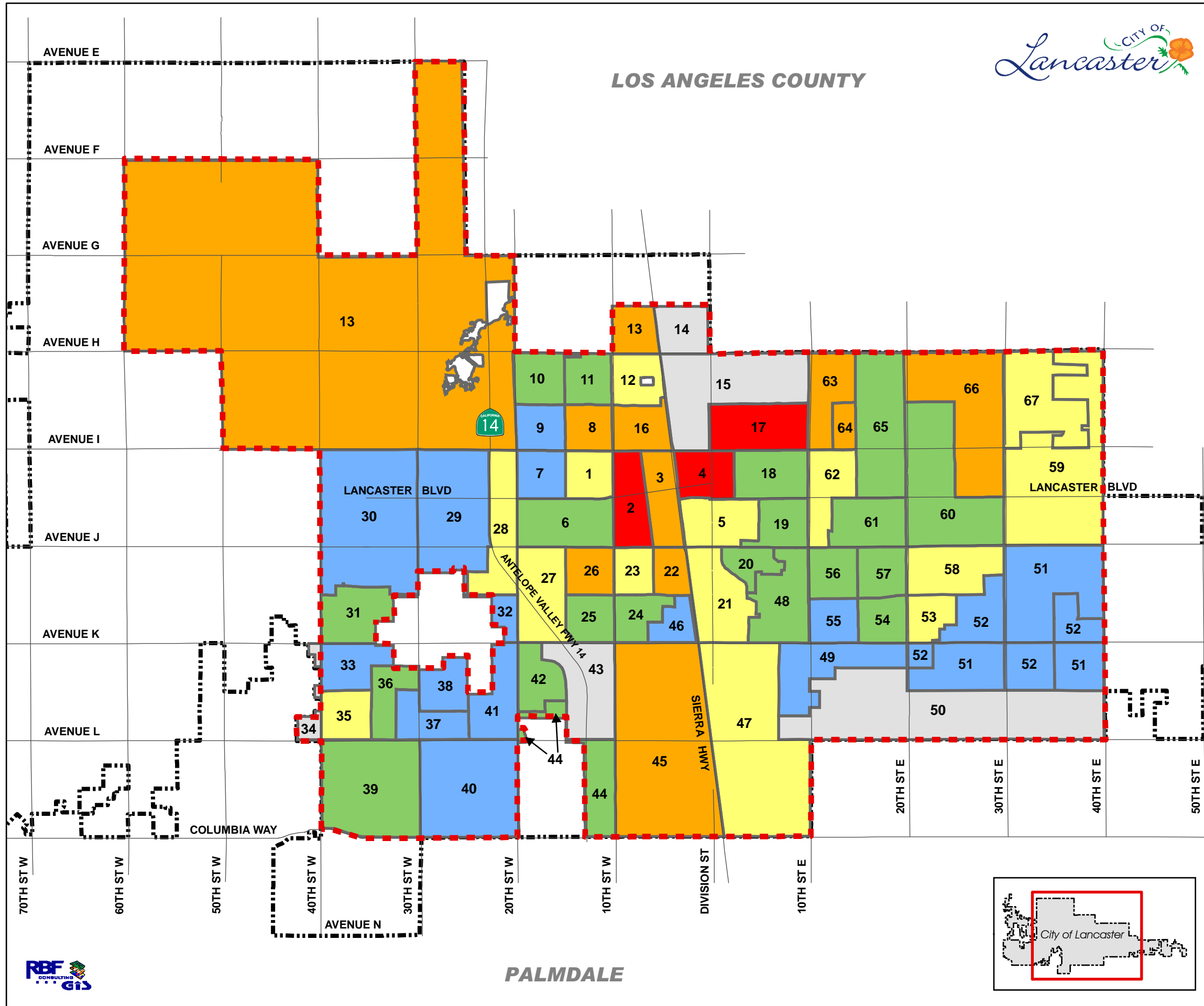


The median annual household income for Lancaster in its entirety is \$50,677.



Numerals are for neighborhood identification only

Sources:
U.S. Census 2000 Block
U.S. Census 2000 Block Group
ESRI Demographic Data 2006
City of Lancaster



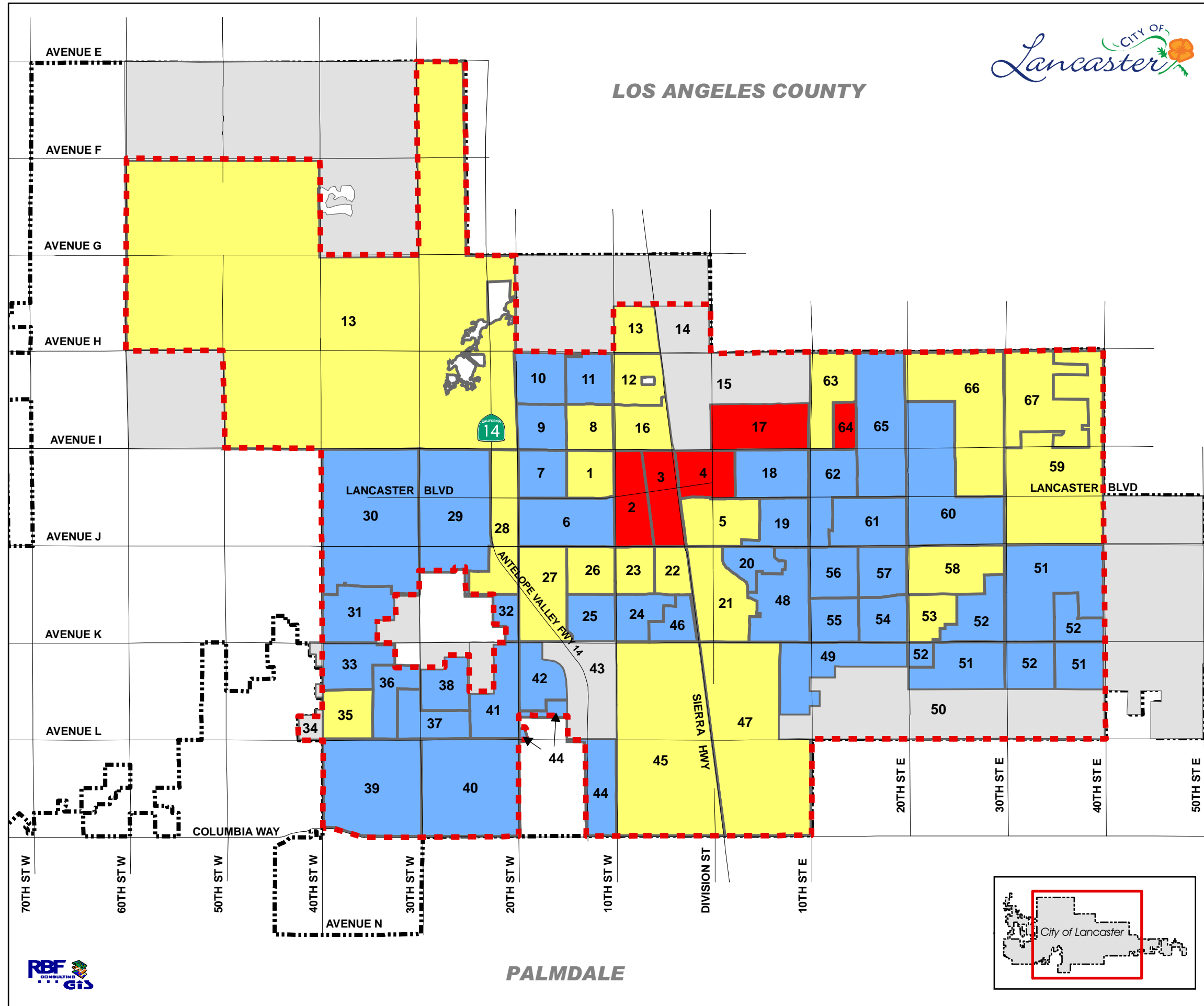
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City of Lancaster Housing Needs Assessment

LOS ANGELES COUNTY

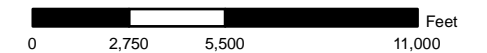


Income Distribution

Income Levels Refer to Median Household Income

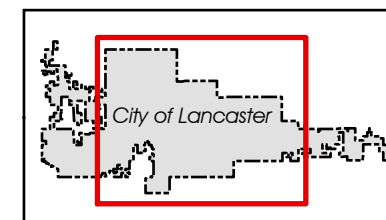
- Less than \$25,339
- \$25,339 - \$40,542
- Greater than \$40,542
- Not Applicable - Population Less Than 300
- # Neighborhood Boundaries / ID Numbers
- Major Roads
- Redevelopment Area
- City Limits

The median annual household income for Lancaster in its entirety is \$50,677.
 \$25,339 is 50% of the Lancaster median household income.
 \$40,542 is 80% of the Lancaster median household income.



Numerals are for neighborhood identification only

Sources:
 U.S. Census 2000 Block
 U.S. Census 2000 Block Group
 ESRI Demographic Data 2006
 City of Lancaster



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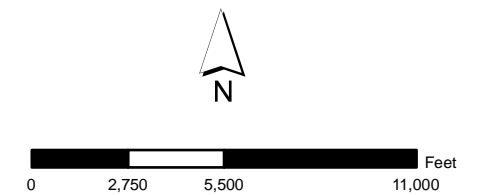
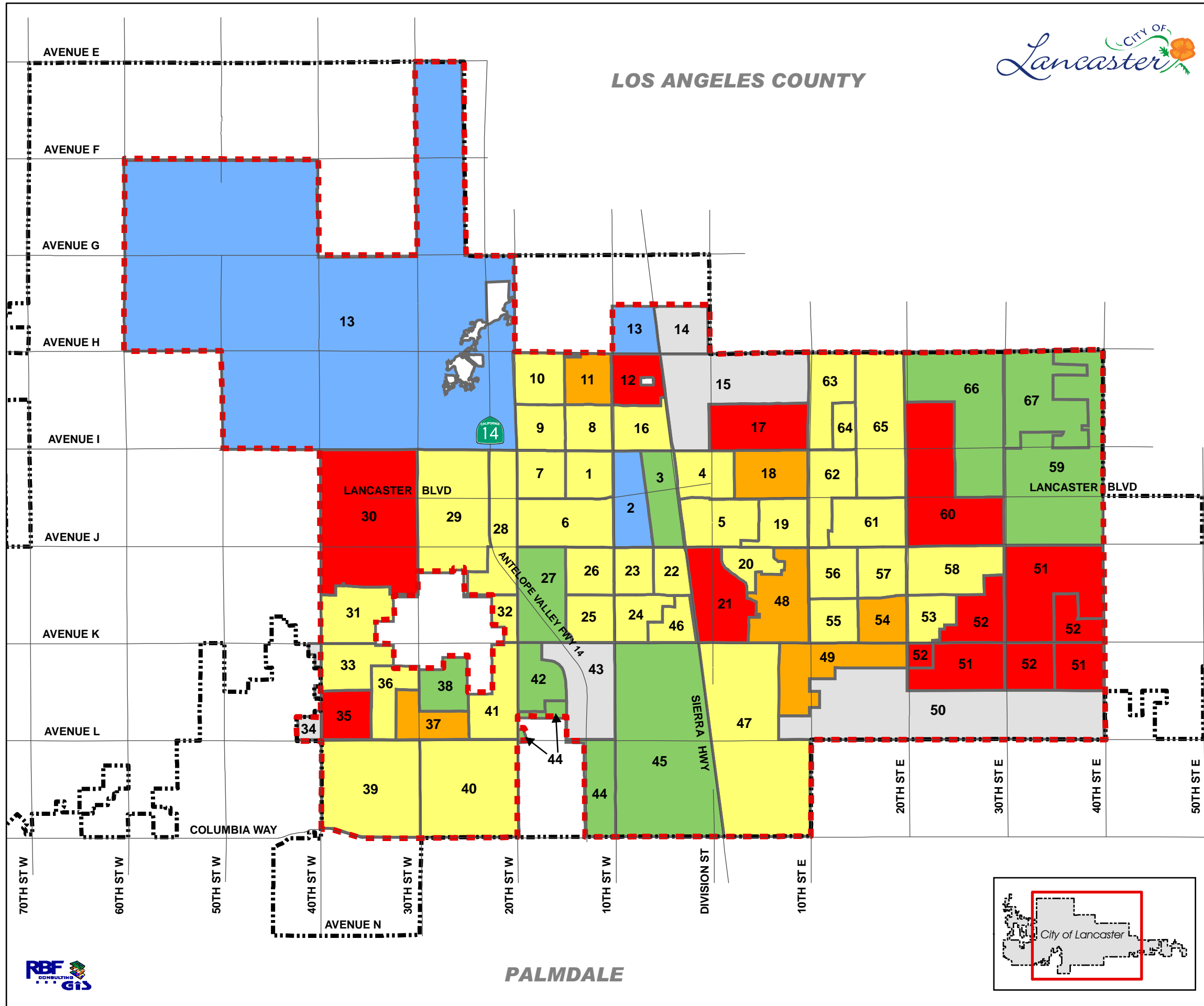
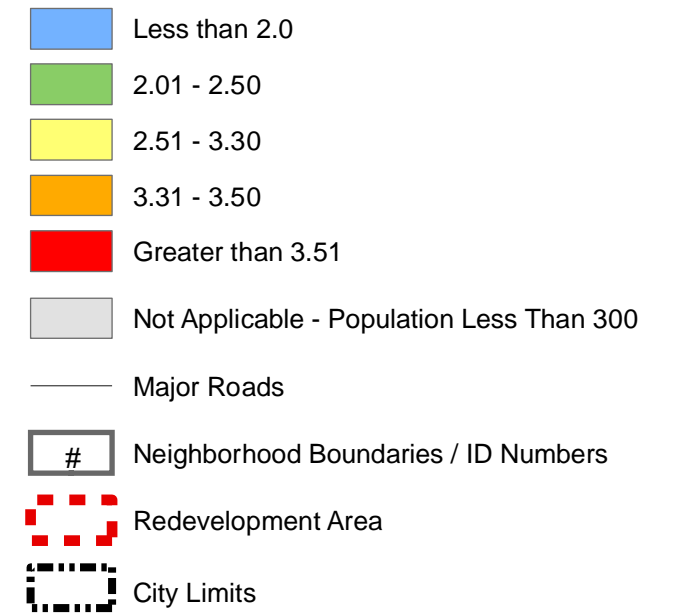




LOS ANGELES COUNTY

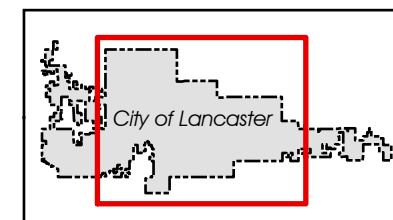
Household Size

Average Household Size per Neighborhood



Numerals are for neighborhood identification only

Sources:
U.S. Census 2000 Block
U.S. Census 2000 Block Group
ESRI Demographic Data 2006
City of Lancaster

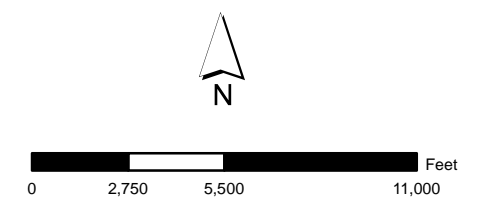
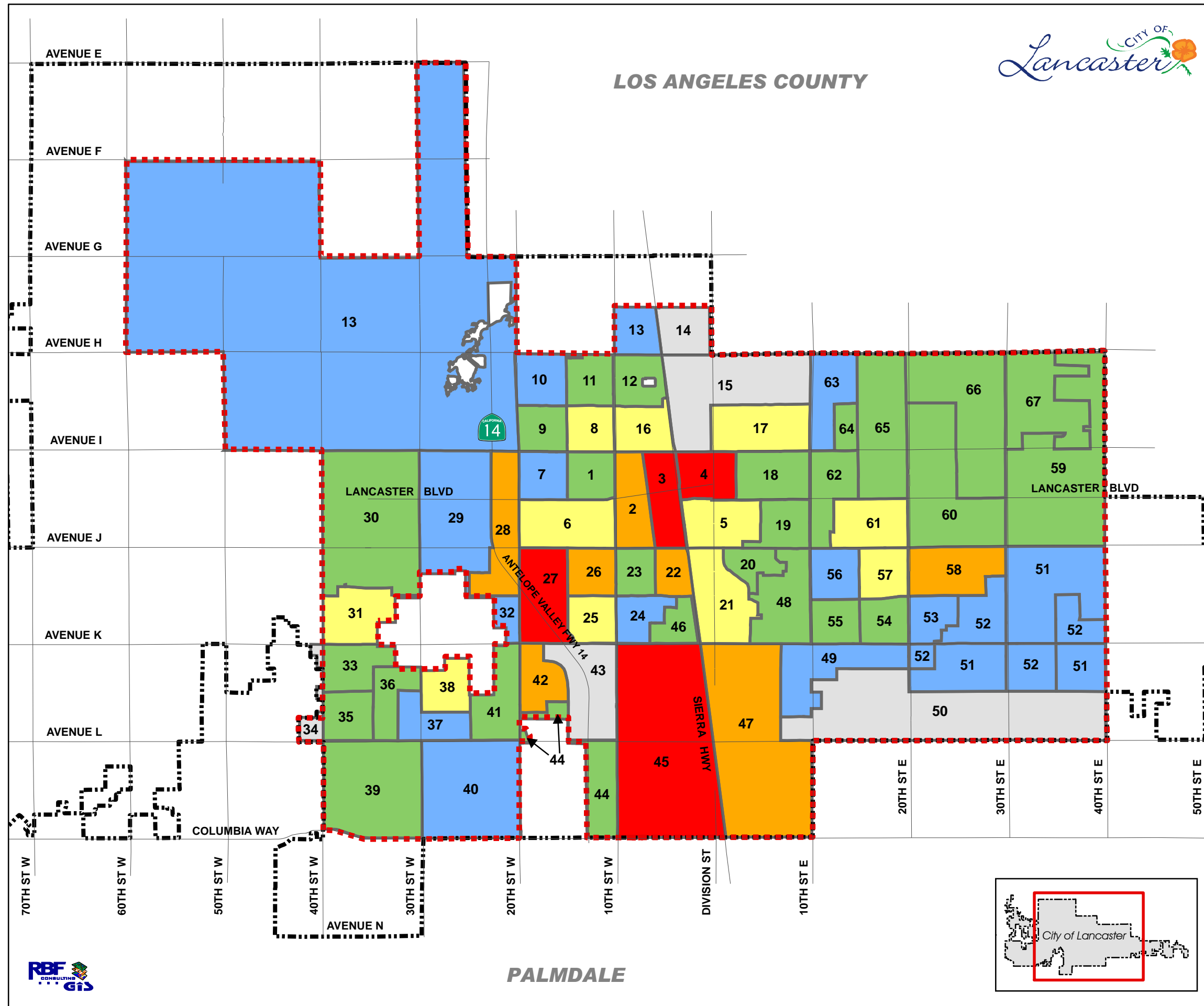
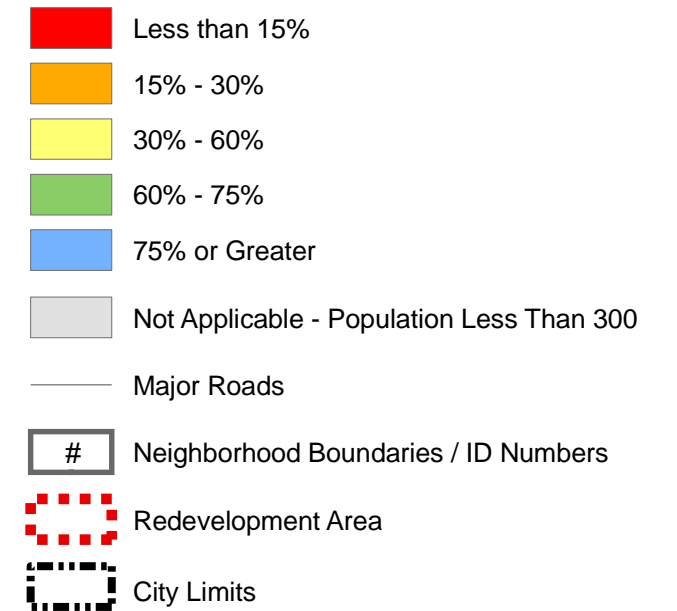


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Owner-Occupied Housing

Percentage of Owner-Occupied Housing
Per Neighborhood



Numerals are for neighborhood identification only

Sources:
U.S. Census 2000 Block
U.S. Census 2000 Block Group
ESRI Demographic Data 2006
City of Lancaster

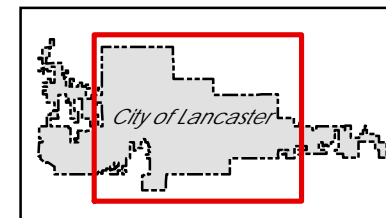
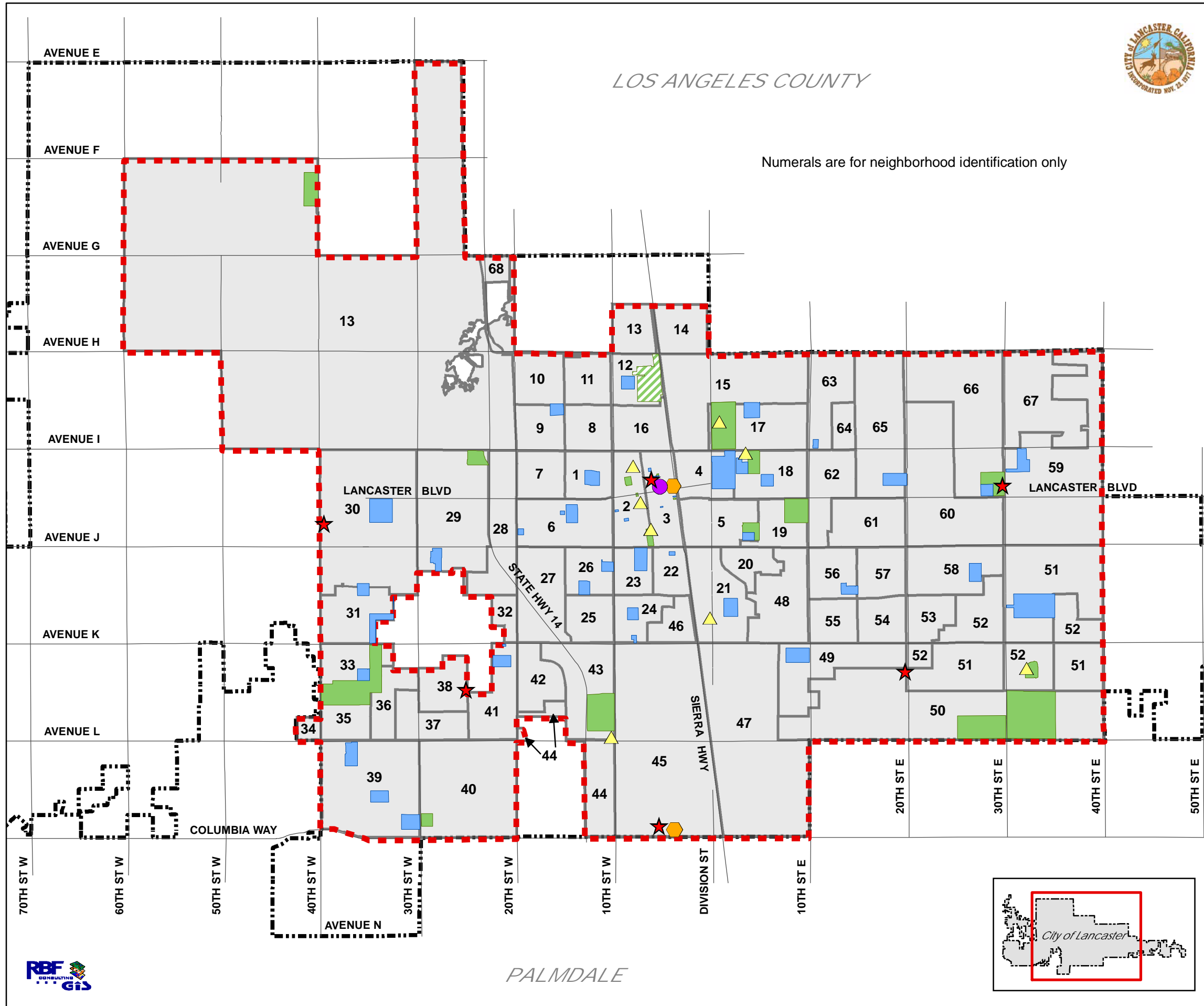
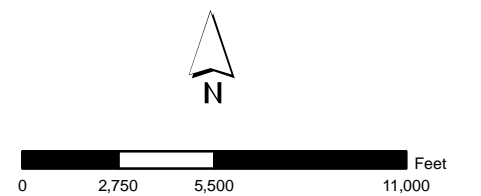


LOS ANGELES COUNTY

Numerals are for neighborhood identification only

Neighborhood Services and Facilities

- Community Centers
- Libraries
- Fire Stations
- Sheriff's Stations
- Schools - Existing
- Parks and Recreation - Existing
- Parks and Recreation - Planned
- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
RBF Consulting, Research



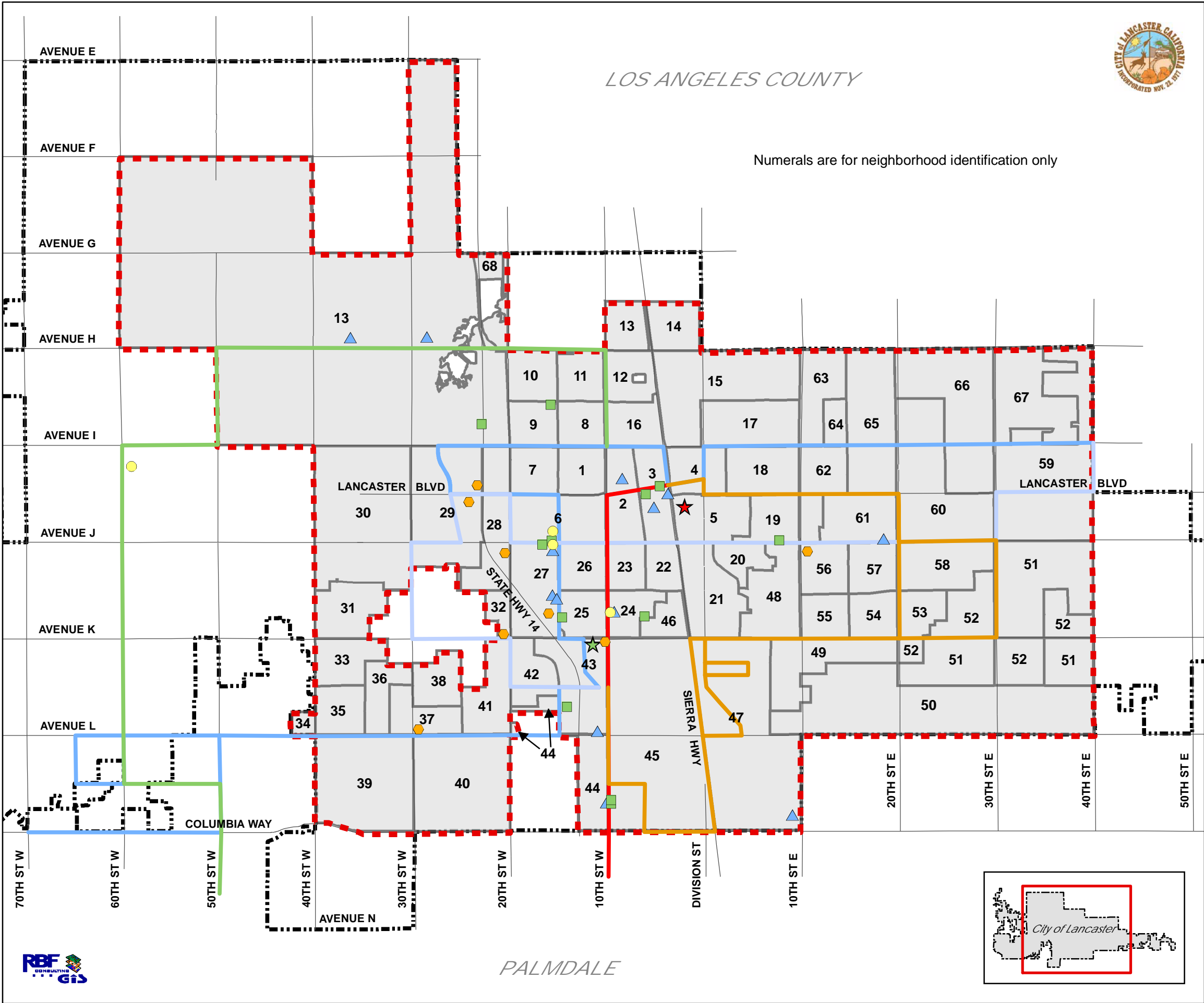
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City of Lancaster
Housing Needs Assessment



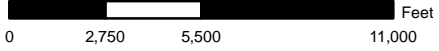
LOS ANGELES COUNTY

Numerals are for neighborhood identification only

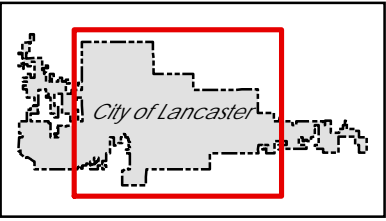


Regional Services and Facilities

- Hospitals
- Health Clinics
- Major Employers
- Major Shopping Centers
- Metrolink Station
- Lancaster Transit Center
- Transit Route 1
- Transit Route 4
- Transit Route 5
- Transit Route 7
- Transit Route 11
- Transit Route 12
- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits



Sources:
Antelope Valley Transit Authority
City of Lancaster Finance Department
U.S. Census 2000 Block Groups
RBF Consulting, Research



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City of Lancaster
Housing Needs Assessment

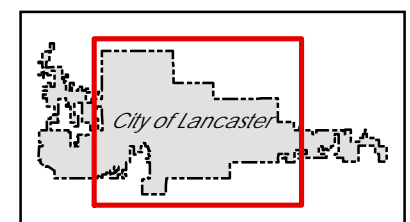
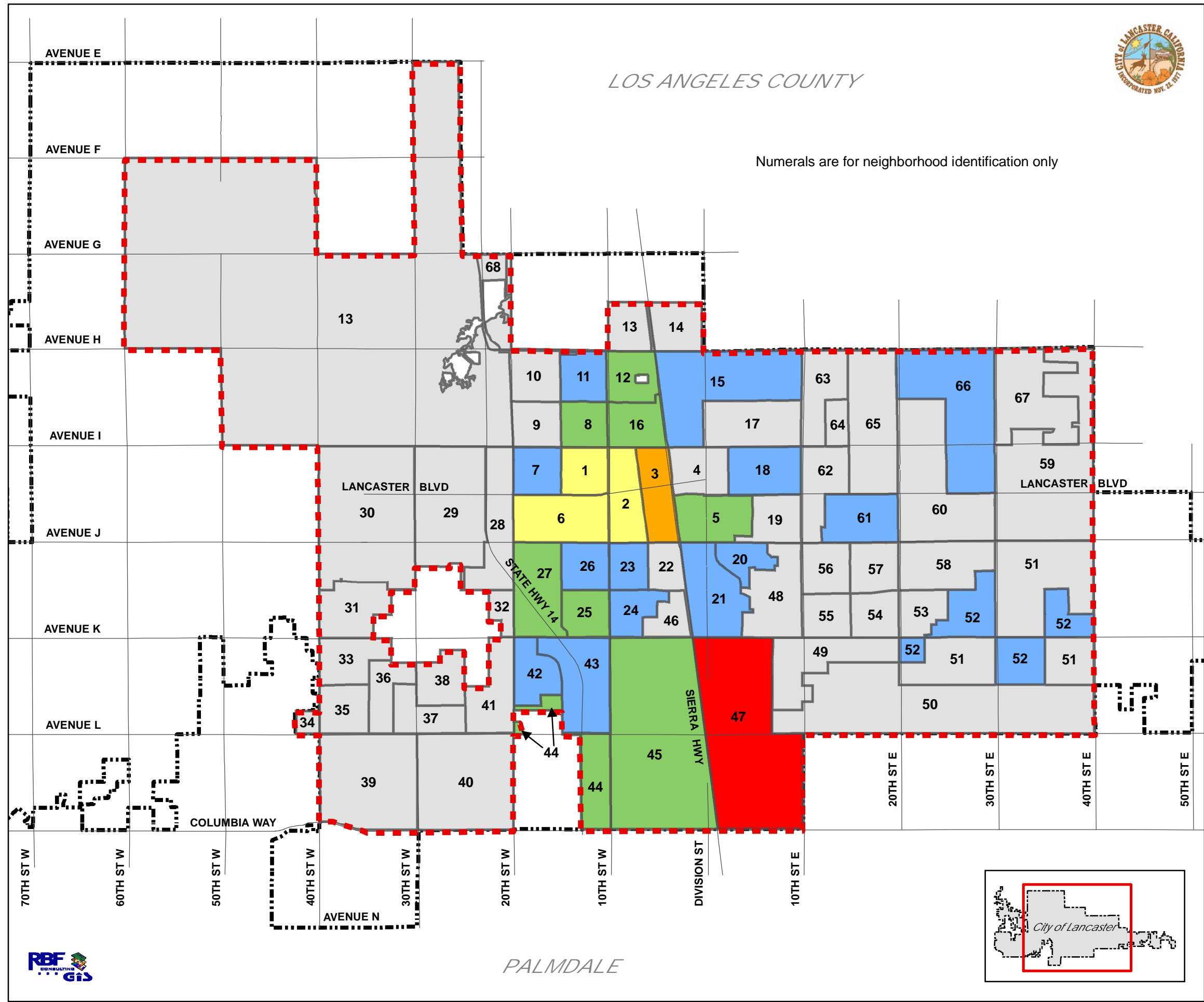
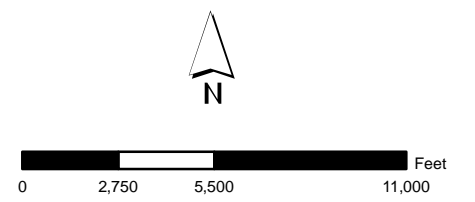
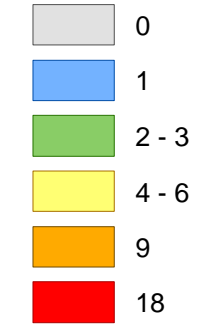


LOS ANGELES COUNTY

Presence of Social Services

Local Agencies, County Agencies,
Private & Non-Profit Organizations

Total Social Service Providers per Neighborhood

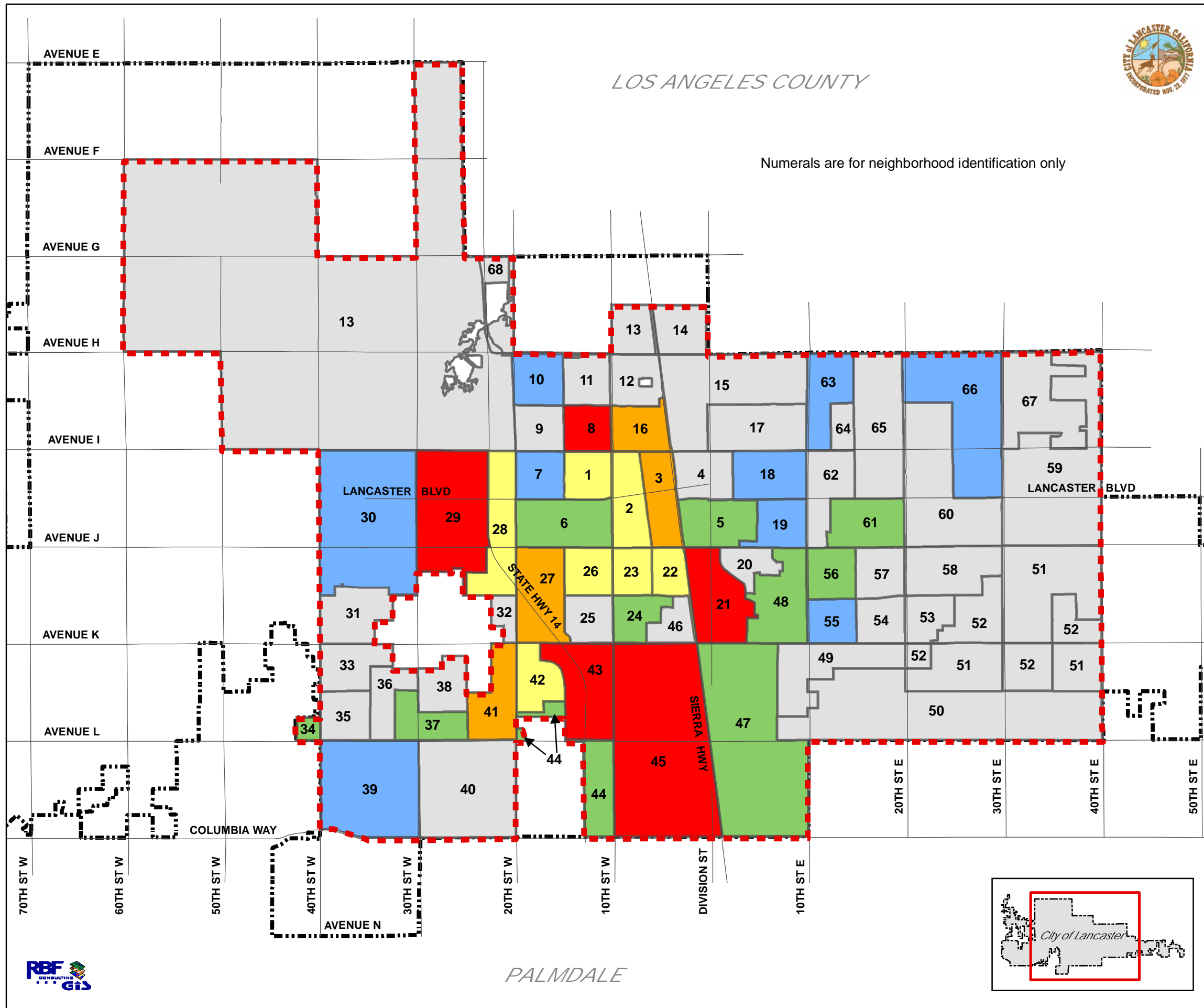


Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
RBF Consulting, Research

Exhibit 3-3



PALMDALE

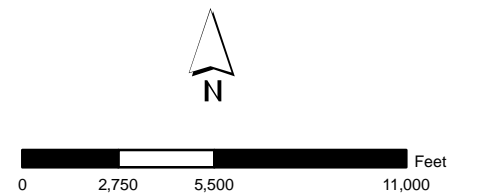


City of Lancaster
Housing Needs Assessment

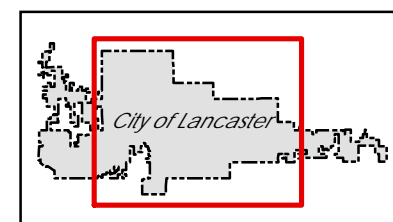
Presence of Marginal Services
and Retail

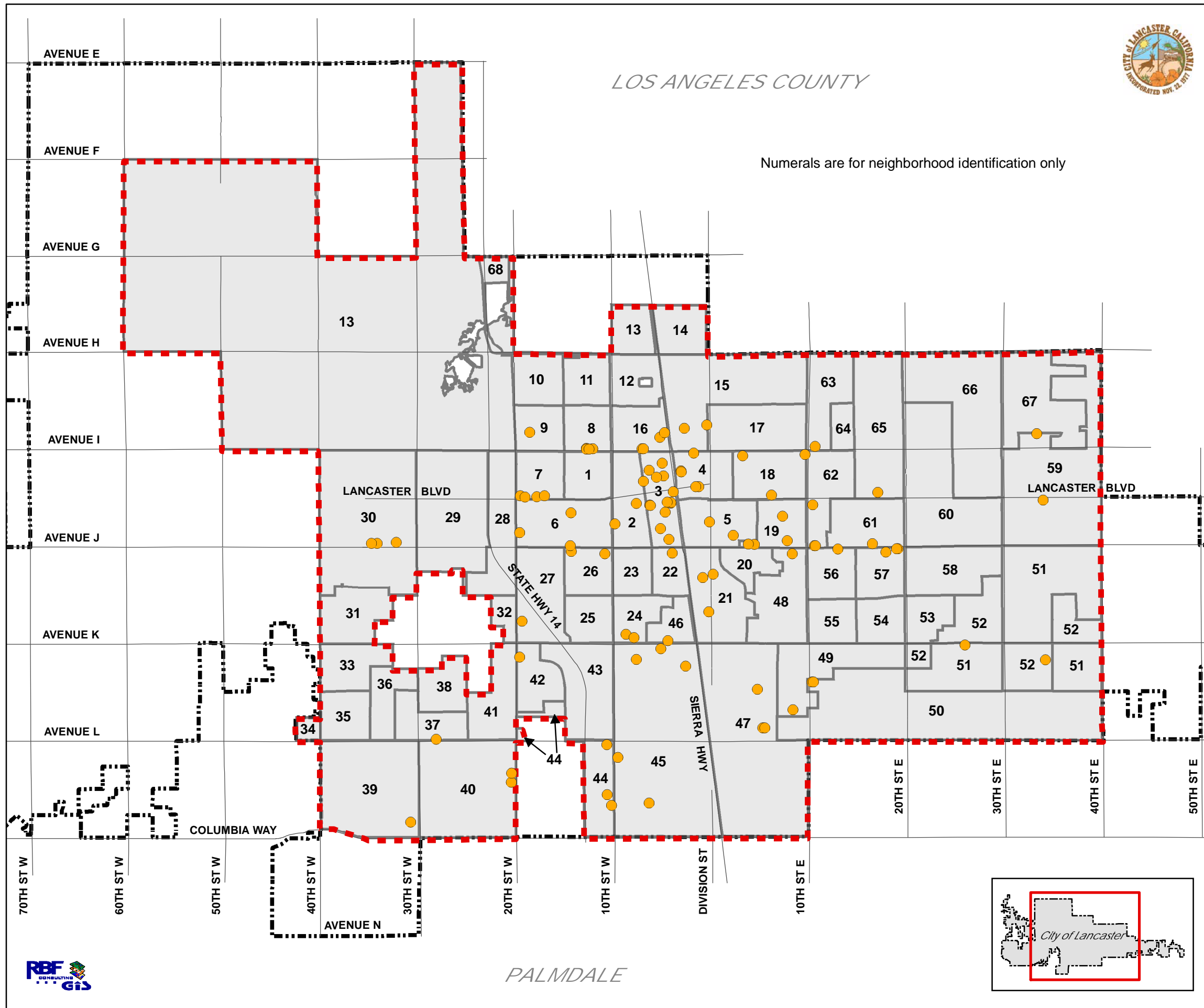
Pawn Shops, Thrift Stores, Liquor Sales,
Drinking Establishments, Check Cashing

Total Marginal Establishments per Neighborhood



Sources:
City of Lancaster 2005
U.S. Census 2000 Block Groups
RBF Consulting, Research

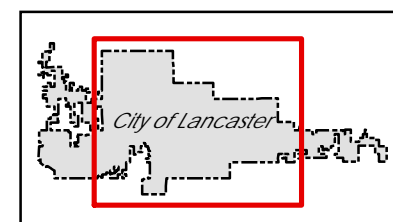
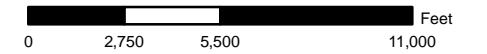




City of Lancaster Housing Needs Assessment

Churches

- Churches
- Major Roads
- # Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits



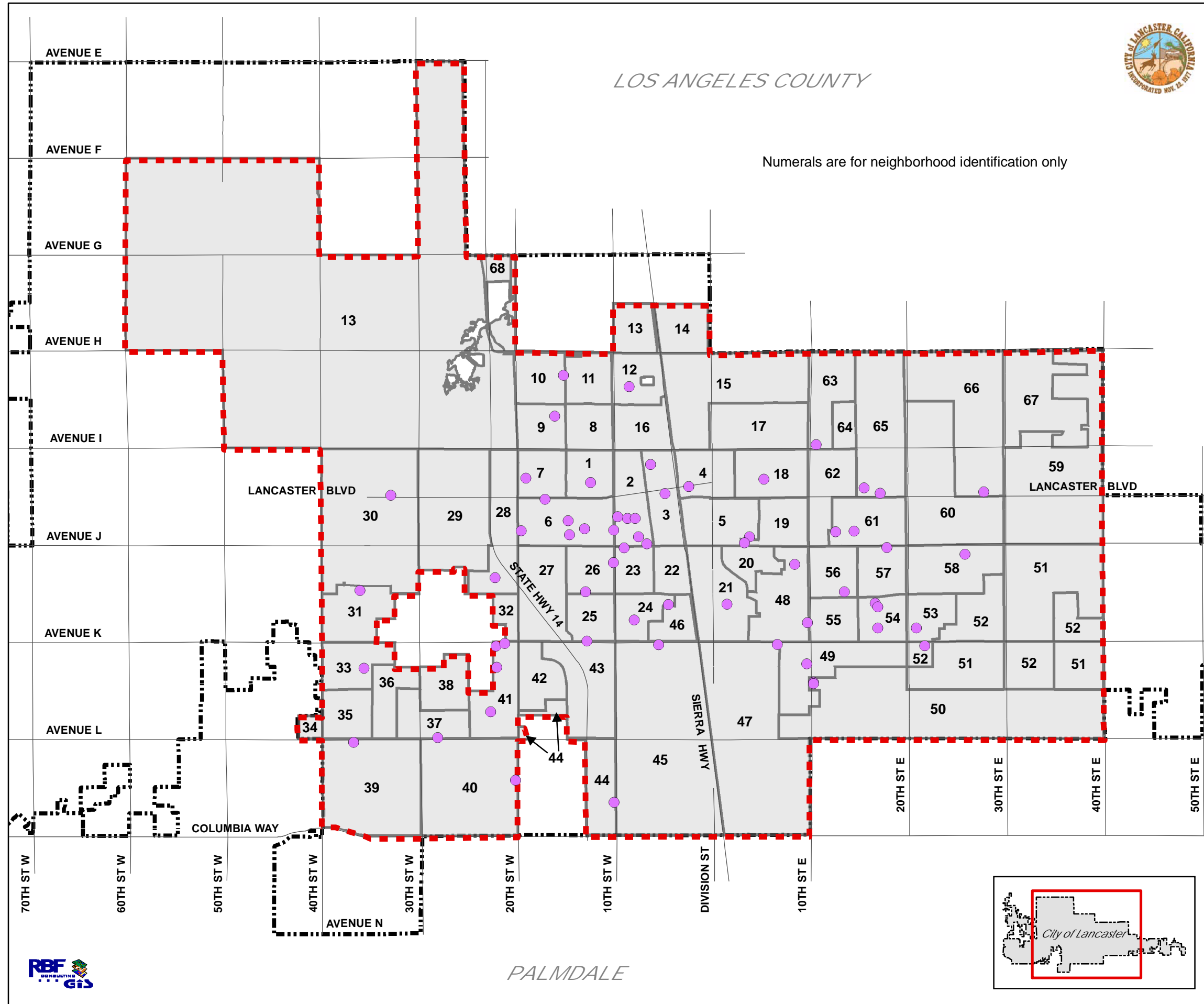
Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
RBF Consulting, Research





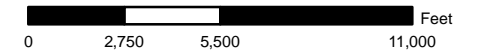
LOS ANGELES COUNTY

Numerals are for neighborhood identification only

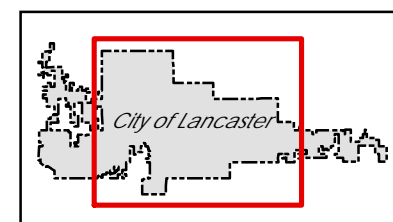


Day Care Facilities

- Day Care Facilities
- Major Roads
- # Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
RBF Consulting, Research



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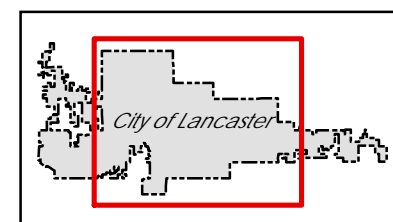
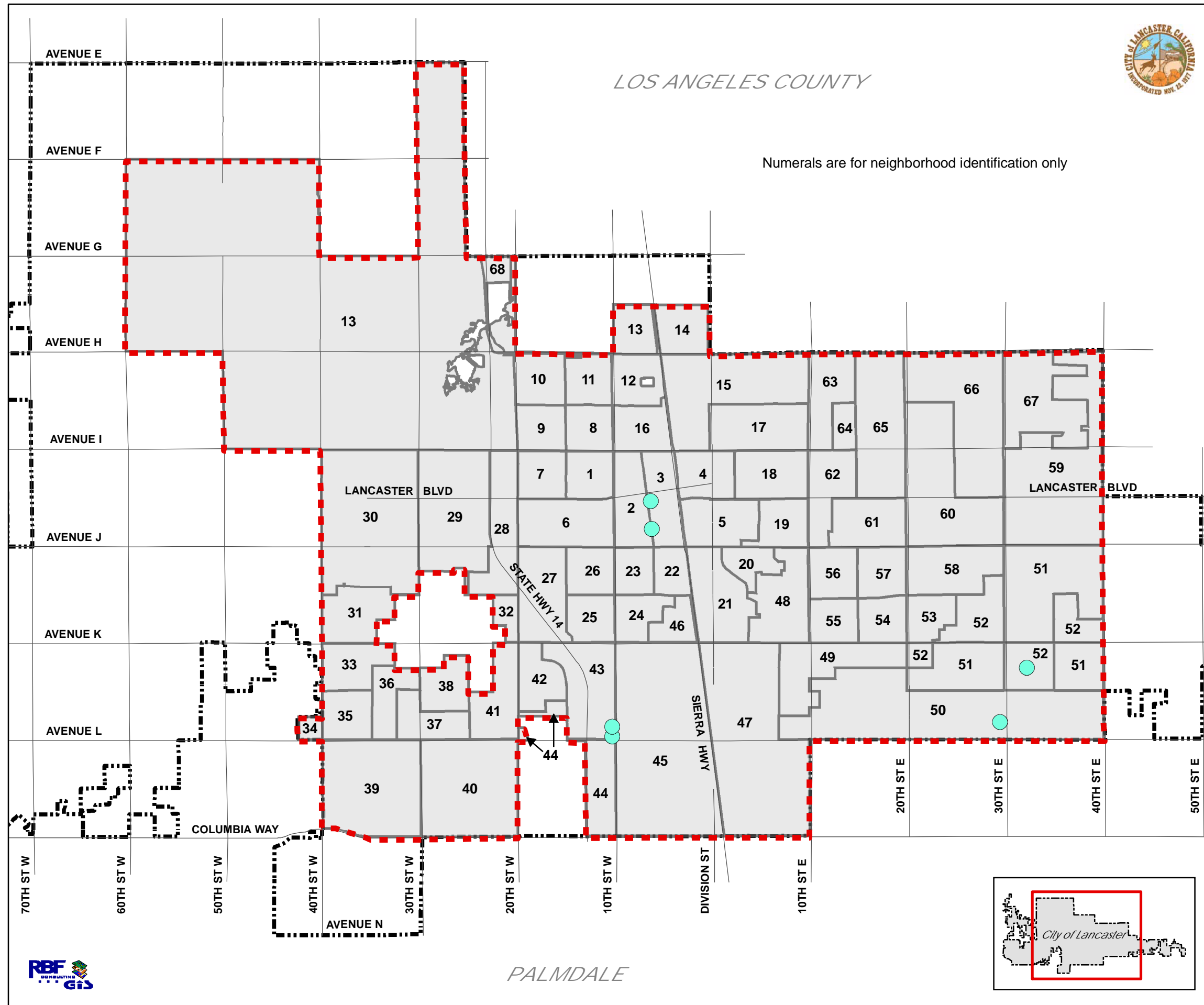
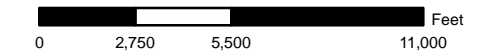




LOS ANGELES COUNTY

Youth Activities

- Youth Activities
- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
RBF Consulting, Research

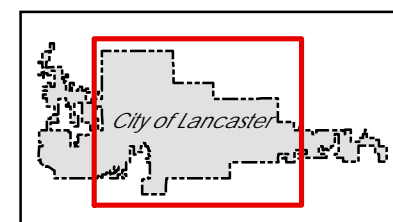
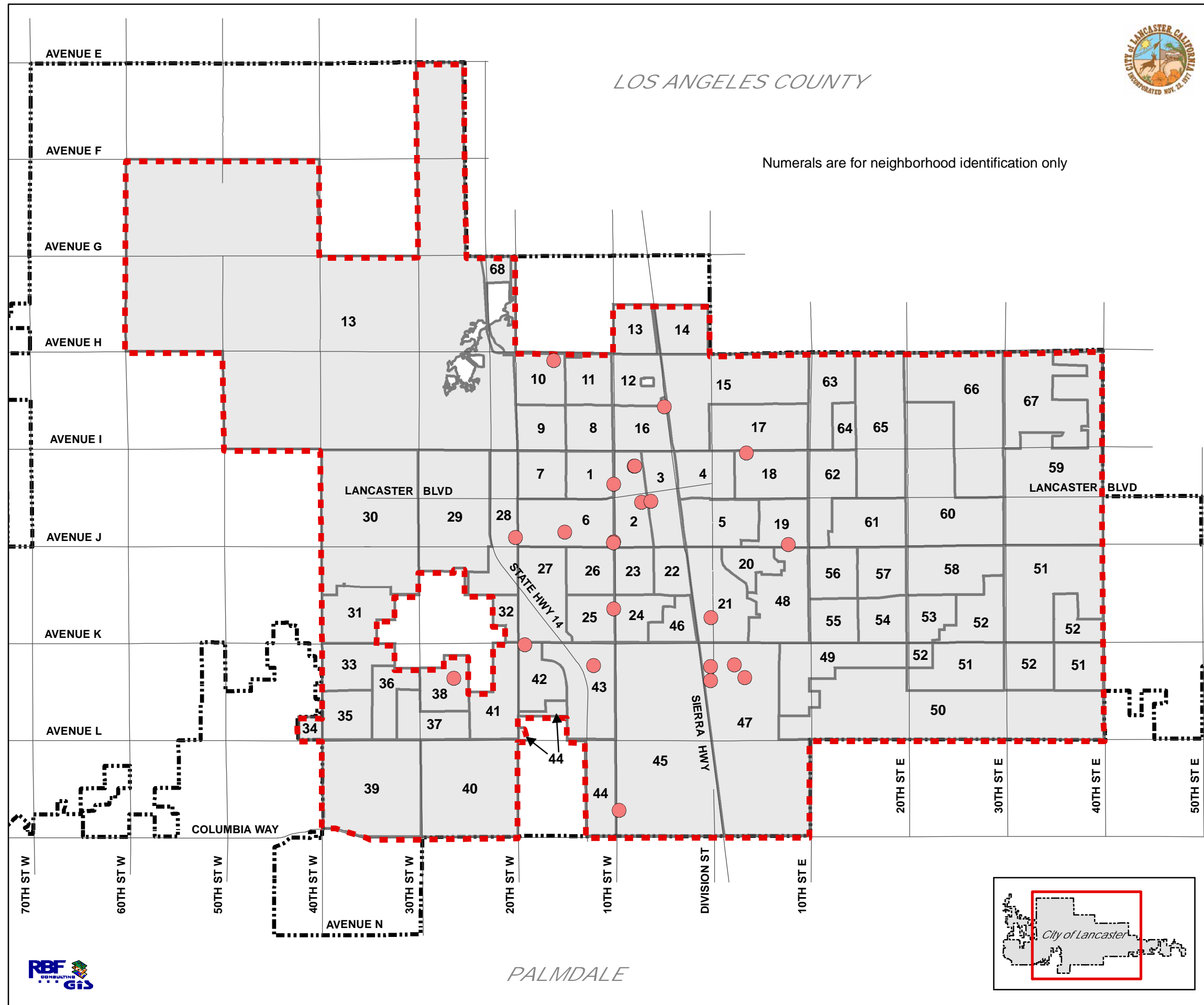
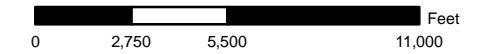




LOS ANGELES COUNTY

Senior Services

- Senior Service Providers
- Major Roads
- # Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
RBF Consulting, Research



City of Lancaster
Housing Needs Assessment



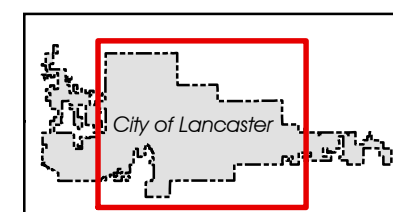
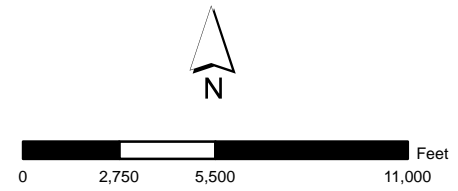
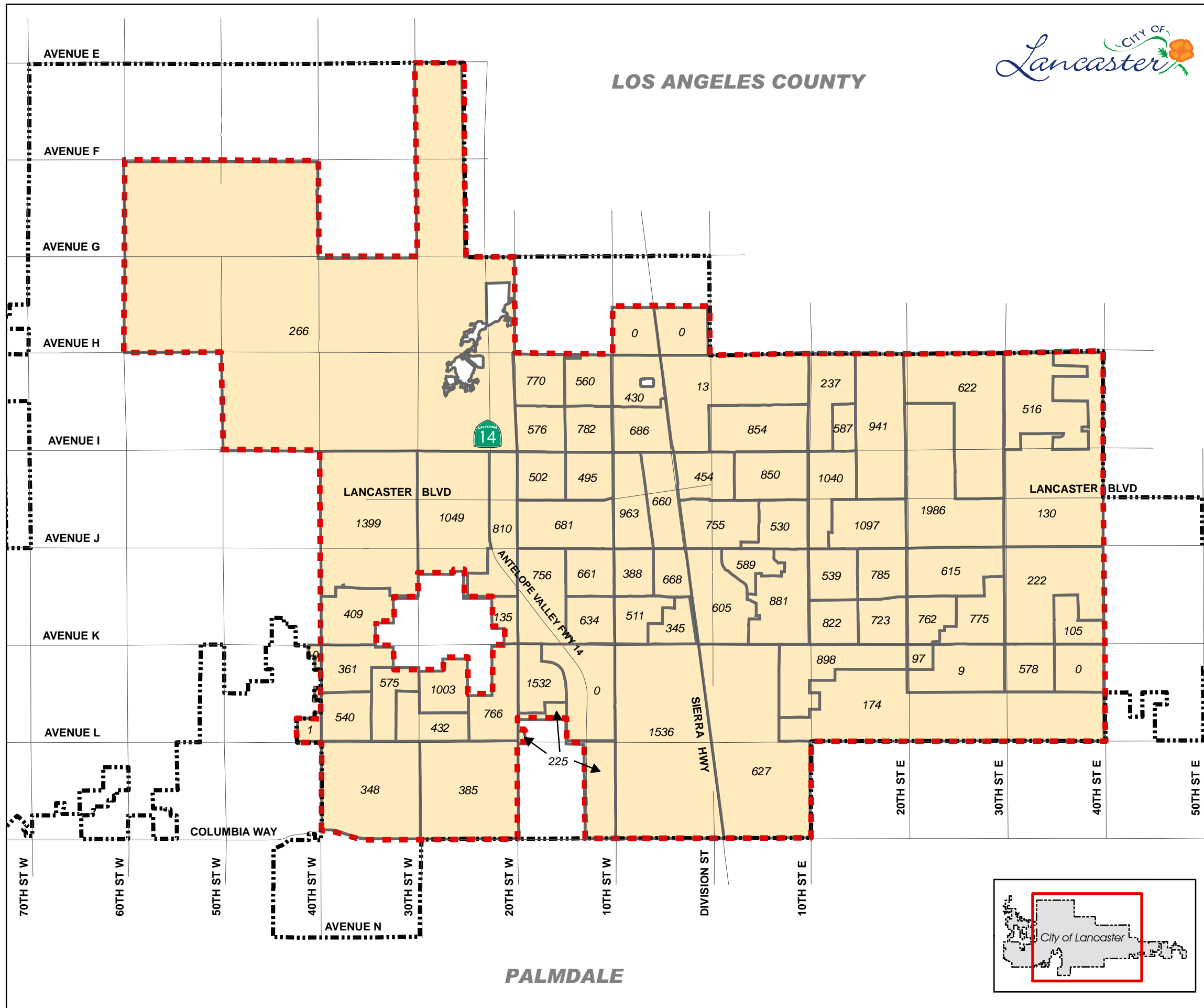
LOS ANGELES COUNTY

Residential Units
(Neighborhood Totals)

- # Neighborhood Boundaries/Total Residential Units
- Major Roads
- Redevelopment Area
- City Limits

Numerals reflect total residential units per neighborhood

Residential units totals are from the ESRI Demographic Data 2006 with verification using aerial photography 2006.



Sources:
U.S. Census 2000 Block Groups
City of Lancaster
ESRI Demographic Data 2006
Eagle Aerial 2006



Overcrowded Housing Units

Percentage of Overcrowded Housing Units
Per Census Tract

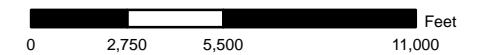
- 3.2 - 4.6 %
- 4.6 - 7.3 %
- 7.3 - 13.8 %
- 13.8 % and Greater
- Not Applicable - No Housing Units or Population

- Major Roads
- # Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

No housing units exist for Neighborhoods 14 and 43.

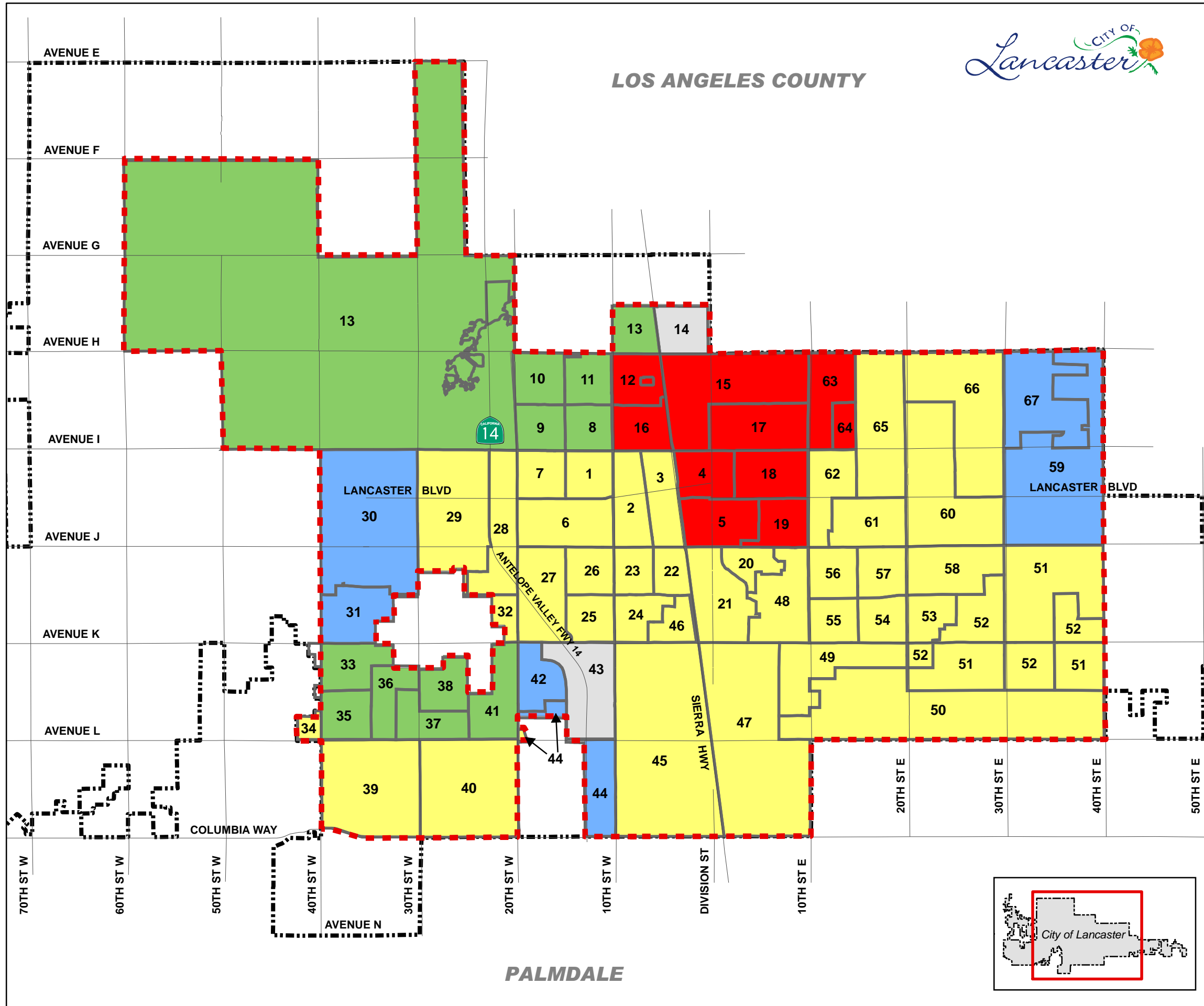
A housing unit is defined as overcrowded if it houses greater than 1.0 residents per room.

The overcrowding boundaries are modified U.S. 2000 Census Tract boundaries.

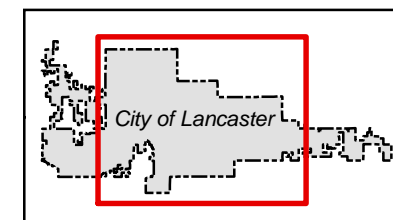


Numerals are for neighborhood identification only

Sources:
Dataplace.org
U.S. Census 2000 Block Groups
U.S. Census 2000 Tracts
City of Lancaster



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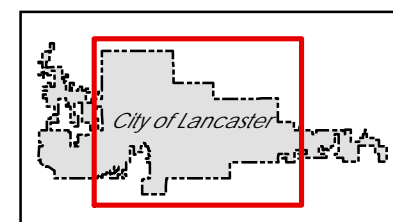
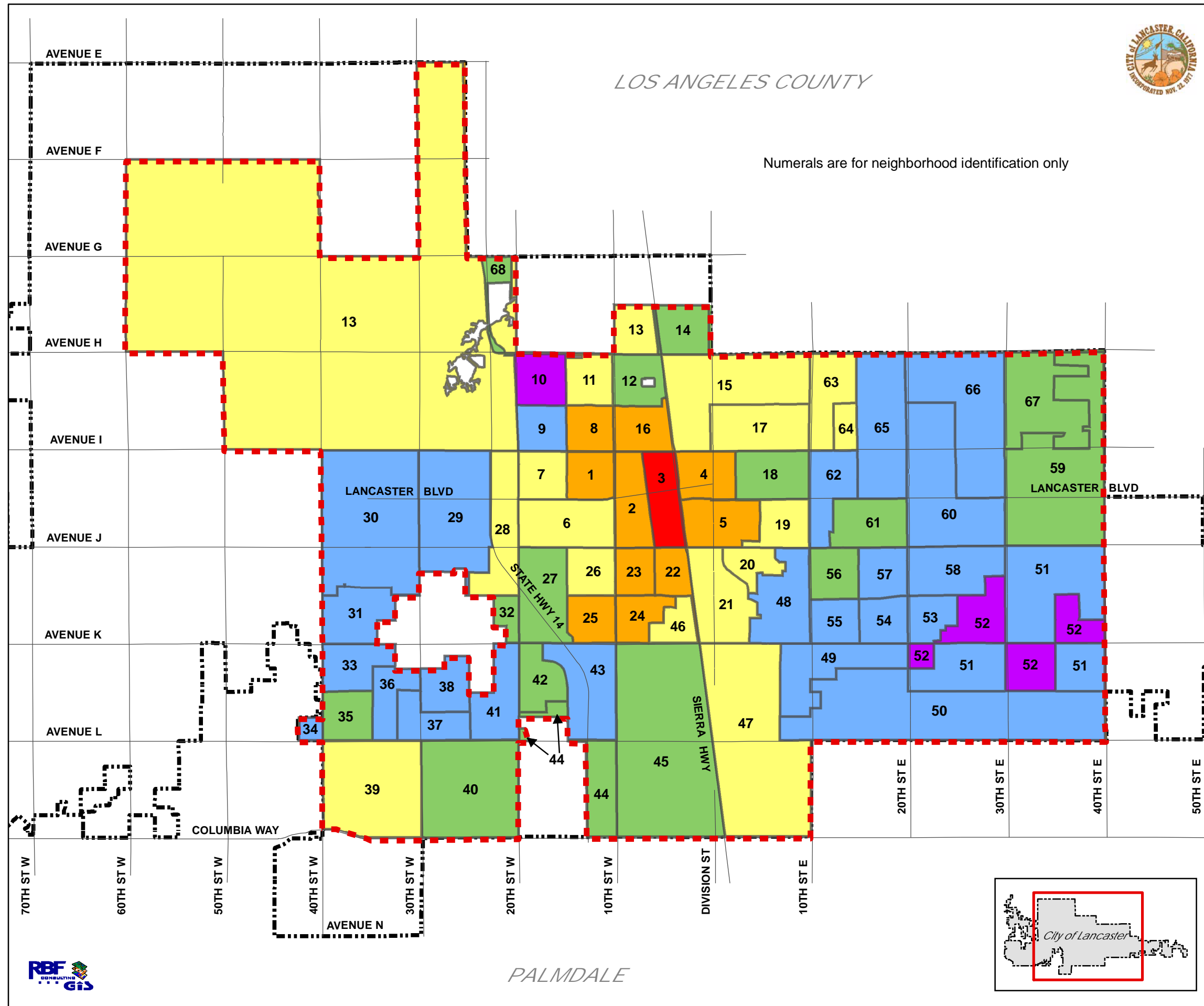
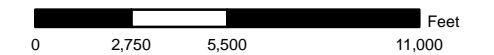
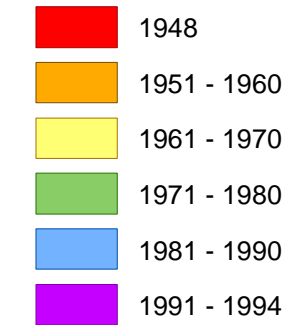
City of Lancaster
Housing Needs Assessment



LOS ANGELES COUNTY

Year of Housing Construction

Average Year of Housing Construction
Per Neighborhood



Sources:
Los Angeles County Assessor Parcel Data
U.S. Census 2000 Block Groups
City of Lancaster 2005



City of Lancaster
Housing Needs Assessment

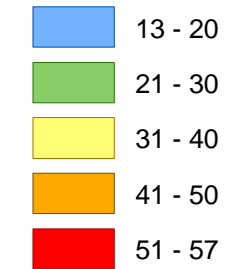


LOS ANGELES COUNTY

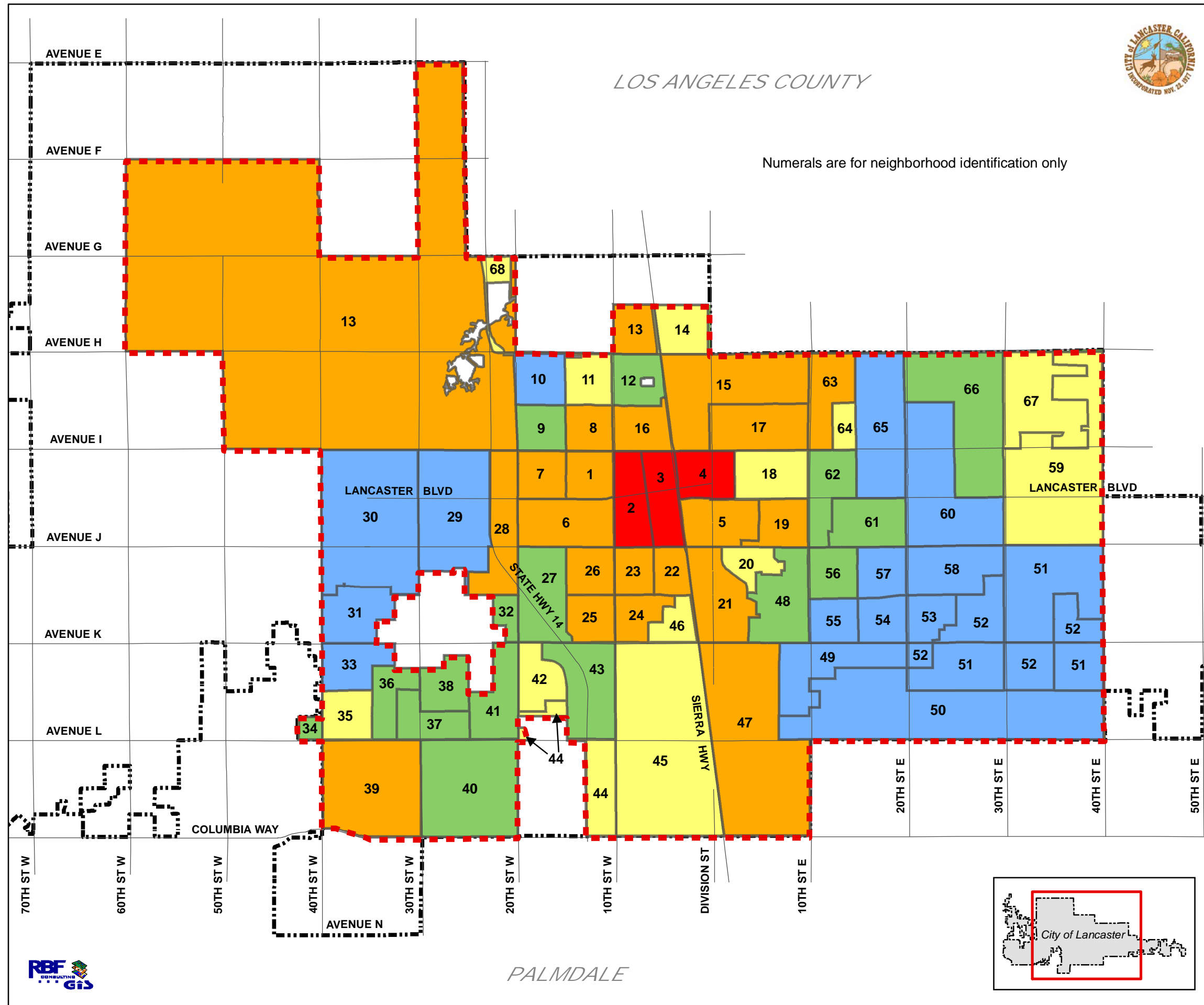
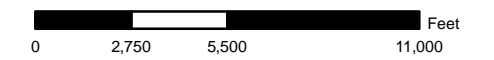
Age of Housing Stock

Numerals are for neighborhood identification only

Average Age of Housing Stock in Years
Per Neighborhood



- Major Roads
- # Neighborhood Boundaries / ID Numbers
- Red dashed line Redevelopment Area
- Dotted line City Limits



Sources:
Los Angeles County Assessor Parcel Data
U.S. Census 2000 Block Groups
City of Lancaster 2005



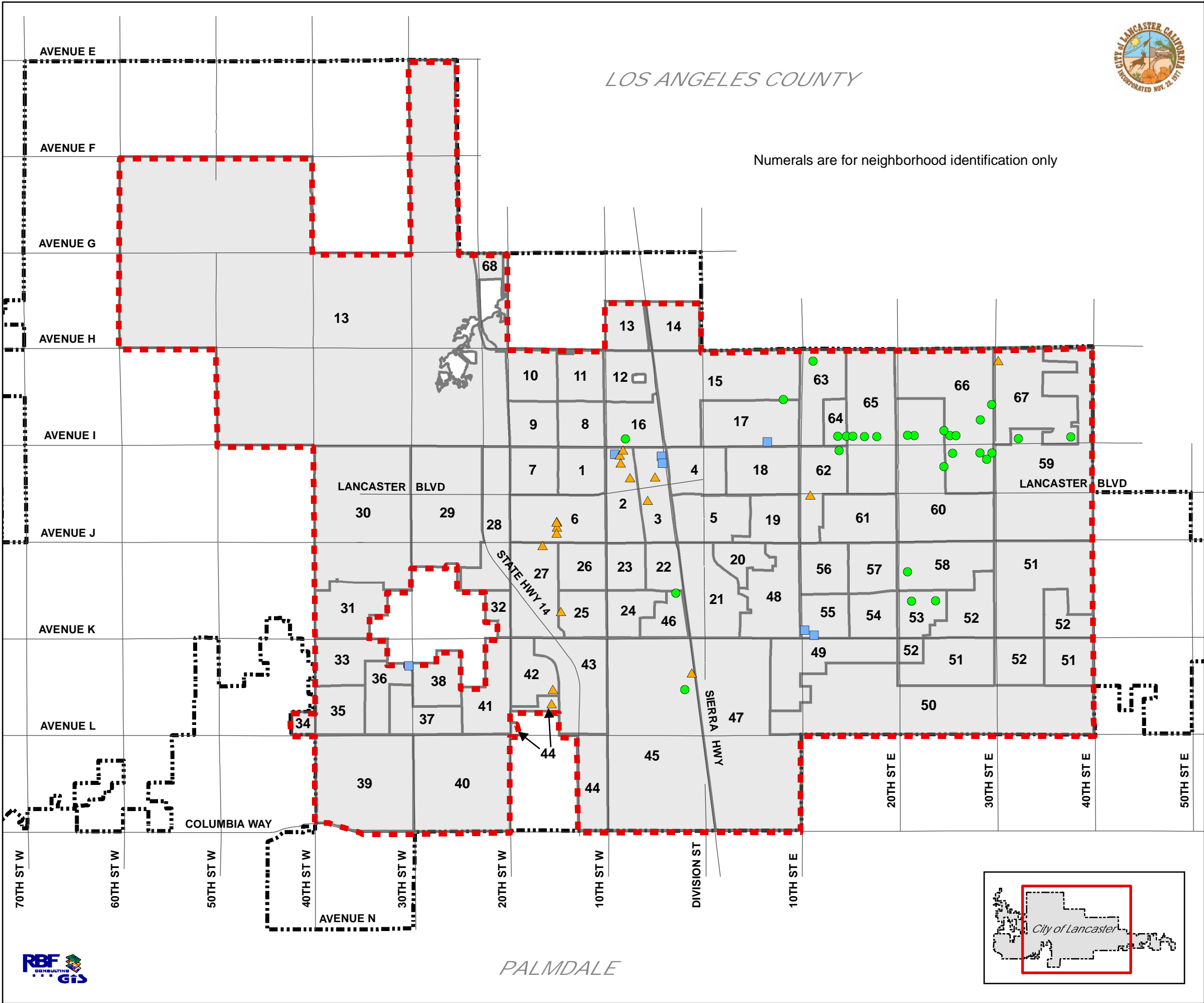
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City of Lancaster
Housing Needs Assessment



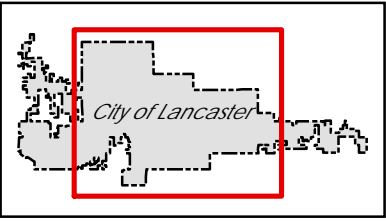
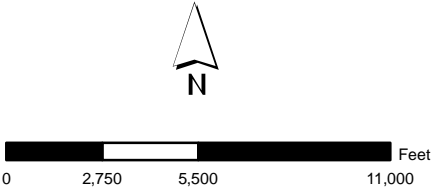
LOS ANGELES COUNTY

Numerals are for neighborhood identification only



Affordable Housing Resources

- Mobile Home Parks
- ▲ Senior Housing
- HUD Affordable Housing Projects
- Major Roads
- # Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
General Plan Housing Element, June 26, 2001
avph.org



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City of Lancaster
Housing Needs Assessment



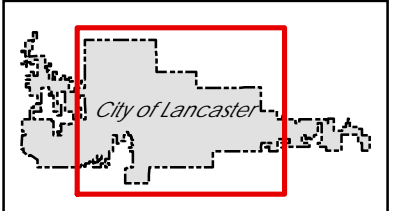
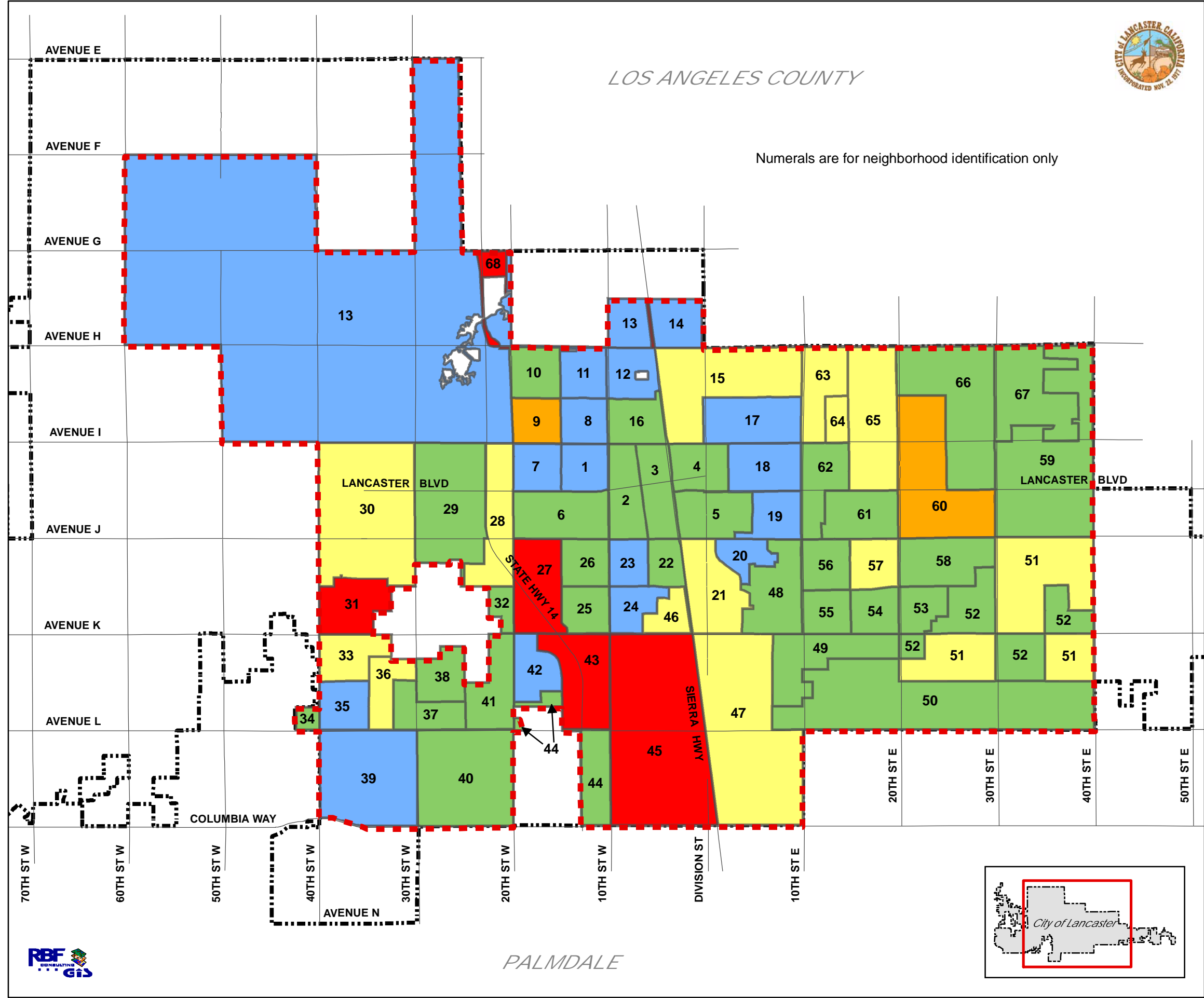
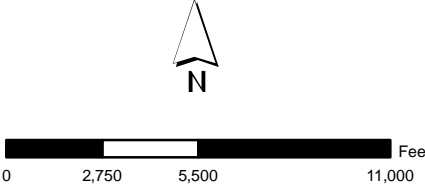
LOS ANGELES COUNTY

Property Values

Average Property Value per Neighborhood

- \$200,000 or Less
- \$200,001 - 300,000
- \$300,001 - 400,000
- \$400,001 - 500,000
- Greater than \$500,000

- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits



Sources:
Los Angeles County Assessor Parcel Data
U.S. Census 2000 Block Groups
City of Lancaster 2005

Exhibit 4-7



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City of Lancaster
Housing Needs Assessment



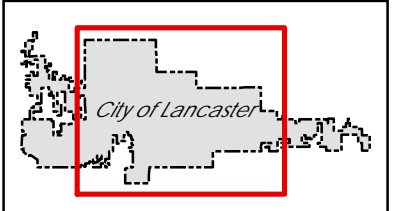
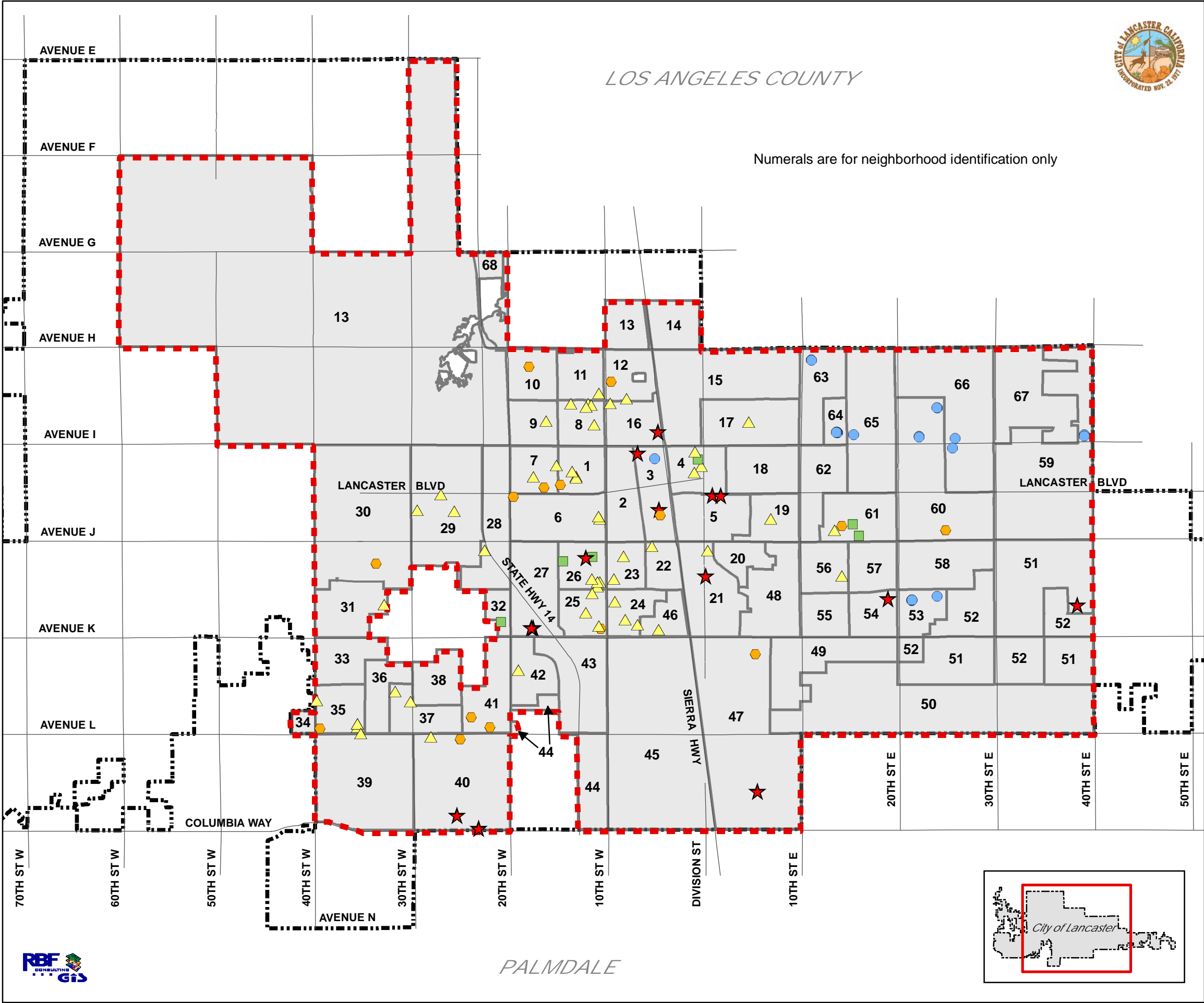
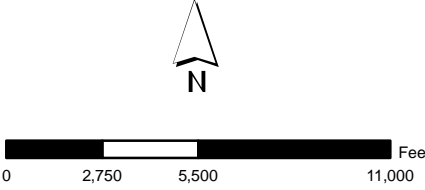
LOS ANGELES COUNTY

Sample of Recent Home Sales

Sale Price

- \$29,500 - 150,000
- \$150,001 - 200,000
- ▲ \$200,001 - 300,000
- ◆ \$300,001 - 400,000
- ★ \$400,001 - 3,200,000

- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

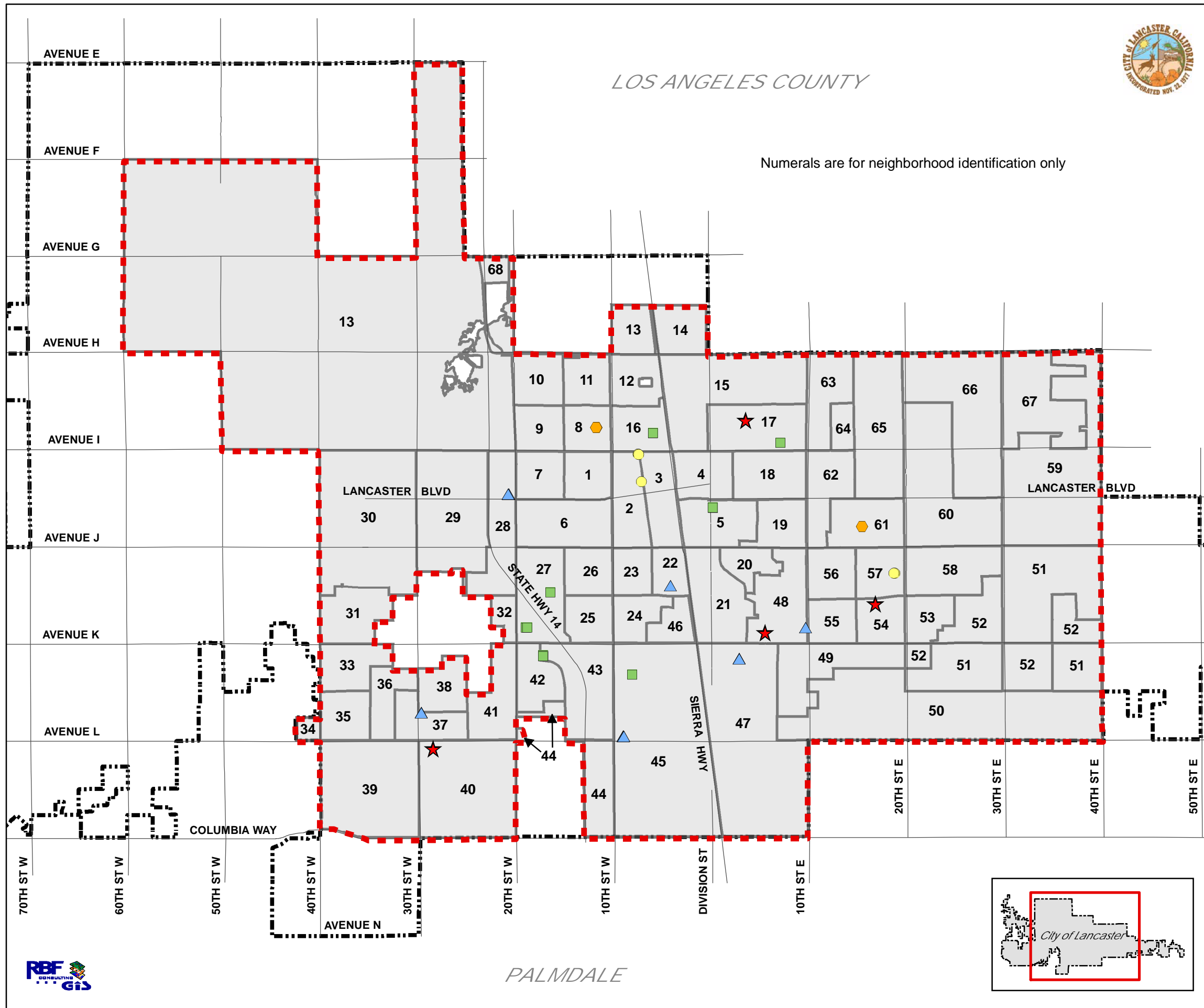


Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
realtor.com
RBF Consulting, Research

Exhibit 4-8



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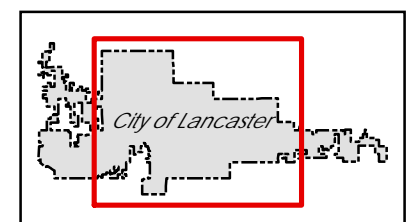
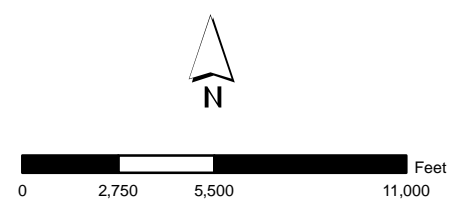
City of Lancaster
Housing Needs Assessment

Sample of Recent Rental Rates

Monthly Rent

- \$700 or Less
- \$701 - 850
- ▲ \$851 - 1,000
- ◆ \$1,001 - 1,500
- ★ Greater than \$1,500

- Major Roads
- # Neighborhood Boundaries / ID Numbers
- - - - - Redevelopment Area
- - - - - City Limits



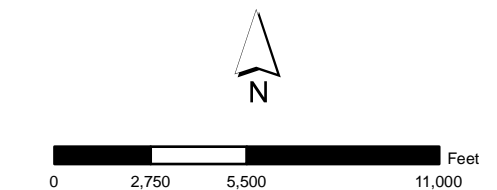
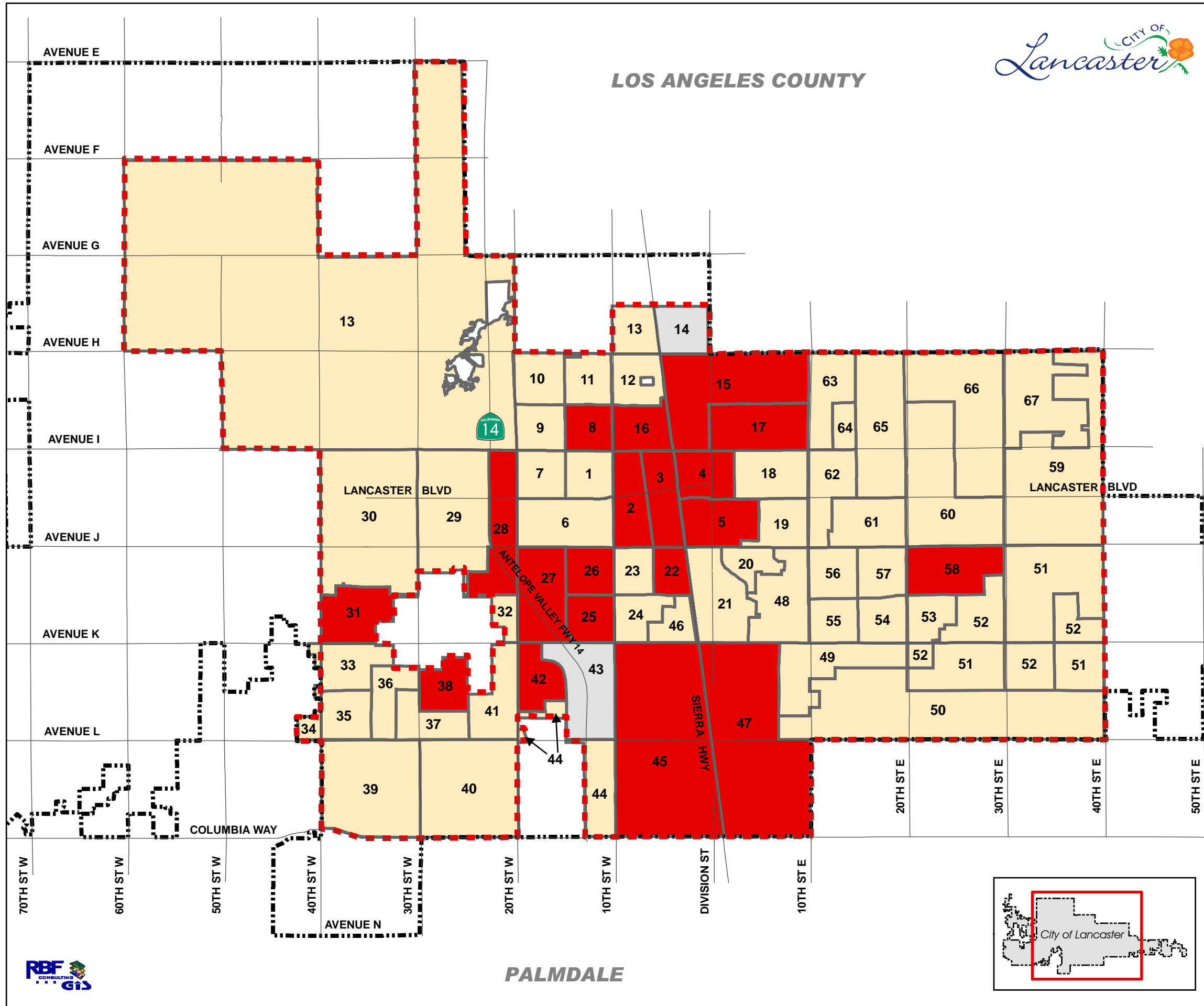
Sources:
Various rental property Web sites
U.S. Census 2000 Block Groups
City of Lancaster 2005
RBF Consulting, Research



Low Home Ownership

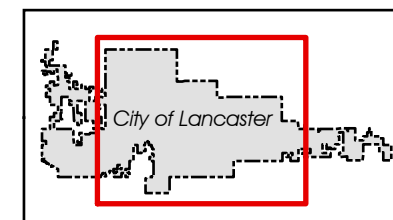
- 50% or Less Home Ownership
- Not Applicable
- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

No housing units exist for Neighborhoods 14 and 43.



Numerals are for neighborhood identification only

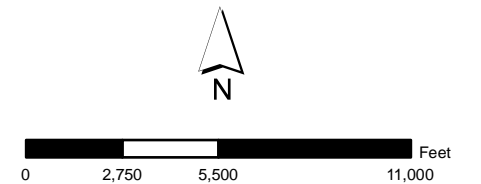
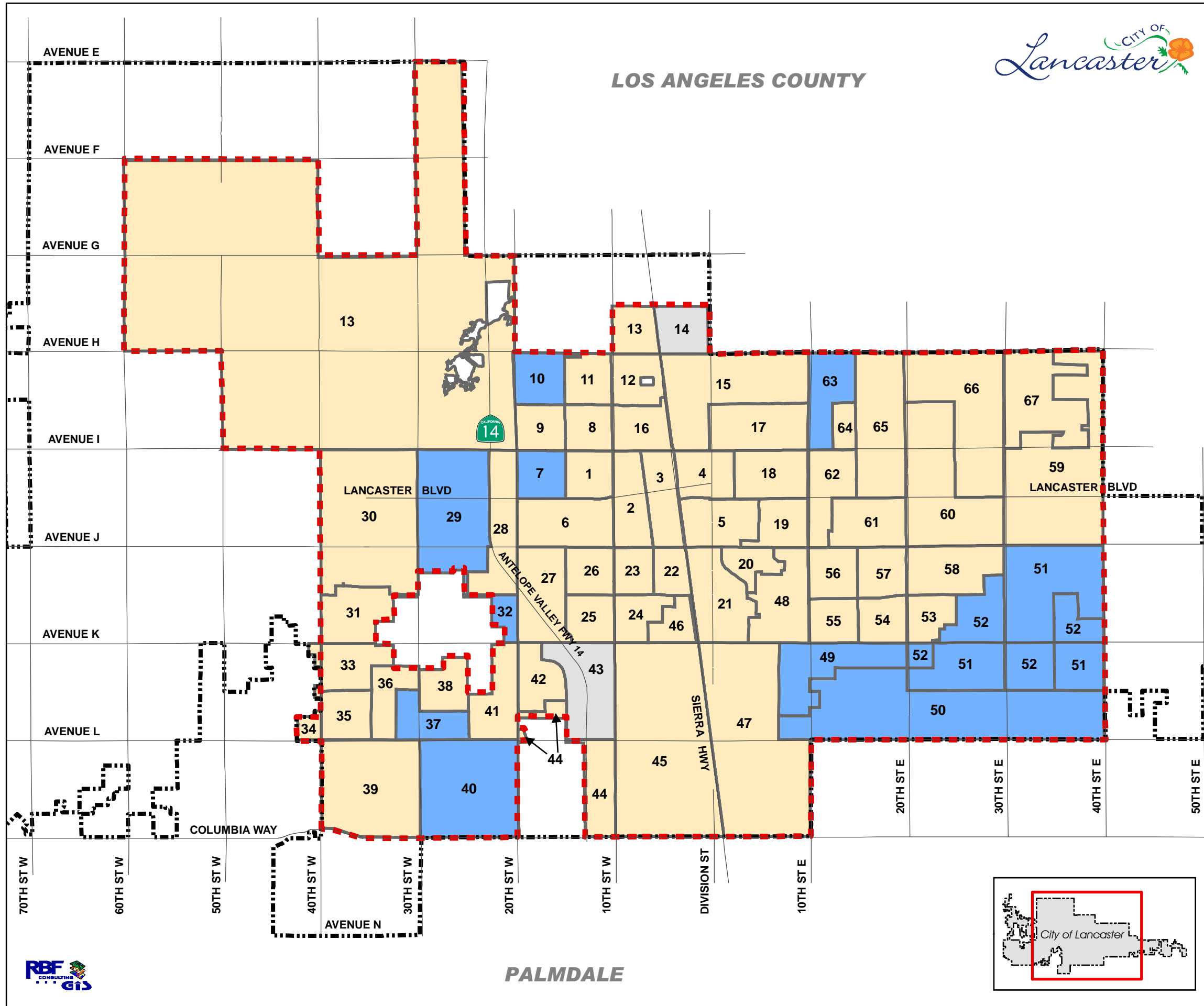
Sources:
U.S. Census 2000 Block Group
ESRI Demographic Data 2006
City of Lancaster



High Home Ownership

- 80% or Greater Home Ownership
- Not Applicable
- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

No housing units exist for Neighborhoods 14 and 43.

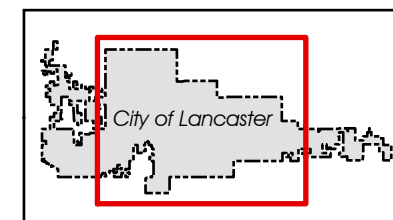


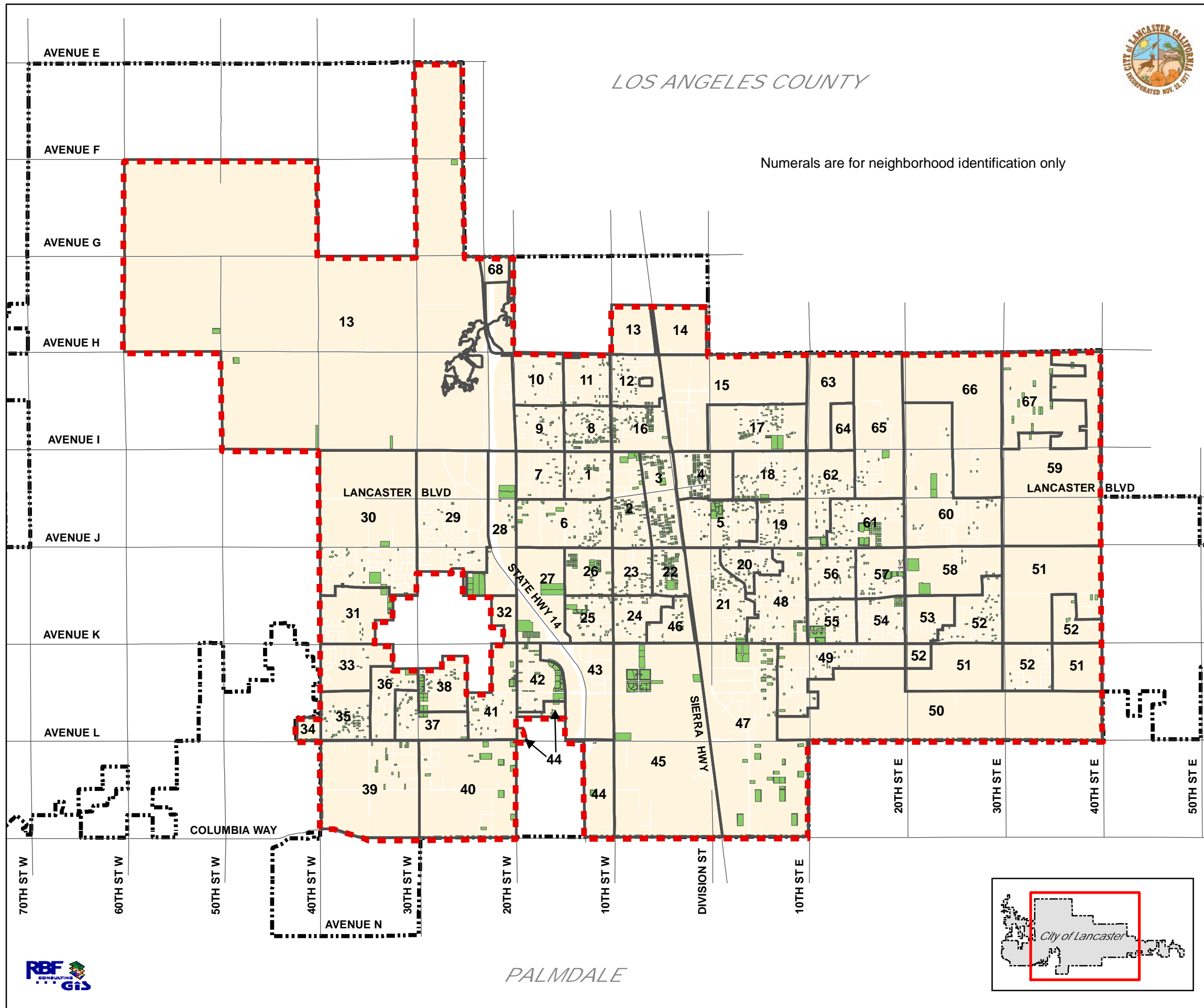
Numerals are for neighborhood identification only

Sources:
U.S. Census 2000 Block Group
ESRI Demographic Data 2006
City of Lancaster



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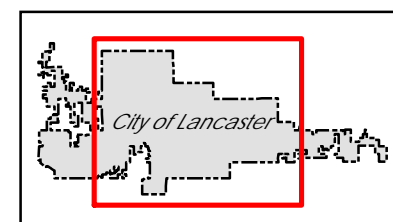
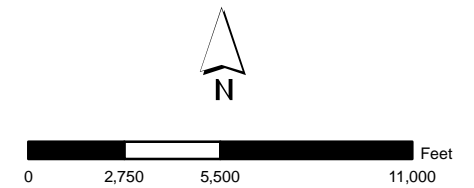


City of Lancaster
Housing Needs Assessment

Locations of Rental Housing
(Parcels)

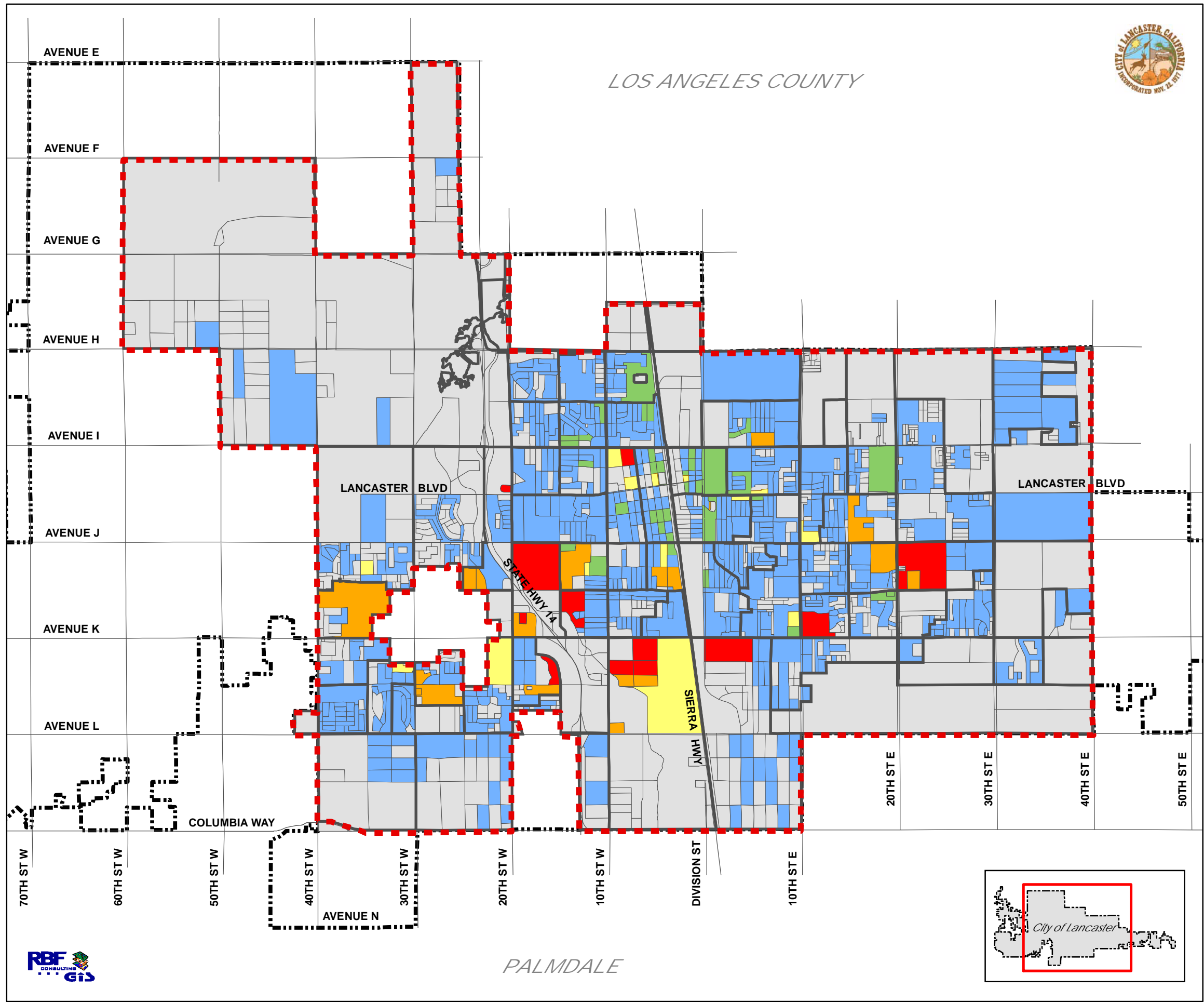
- Rental Housing Parcels
- Non-Rental Parcels
- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

Rental housing data provided by LANCAP.



Sources:
U.S. Census 2000 Block Groups
City of Lancaster - LANCAP





City of Lancaster
Housing Needs Assessment

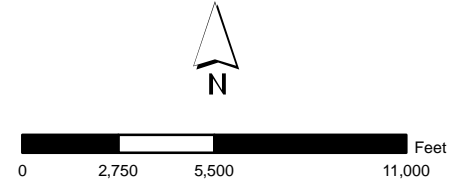
Presence of Rental Housing
(By Census Blocks)

Total Rental Housing Units per Census Block

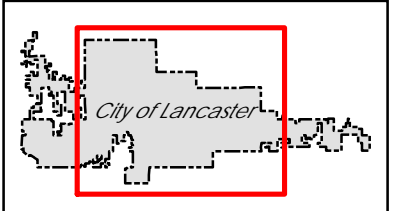
- 0
- 1 - 20
- 21 - 50
- 51 - 100
- 101 - 200
- Greater than 200

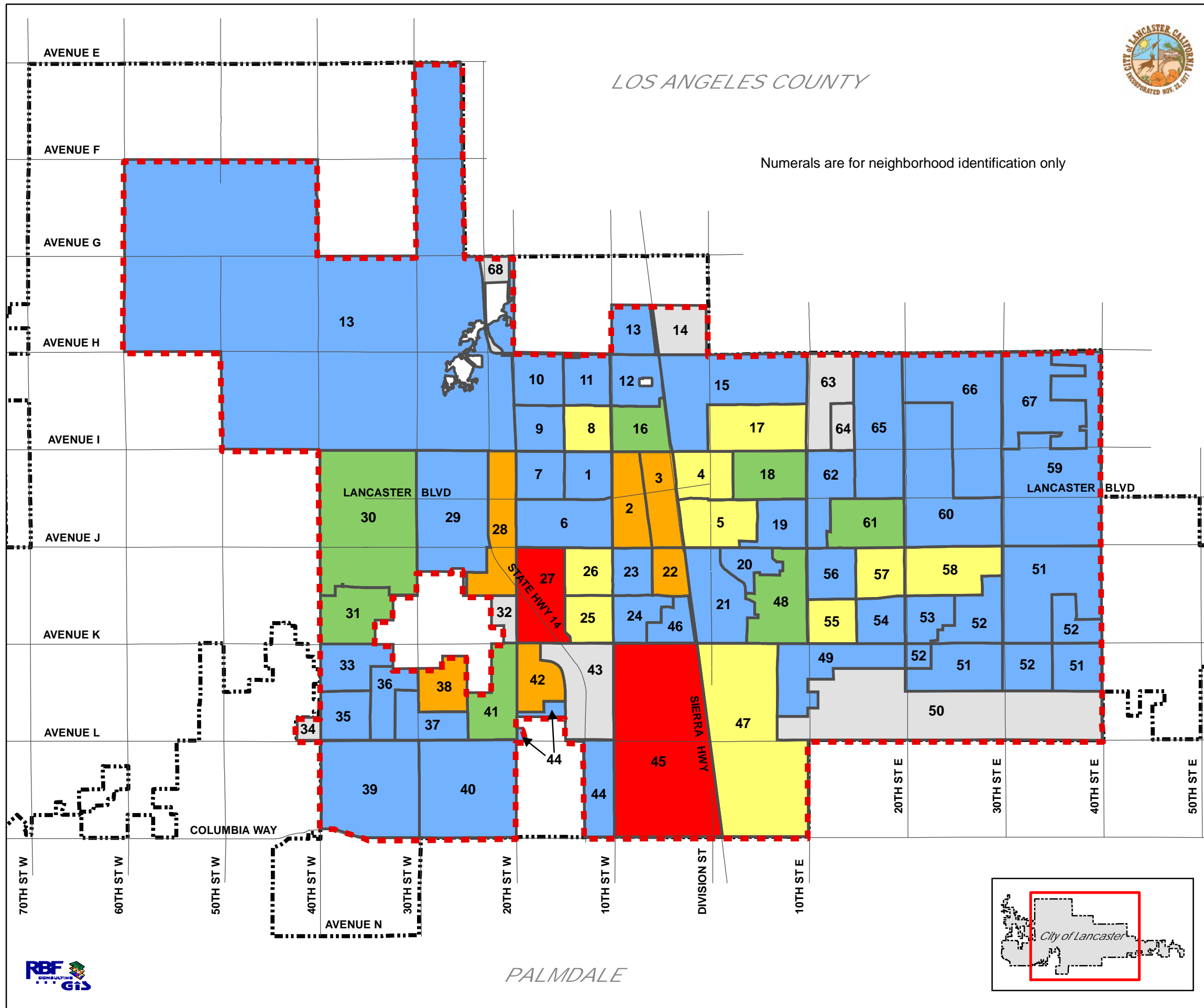
- Major Roads
- Neighborhood Boundaries
- Redevelopment Area
- City Limits

Rental housing data provided by LANCAP.



Sources:
U.S. Census 2000 Block Groups
U.S. Census 2000 Blocks
City of Lancaster - LANCAP

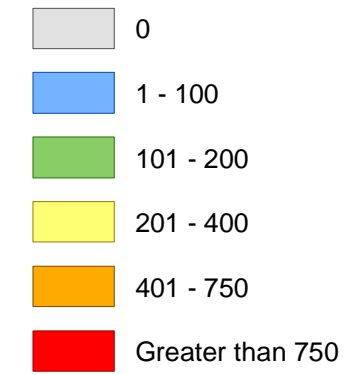




City of Lancaster Housing Needs Assessment

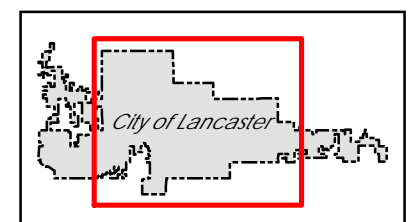
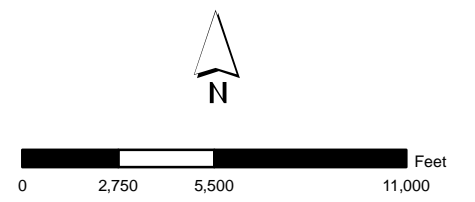
Presence of Rental Housing

Total Rental Units per Neighborhood



- Major Roads
- # Neighborhood Boundaries / ID Numbers
- ⊞ Redevelopment Area
- ⊞ City Limits

Rental housing data provided by LANCAP.



Sources:
U.S. Census 2000 Block Groups
City of Lancaster - LANCAP





City of Lancaster Housing Needs Assessment

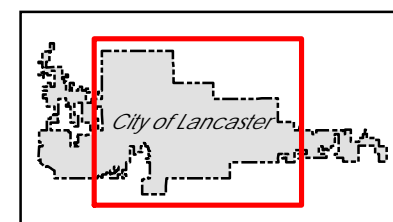
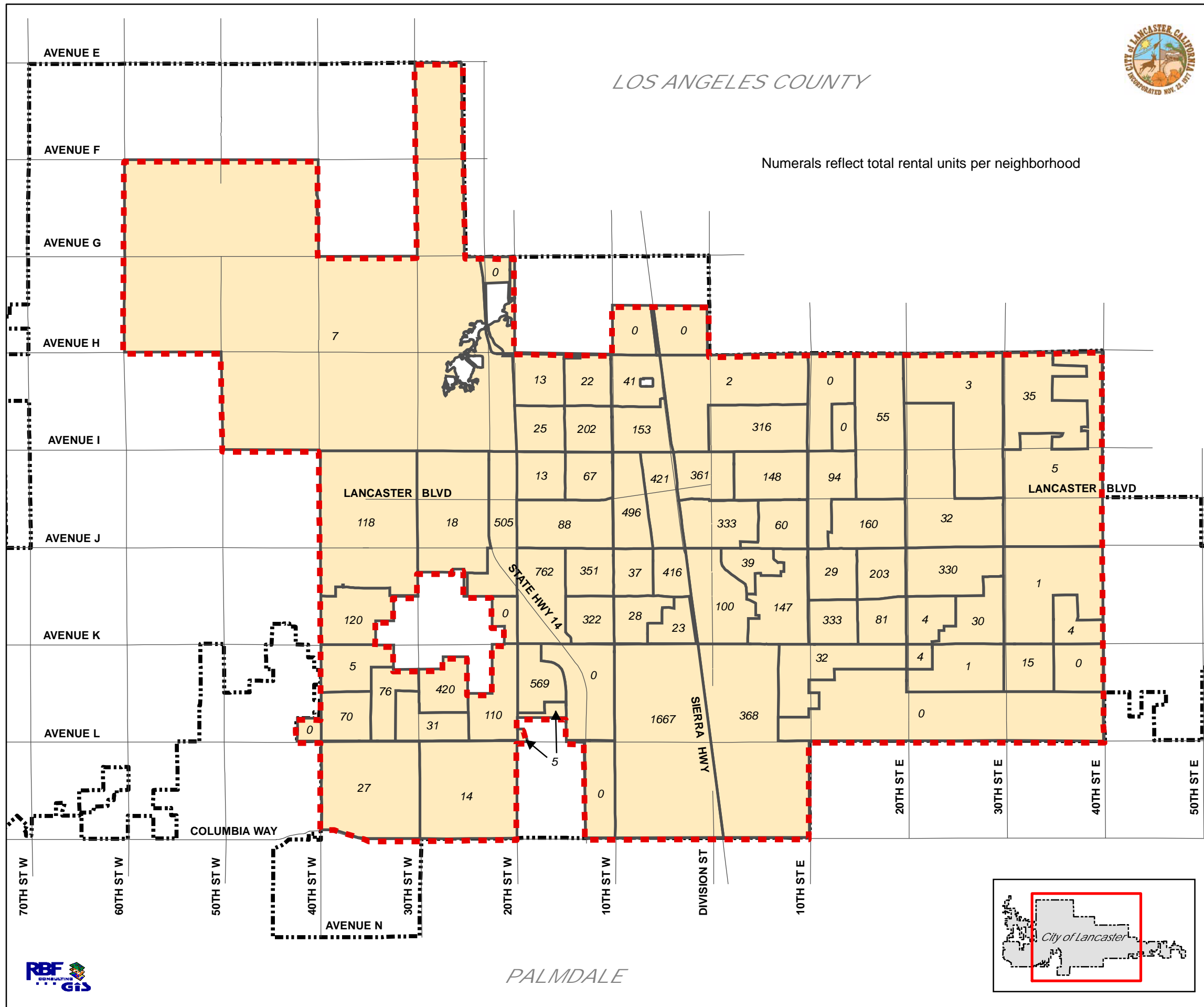
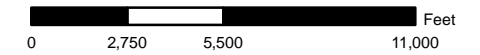
LOS ANGELES COUNTY

Numerals reflect total rental units per neighborhood

Presence of Rental Housing (Neighborhood Totals)

- # Neighborhood Boundaries / Total Rental Units
- Major Roads
- Redevelopment Area
- City Limits

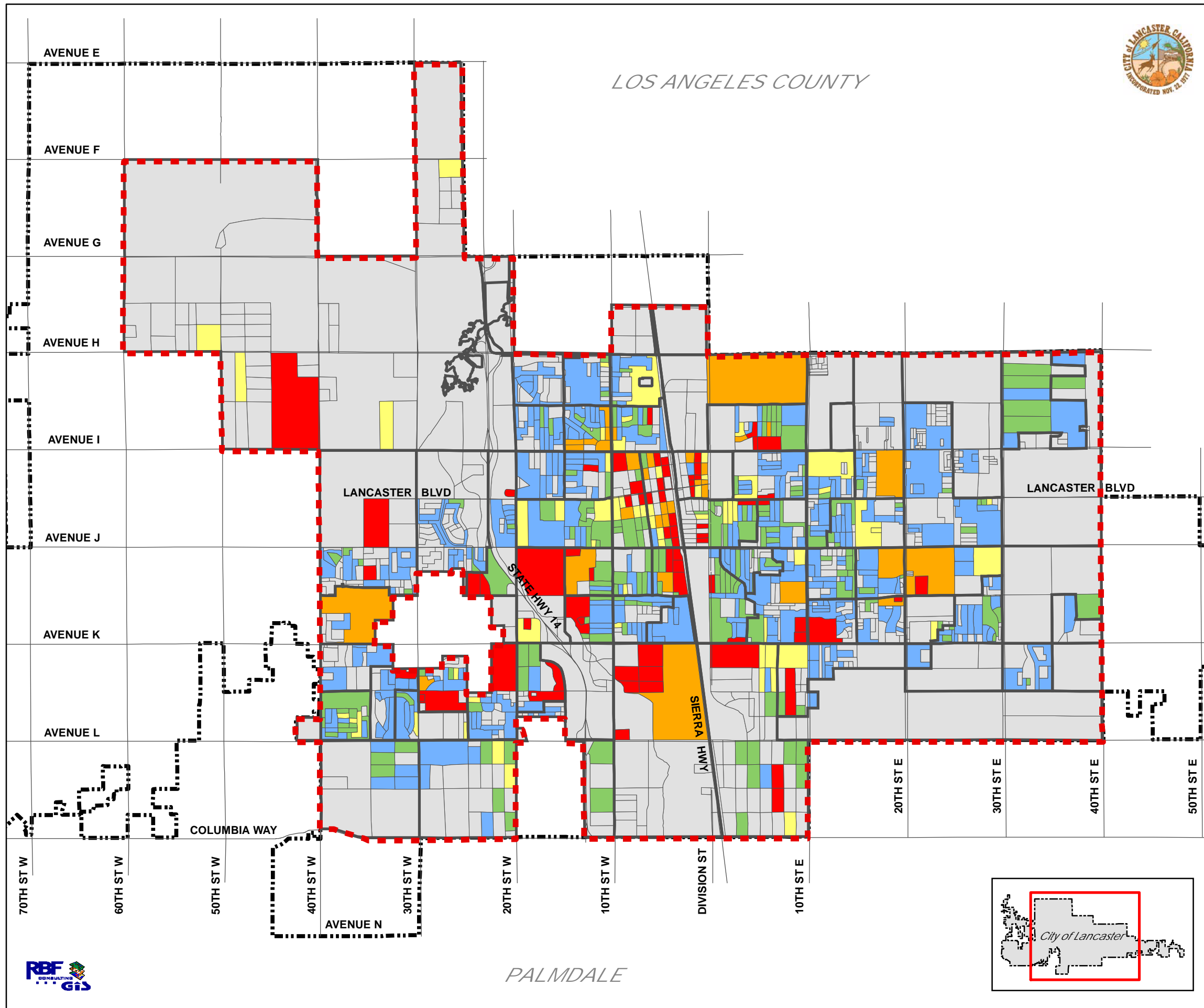
Rental housing data provided by LANCAP.



Sources:
U.S. Census 2000 Block Groups
City of Lancaster - LANCAP



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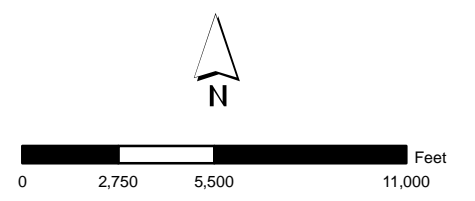


City of Lancaster
Housing Needs Assessment

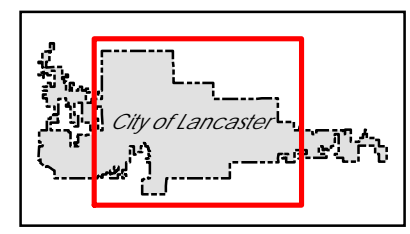
Rental Housing
As % of Total Housing Units
(By Census Blocks)

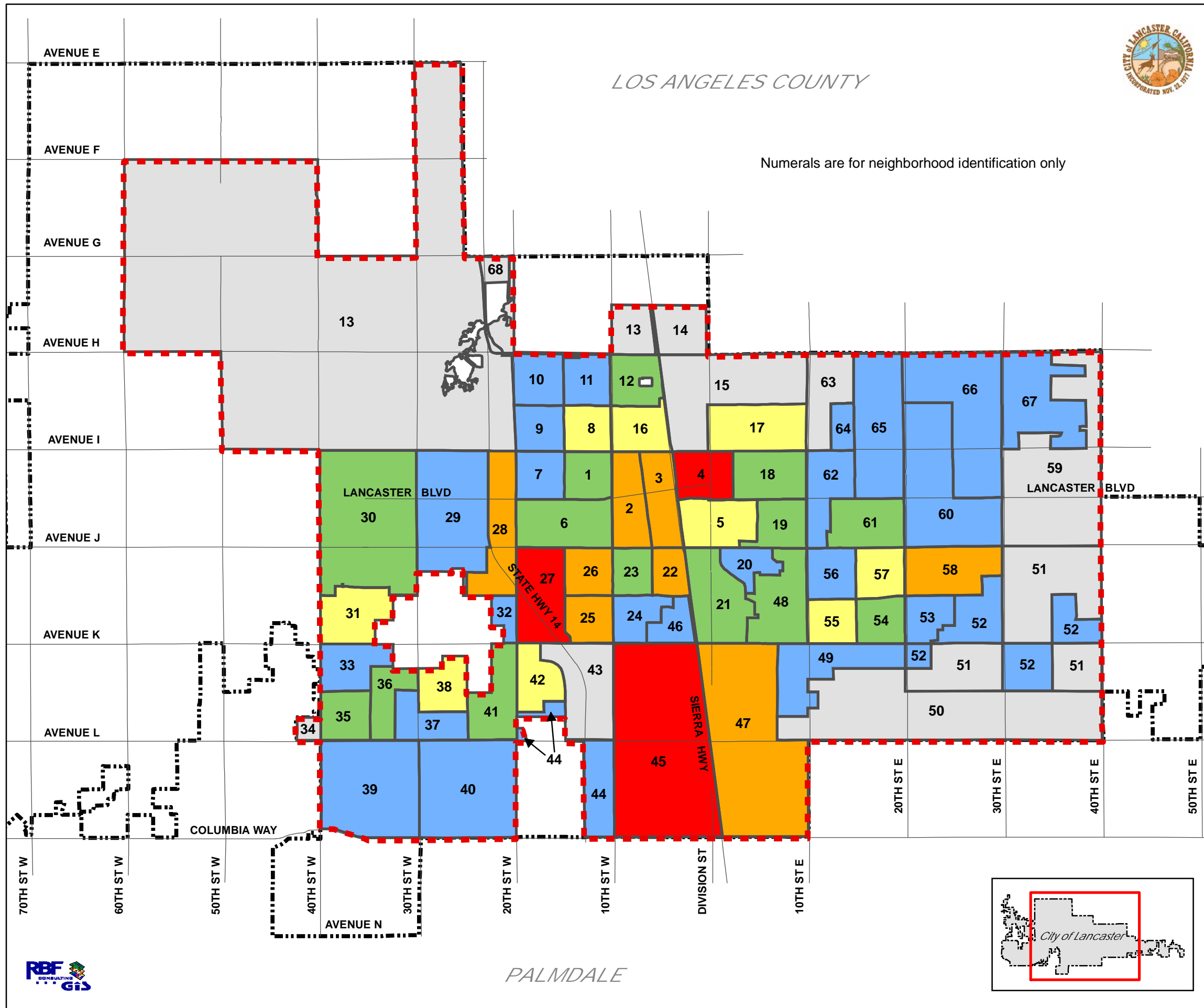
- Percentage of Housing Units that are Rental Per Census Block
- 0 % or Not Applicable
 - 1 - 10 %
 - 11 - 25 %
 - 26 - 50 %
 - 51 - 75 %
 - Greater than 75%
 - Major Roads
 - Neighborhood Boundaries
 - Redevelopment Area
 - City Limits

Rental housing data provided by LANCAP.
For calculation purposes, the 2000 Census total housing units numbers were used without modification.



Sources:
U.S. Census 2000 Block Groups
U.S. Census 2000 Blocks
City of Lancaster - LANCAP



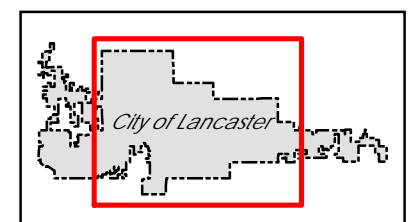
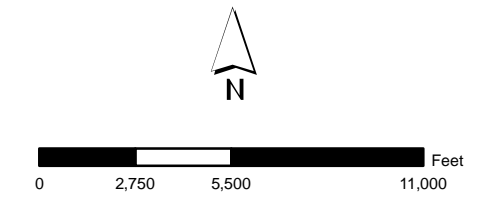


City of Lancaster
Housing Needs Assessment

Rental Housing
As % of Total Housing Units

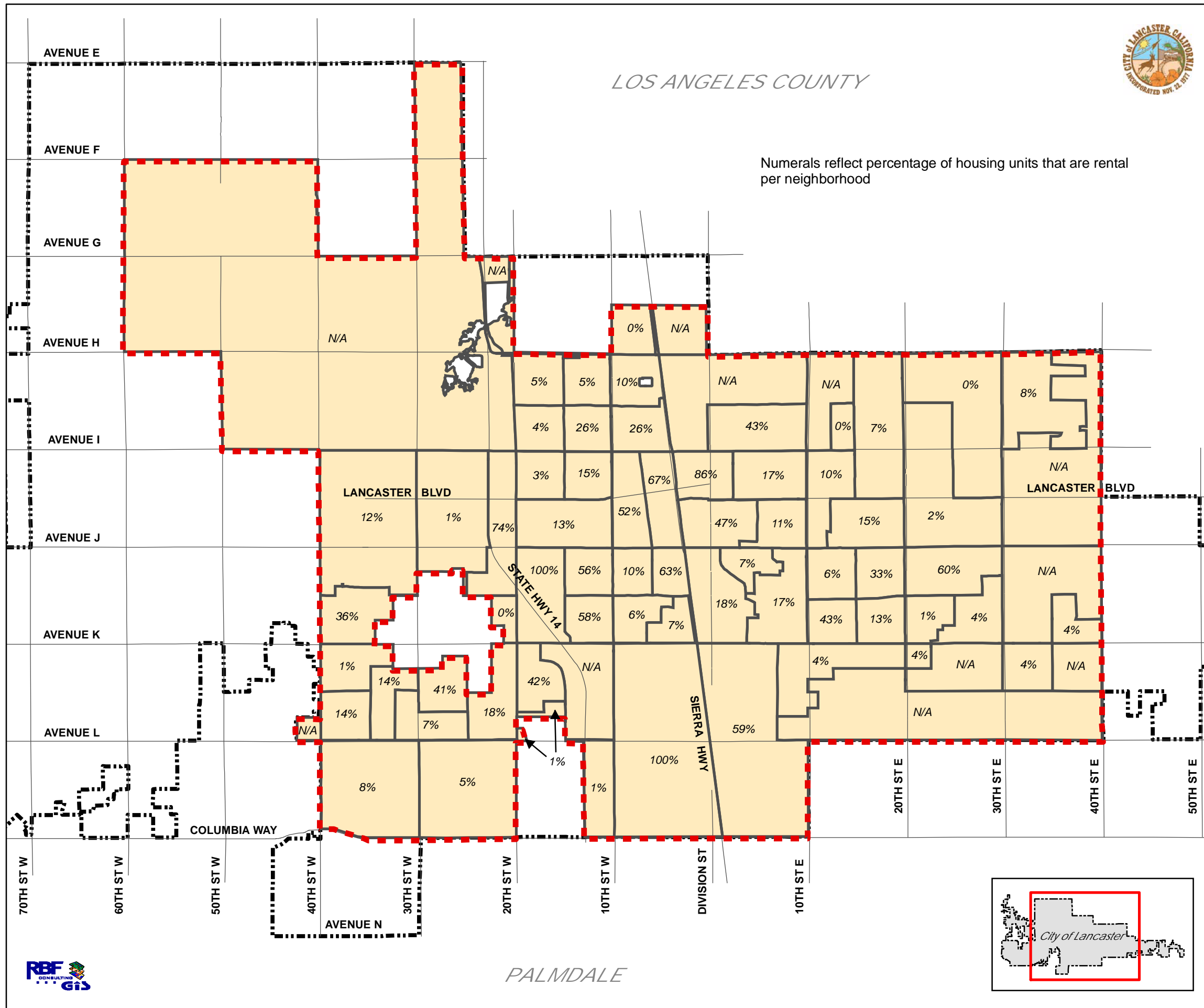
- Percentage of Housing Units that are Rental Per Neighborhood
- 0 - 10
 - 11 - 25
 - 26 - 50
 - 51 - 75
 - 76 - 109
 - Not Applicable - 50 or Less Total Housing Units
 - Major Roads
 - # Neighborhood Boundaries / ID Numbers
 - Redevelopment Area
 - City Limits

Rental housing data provided by LANCAP.
For calculation purposes, the 2000 Census total housing units numbers were used without modification.



Sources:
U.S. Census 2000 Block Groups
City of Lancaster - LANCAP





City of Lancaster
Housing Needs Assessment

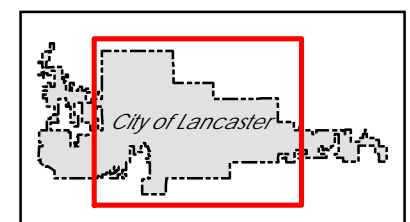
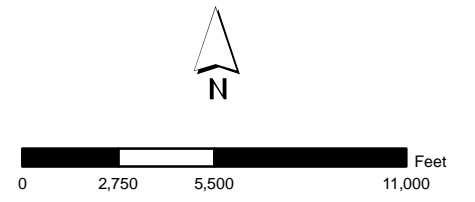
**Rental Housing
As % of Total Housing Units
(Neighborhood Percentages)**

- # Neighborhood Boundaries / % Rental Units
- Major Roads
- ⬮ Redevelopment Area
- ⬮ City Limits

Neighborhoods displaying 'N/A' are excluded because they contain 50 or fewer total housing units.

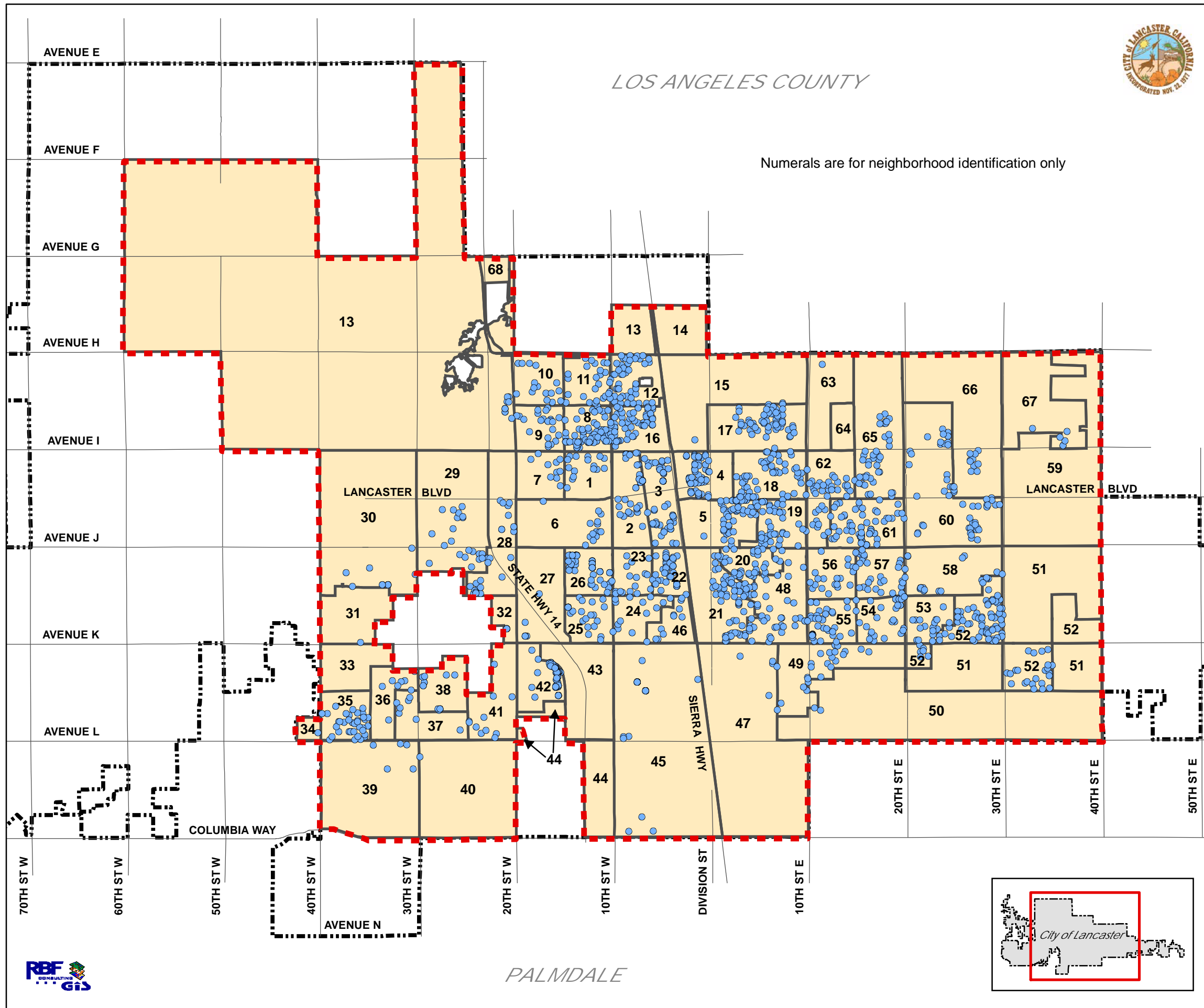
Rental housing data provided by LANCAP.

For calculation purposes, the 2000 Census total housing units numbers were used without modification.



Sources:
U.S. Census 2000 Block Groups
City of Lancaster - LANCAP





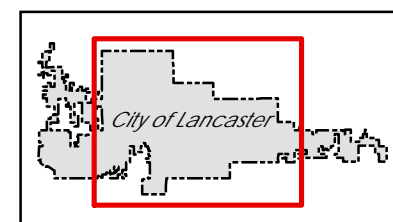
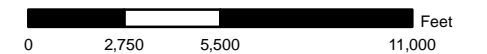
LOS ANGELES COUNTY

Numerals are for neighborhood identification only

City of Lancaster Housing Needs Assessment

Locations of Section 8 Housing

- Section 8 Housing Units
- Major Roads
- # Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

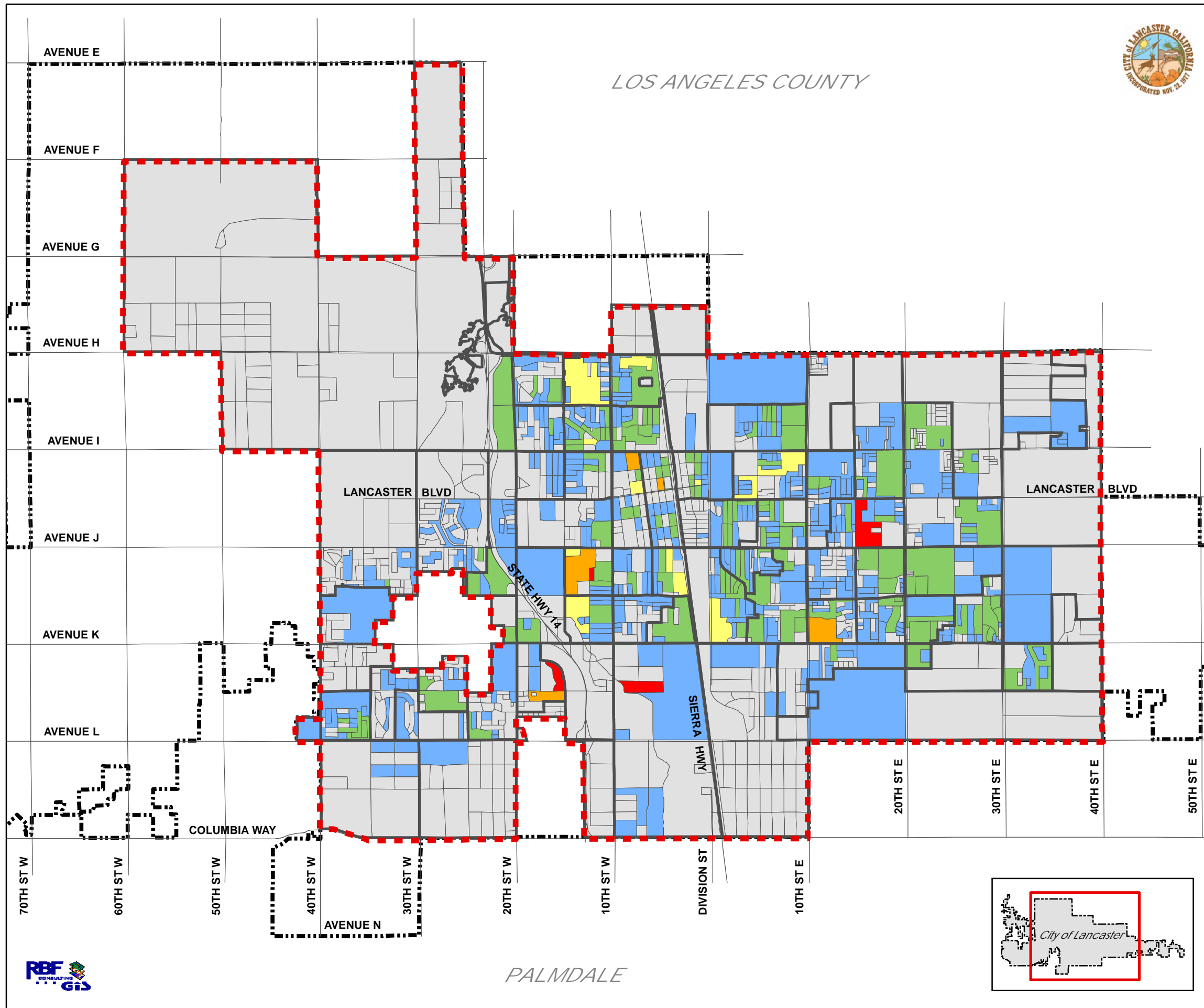


Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005



PALMDALE

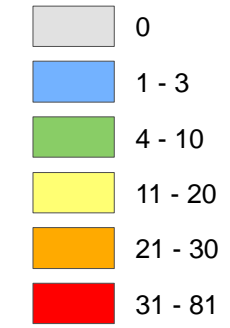
Exhibit 6-1



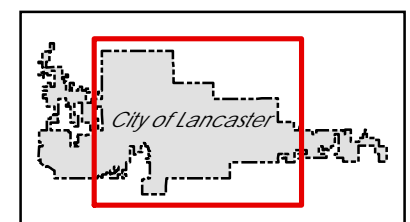
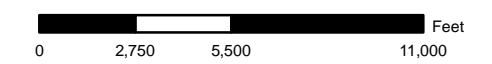
City of Lancaster
Housing Needs Assessment

Presence of Section 8 Housing
(By Census Blocks)

Total Section 8 Housing Units per Census Block

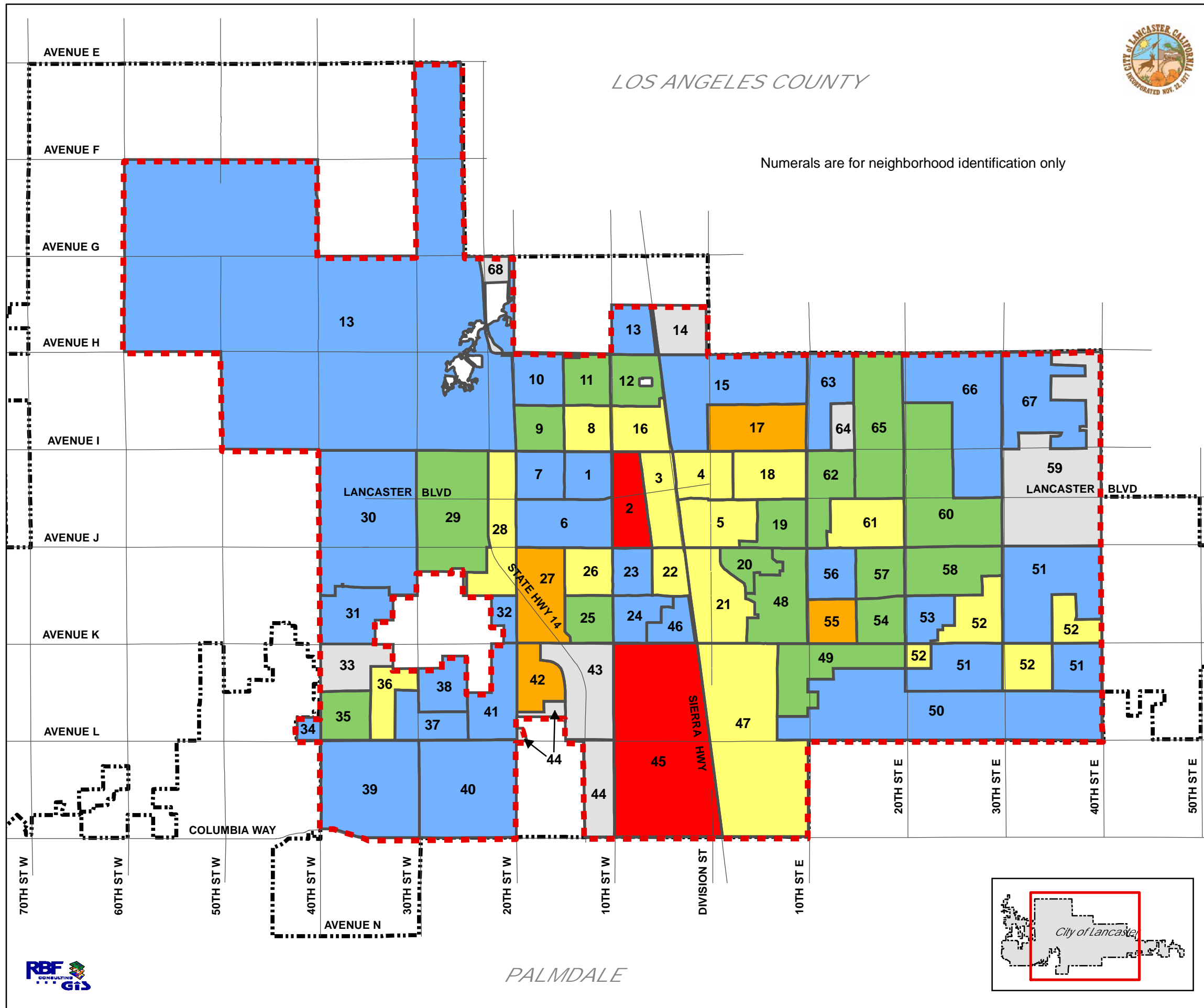


- Major Roads
- Neighborhood Boundaries
- Redevelopment Area
- City Limits



Sources:
U.S. Census 2000 Block Groups
U.S. Census 2000 Blocks
City of Lancaster 2005

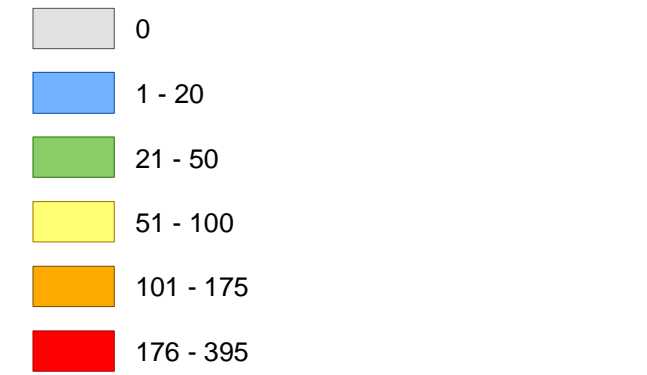




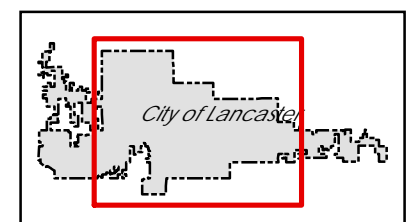
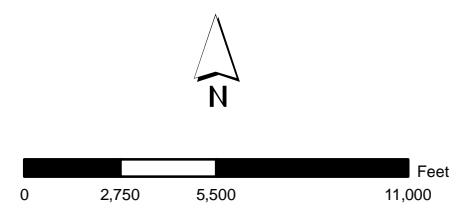
City of Lancaster
Housing Needs Assessment

Presence of Section 8 Housing

Total Section 8 Housing Units per Neighborhood



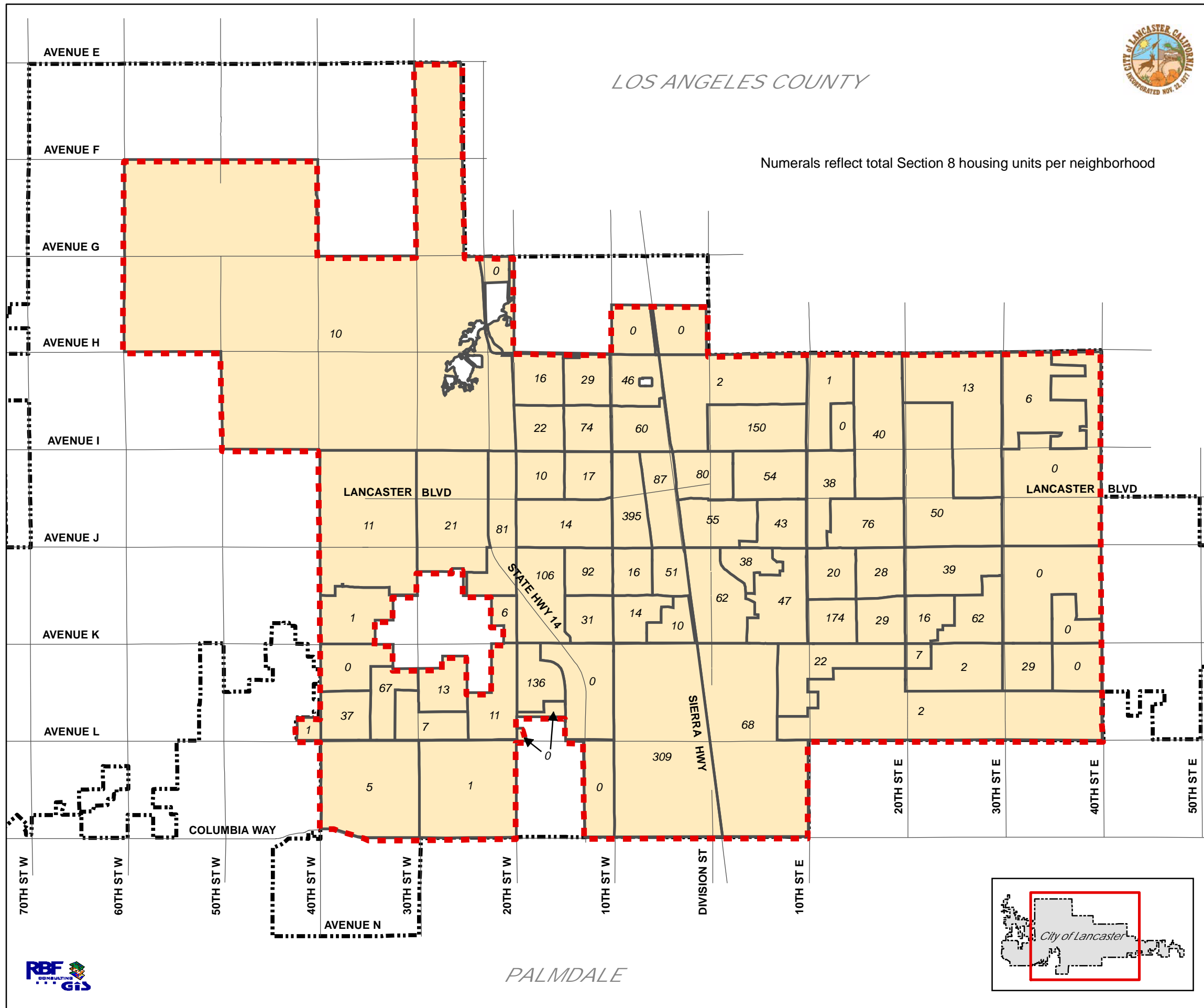
- Major Roads
- # Neighborhood Boundaries / ID Numbers
- Red dashed line: Redevelopment Area
- Dotted line: City Limits



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005

Exhibit 6-3a

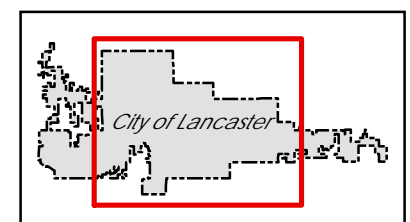
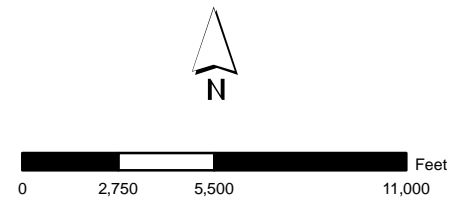




City of Lancaster
Housing Needs Assessment

Presence of Section 8 Housing
(Neighborhood Totals)

- # Neighborhood Boundaries / Total Section 8 Units
- Major Roads
- Redevelopment Area
- City Limits



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005

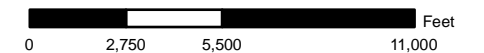
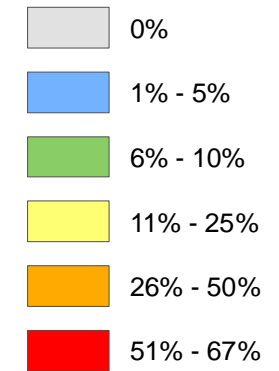




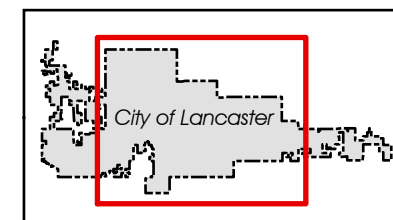
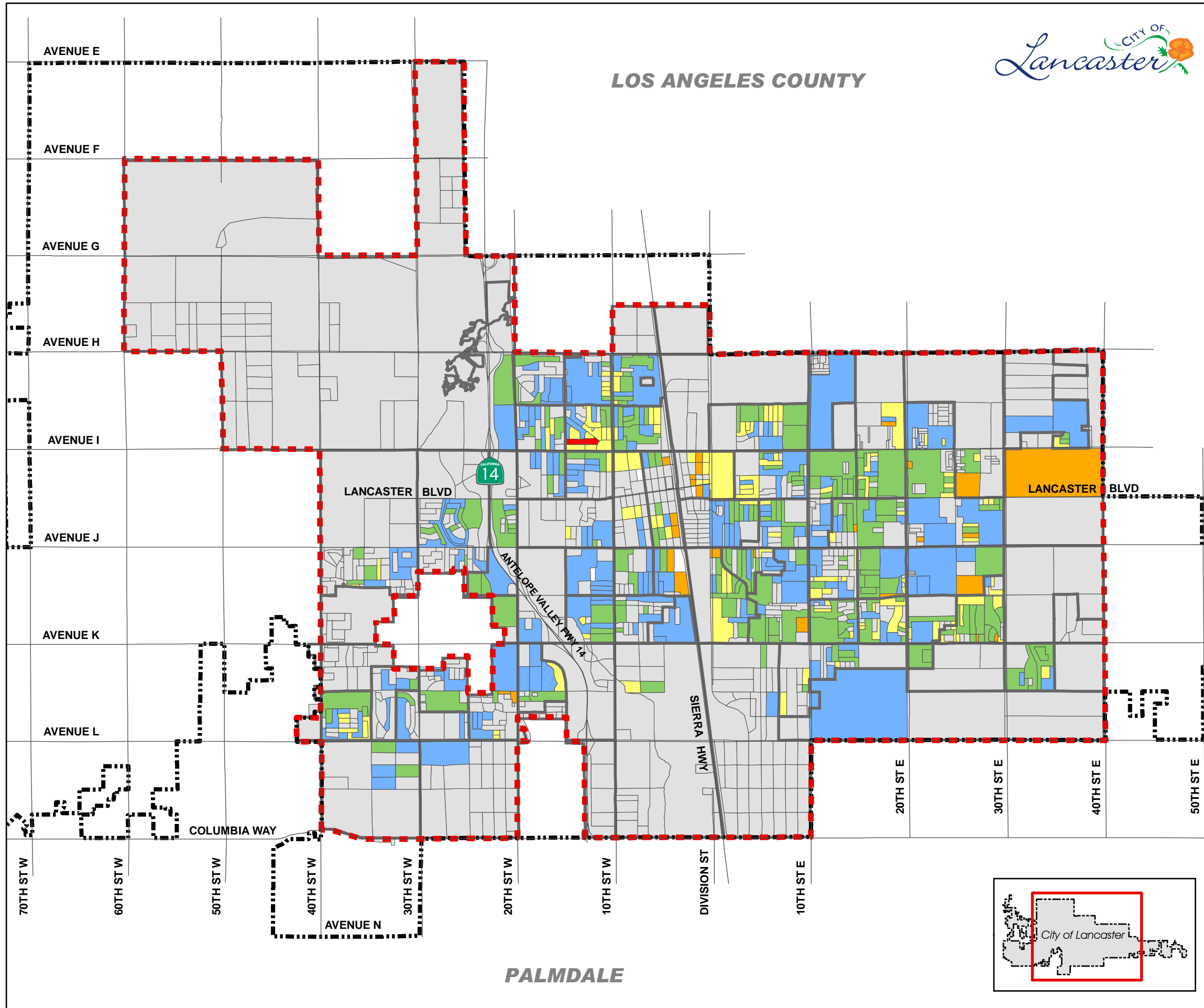
LOS ANGELES COUNTY

Section 8 Housing
As % of Total Housing Units
(By Census Blocks)

Percentage of Housing Units that are Section 8
Per Census Block

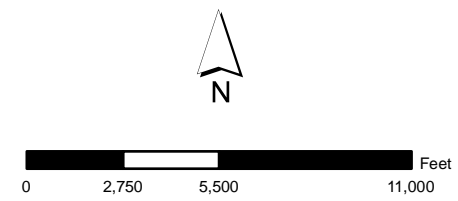
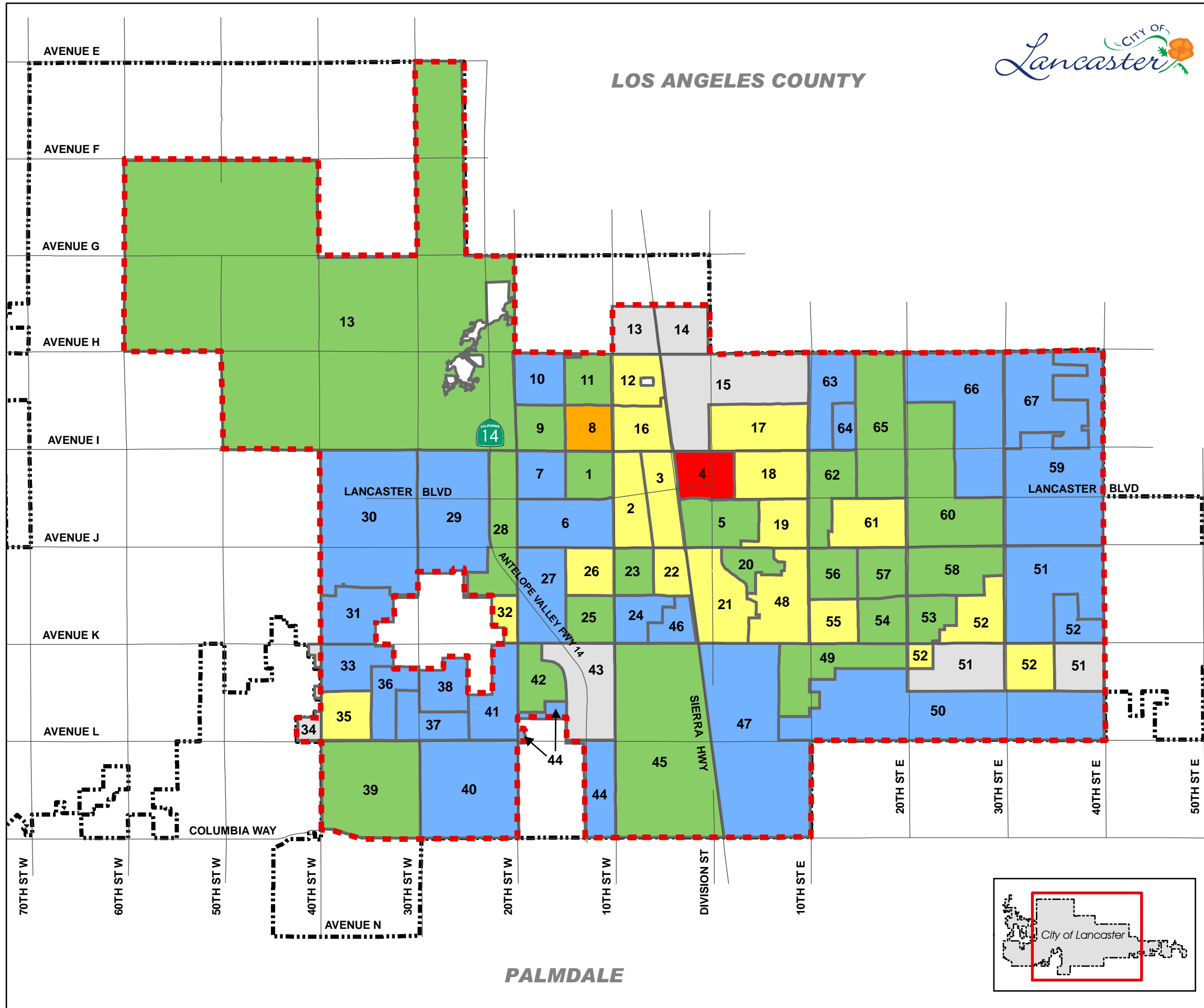
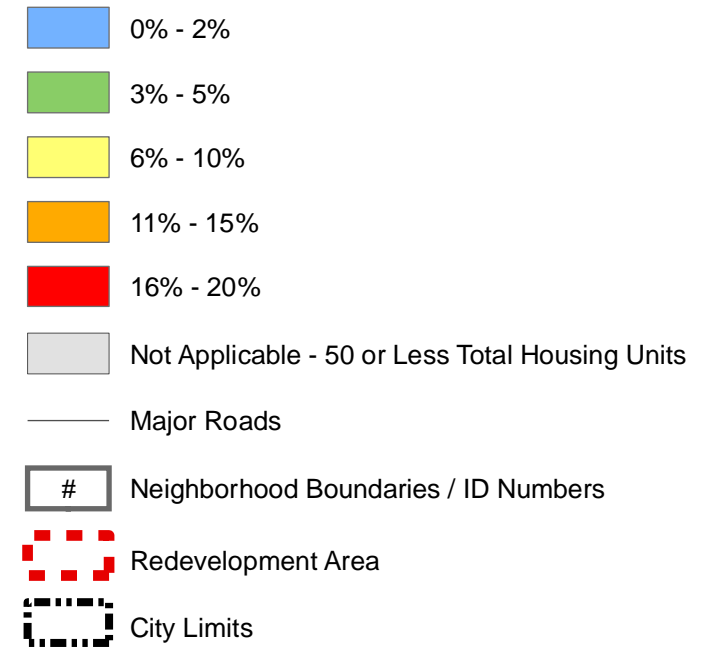


Sources:
U.S. Census 2000 Block Groups
U.S. Census 2000 Blocks
City of Lancaster



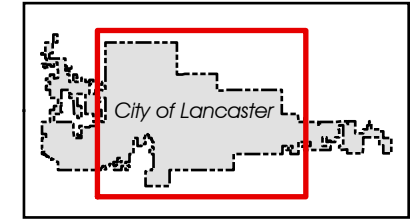
Section 8 Housing As % of Total Housing Units

Percentage of Housing Units that are Section 8
Per Neighborhood



Numerals are for neighborhood identification only

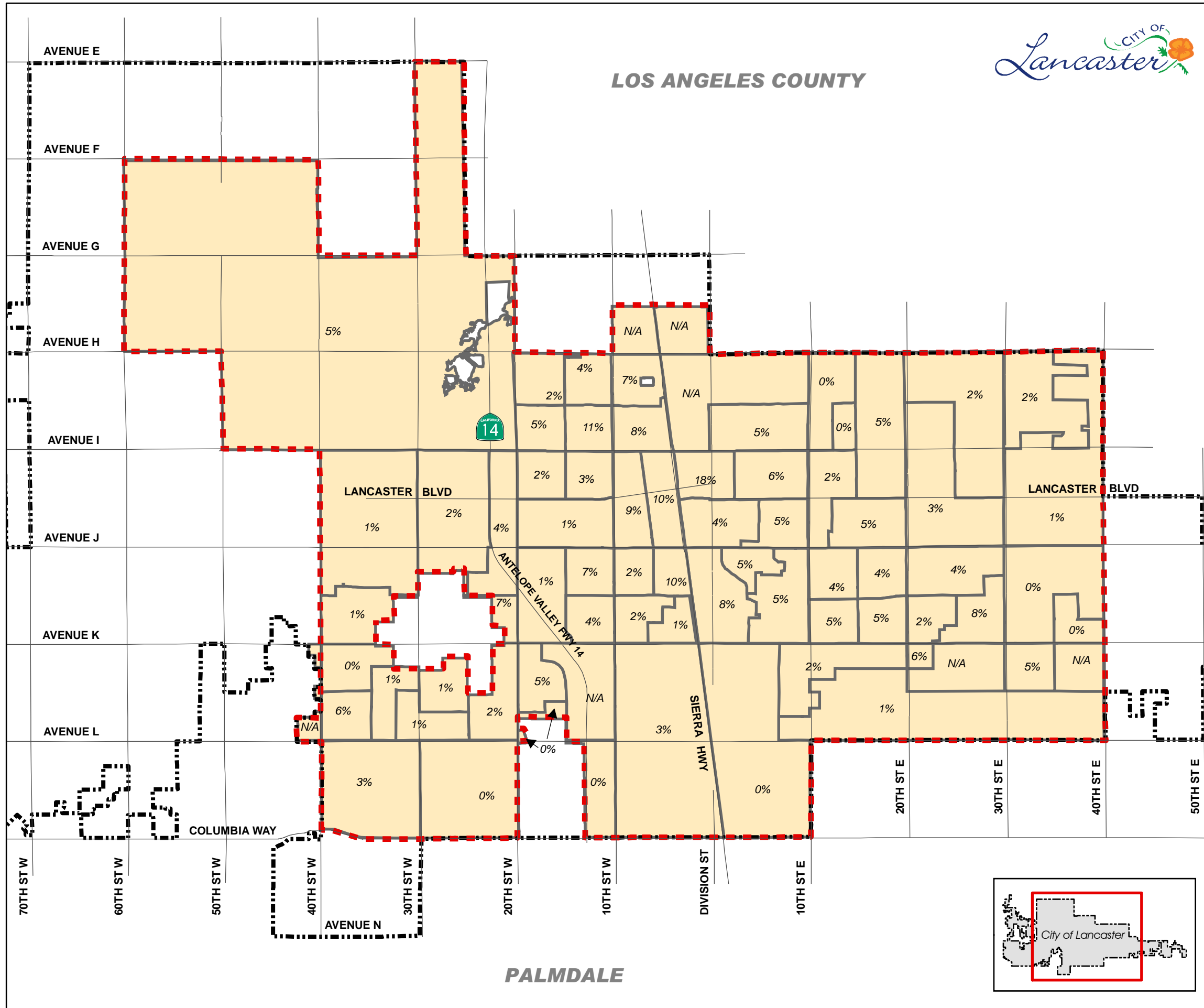
Sources:
U.S. Census 2000 Block Groups
City of Lancaster



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LOS ANGELES COUNTY

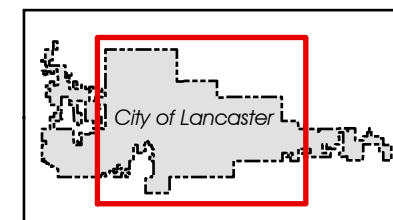
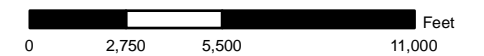


Section 8 Housing As % of Total Housing Units (Neighborhood Percentages)

- # Neighborhood Boundaries / % Section 8 Units
- Major Roads
- ⬜ Redevelopment Area
- ⬜ City Limits

Neighborhoods displaying 'N/A' are excluded because they contain 50 or fewer total housing units.

Numerals reflect the percentage of housing units that are Section 8 per neighborhood



Sources:
U.S. Census 2000 Block Groups
City of Lancaster

Exhibit 6-5b

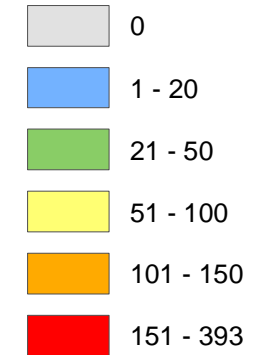
LOS ANGELES COUNTY



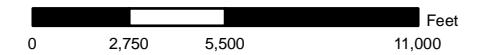
City of Lancaster
Housing Needs Assessment

Presence of Code Violations
(By Census Blocks)

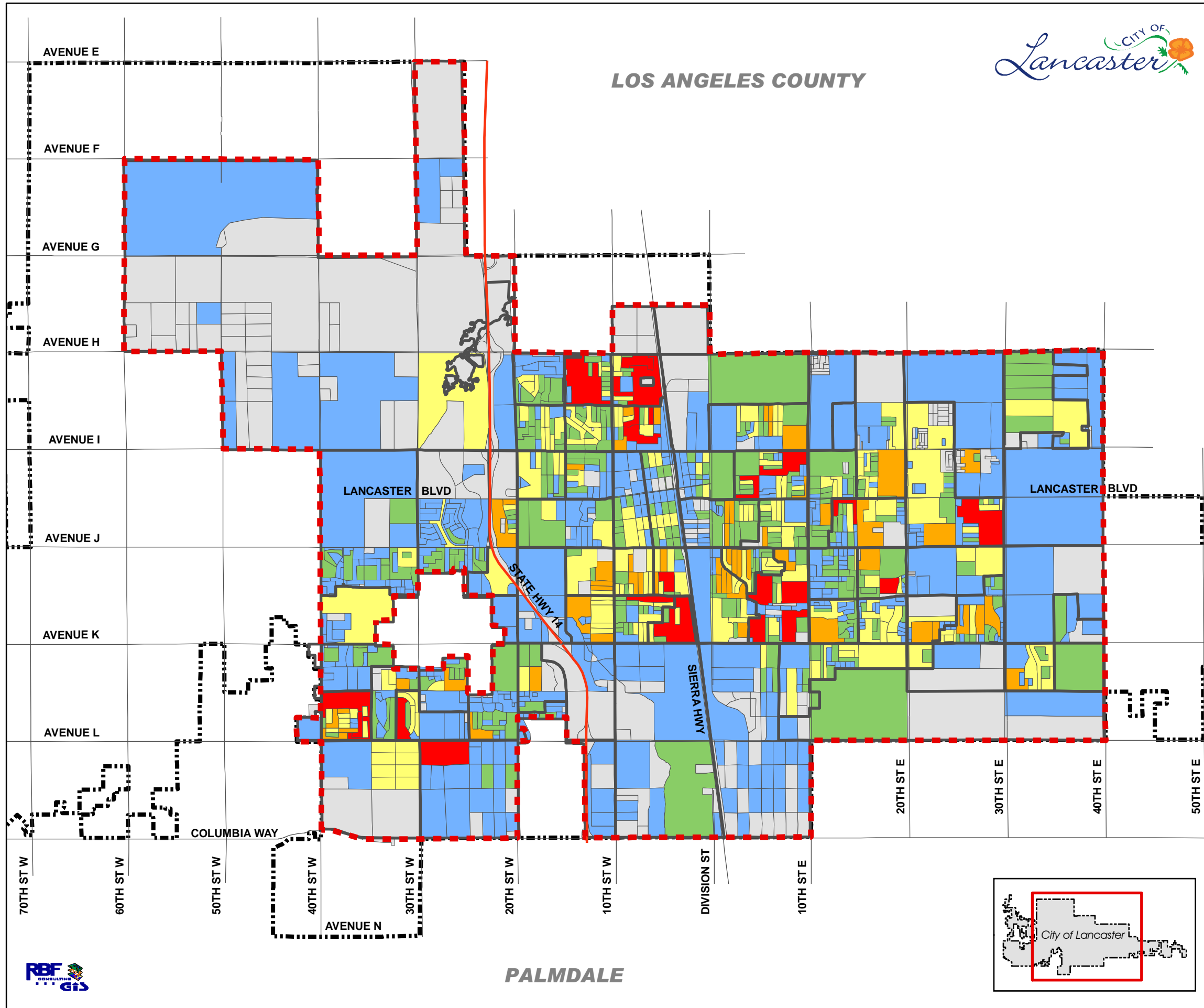
Total Code Violations per Census Block



Code violations data provided by COMCATE is for the time period between January 2003 through February 2007 and for site condition violations only.



Sources:
U.S. Census 2000 Block Groups
U.S. Census 2000 Blocks
City of Lancaster
COMCATE 01/03/2005 - 02/15/2007



PALMDALE



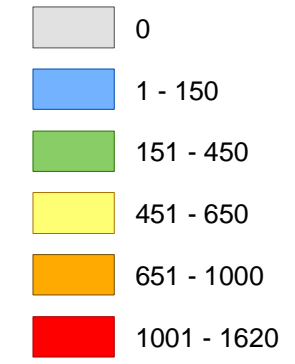


LOS ANGELES COUNTY

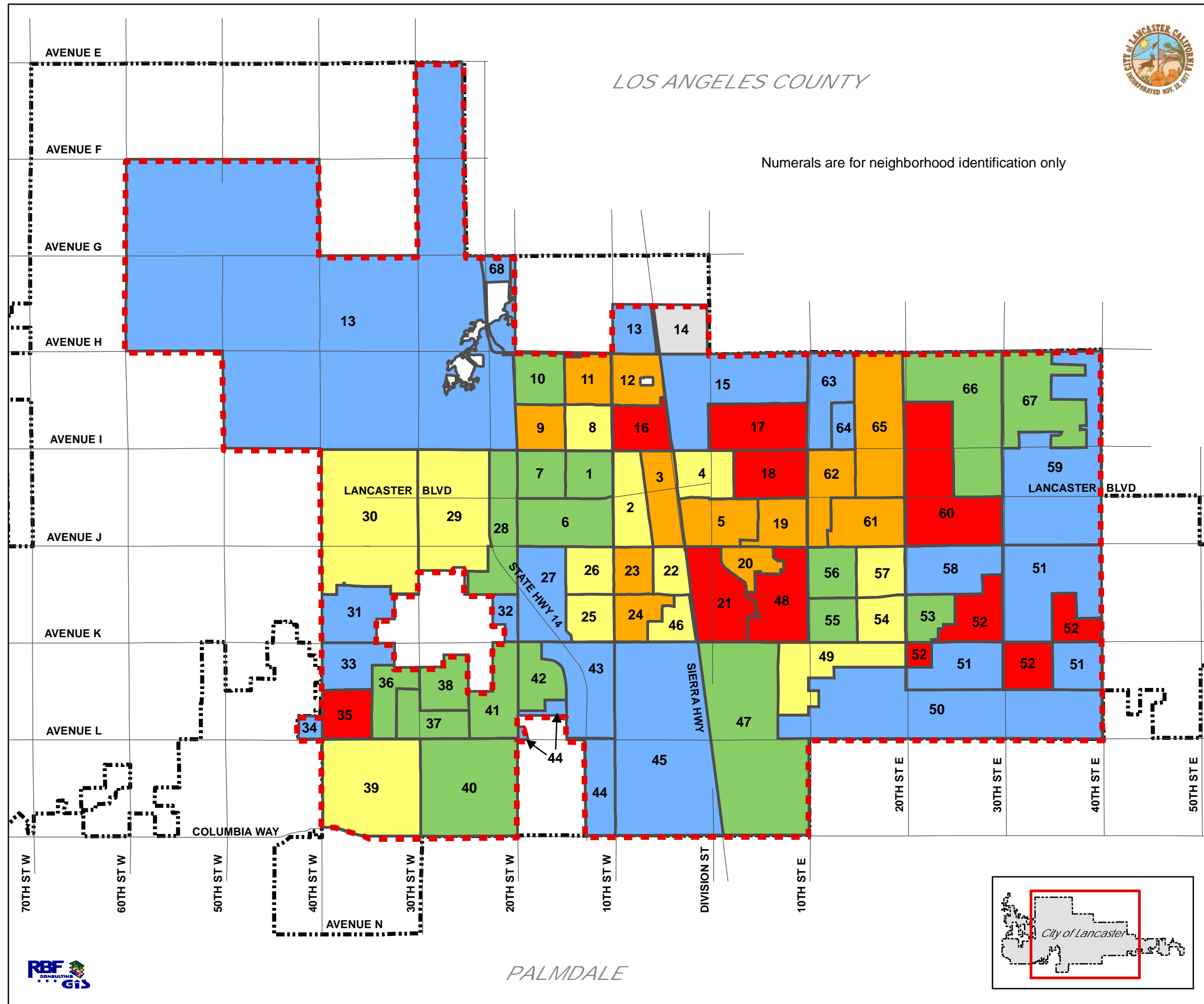
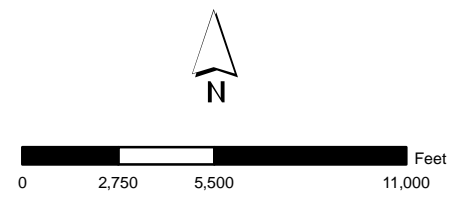
Numerals are for neighborhood identification only

Presence of Code Violations

Total Code Violations per Neighborhood



Code violations data provided by COMCATE, and include site conditions violations only.



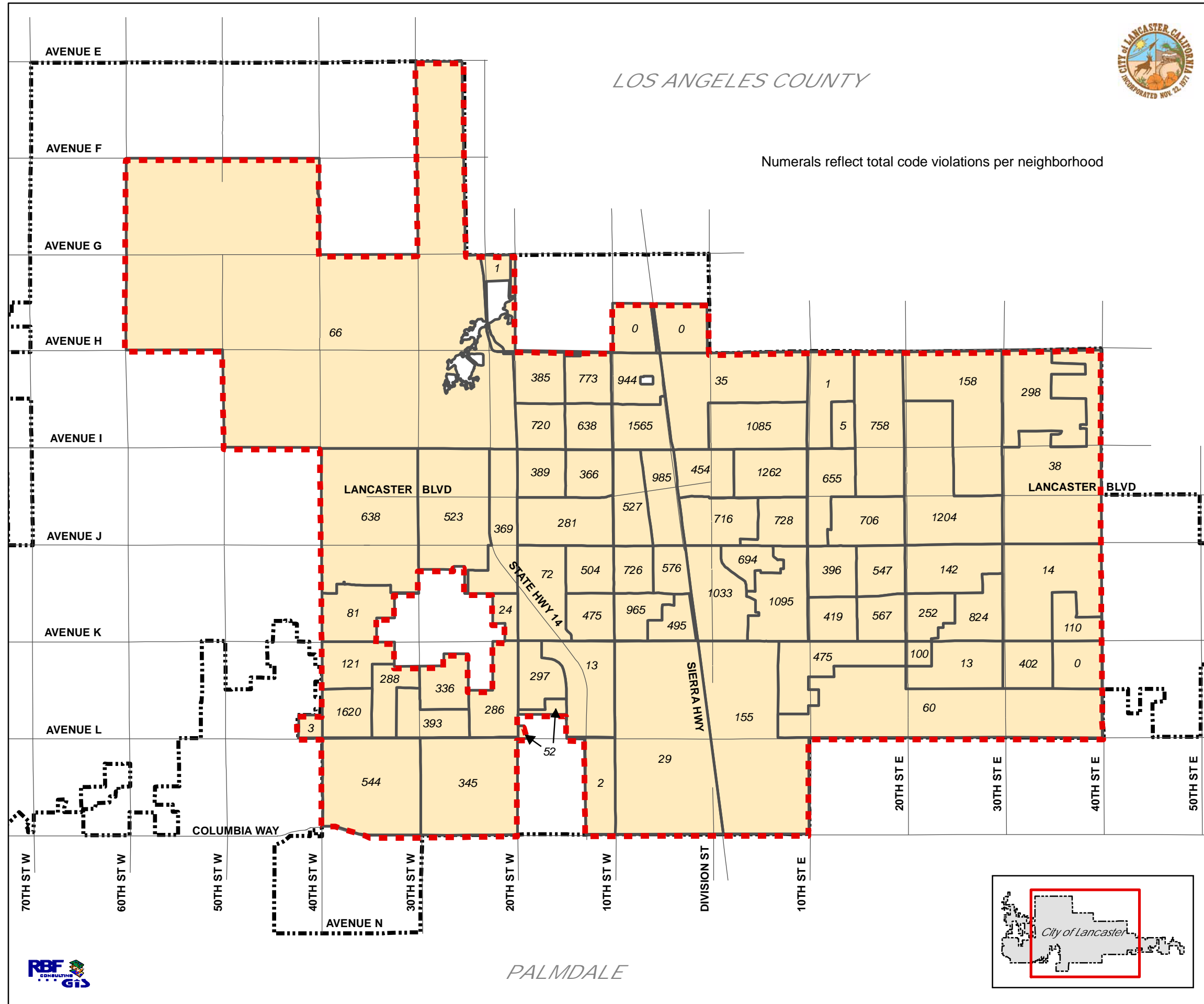
Sources:
U.S. Census 2000 Block Groups
City of Lancaster - COMCATE (1/03 - 12/05)



City of Lancaster Housing Needs Assessment

LOS ANGELES COUNTY

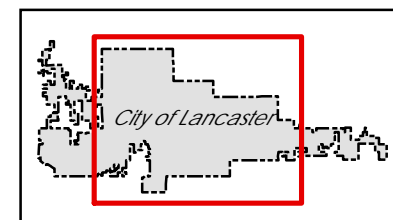
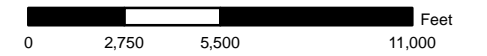
Numerals reflect total code violations per neighborhood



Presence of Code Violations (Neighborhood Totals)

- # Neighborhood Boundaries / Total Code Violations
- Major Roads
- # Redevelopment Area
- # City Limits

Code violations data provided by COMCATE, and include site conditions violations only.



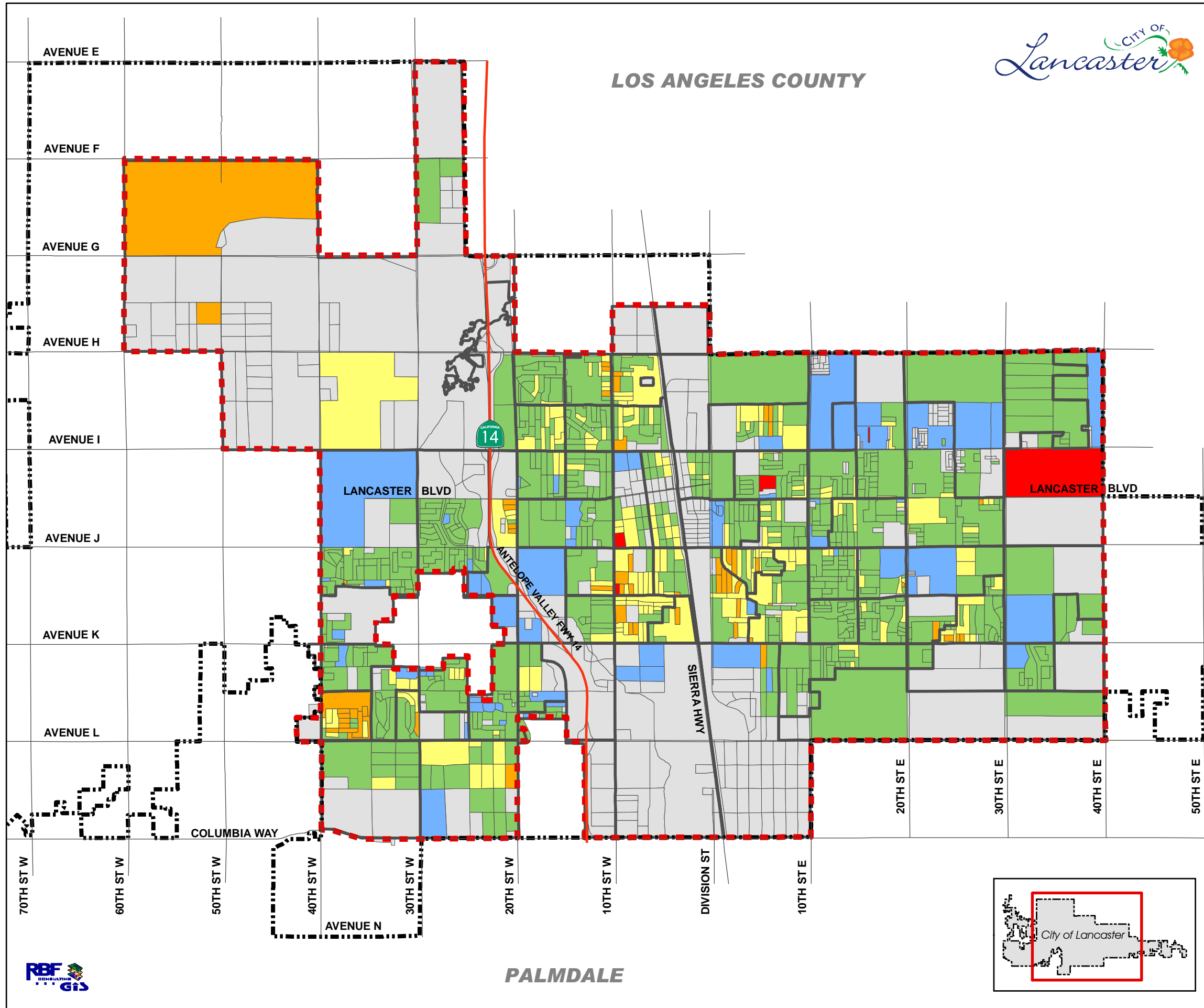
Sources:
U.S. Census 2000 Block Groups
City of Lancaster - COMCATE (1/03 - 12/05)

PALMDALE





LOS ANGELES COUNTY



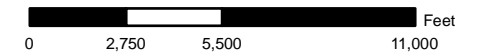
Code Violations Per Housing Unit (By Census Blocks)

Code Violations Per Housing Unit Per Census Block

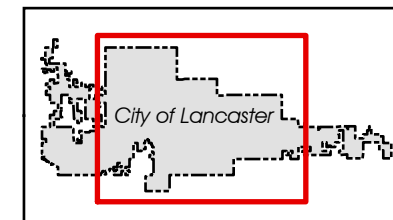
- 0 or Not Applicable
- 0.01 - 0.10
- 0.11 - 1.50
- 1.51 - 2.50
- 2.51 - 4.50
- 4.51 - 7.30

- Major Roads
- Neighborhood Boundaries
- Redevelopment Area
- City Limits

Code violations data provided by COMCATE is for the time period between January 2005 through February 2007 and for site condition violations only.



Sources:
U.S. Census 2000 Block Groups
U.S. Census 2000 Blocks
City of Lancaster
COMCATE 01/03/2005 - 02/15/2007

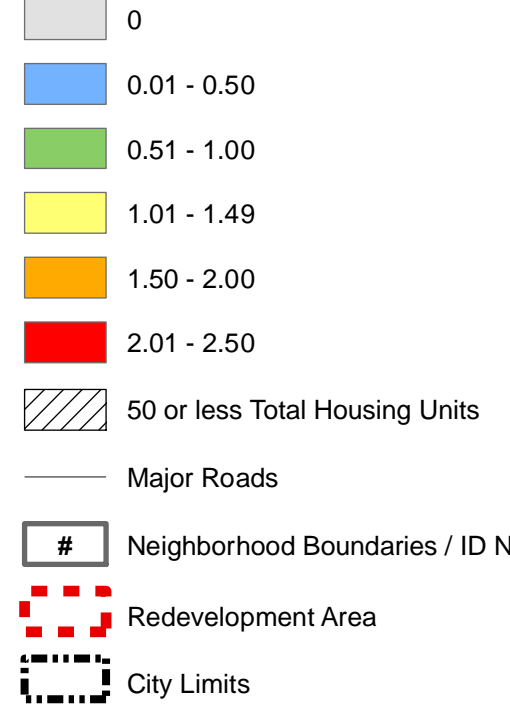


PALMDALE

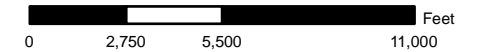


Code Violations
Per Housing Unit

Code Violations per Housing Unit per Neighborhood

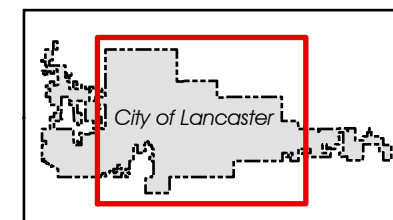
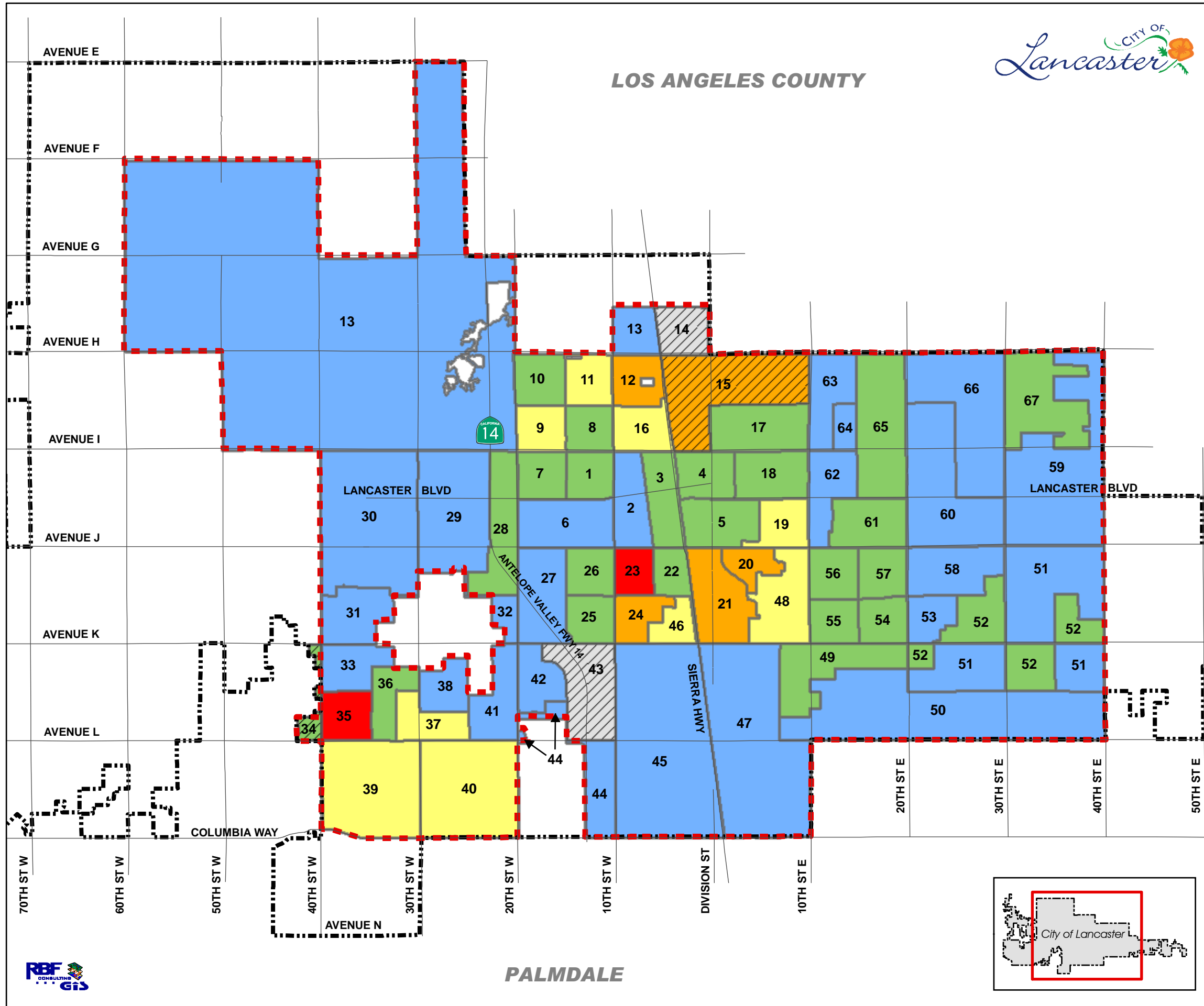


Code violations data provided by COMCATE is for the time period between January 2005 through February 2007 and for site condition violations only.



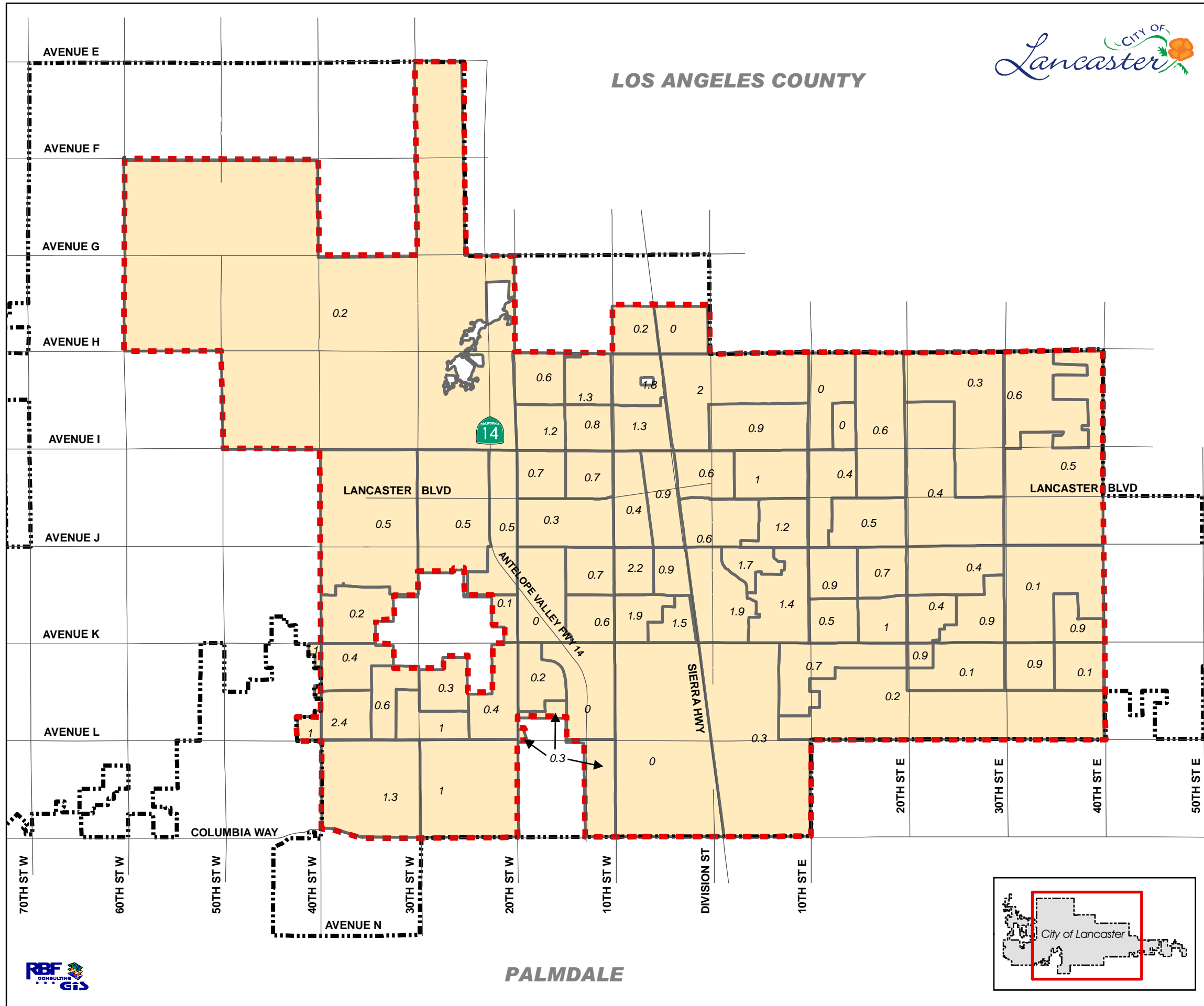
Numerals are for neighborhood identification only

Sources:
U.S. Census 2000 Block Groups
ESRI Demographic Data 2006
City of Lancaster
COMCATE 01/03/2005 -002/15/2007





LOS ANGELES COUNTY



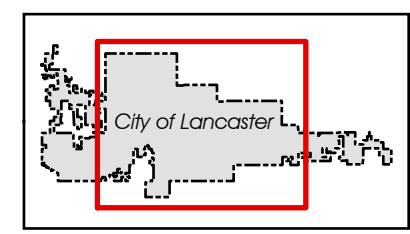
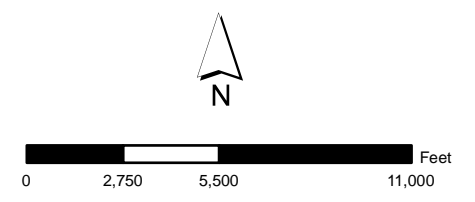
Code Violations Per Housing Unit

Code Violations per Housing Unit per Neighborhood

- Neighborhoods Boundaries / Code Violations per Housing Unit
- Major Roads
- Redevelopment Area
- City Limits

Neighborhoods displaying 'N/A' are excluded because they contain no housing units.

Code violations data provided by COMCATE is for the time period between January 2005 through February 2007 and for site condition violations only.



Sources:
U.S. Census 2000 Block Groups
ESRI Demographic Data 2006
City of Lancaster
COMCATE 01/03/2005 - 02/15/2007

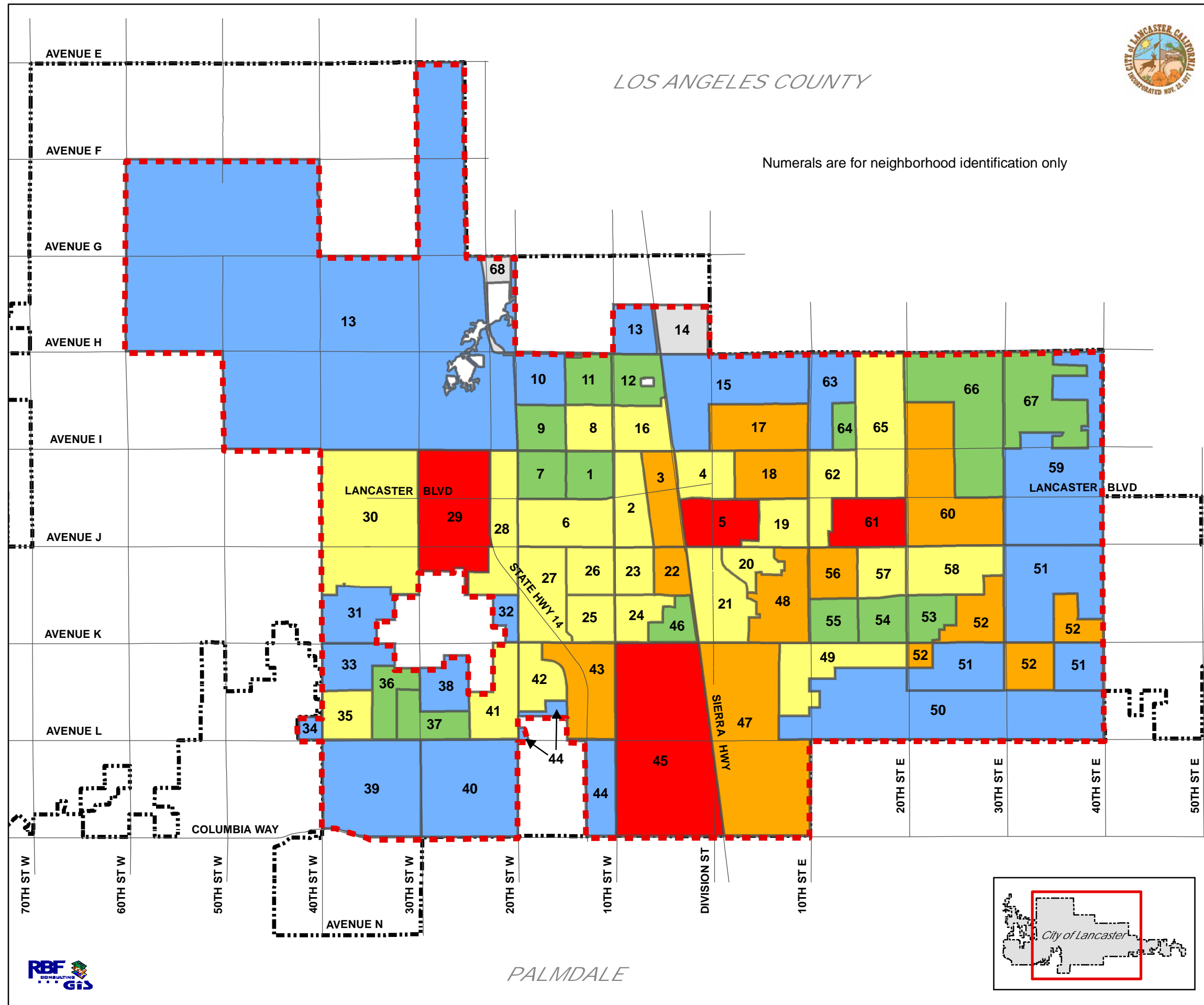


PALMDALE

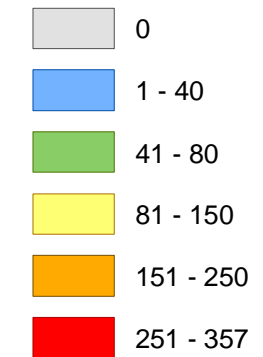


City of Lancaster Housing Needs Assessment

Incidence of Non-Violent Crime 2005



Total Non-Violent Crimes per Neighborhood



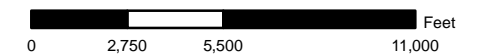
Major Roads

Neighborhood Boundaries / ID Numbers

Redevelopment Area

City Limits

Non-violent crime includes arson, auto theft, burglary, narcotics violations, theft, and vandalism.



Sources:
 U.S. Census 2000 Block Groups
 City of Lancaster 2005
 L.A. County Sheriff's Department - Year 2005





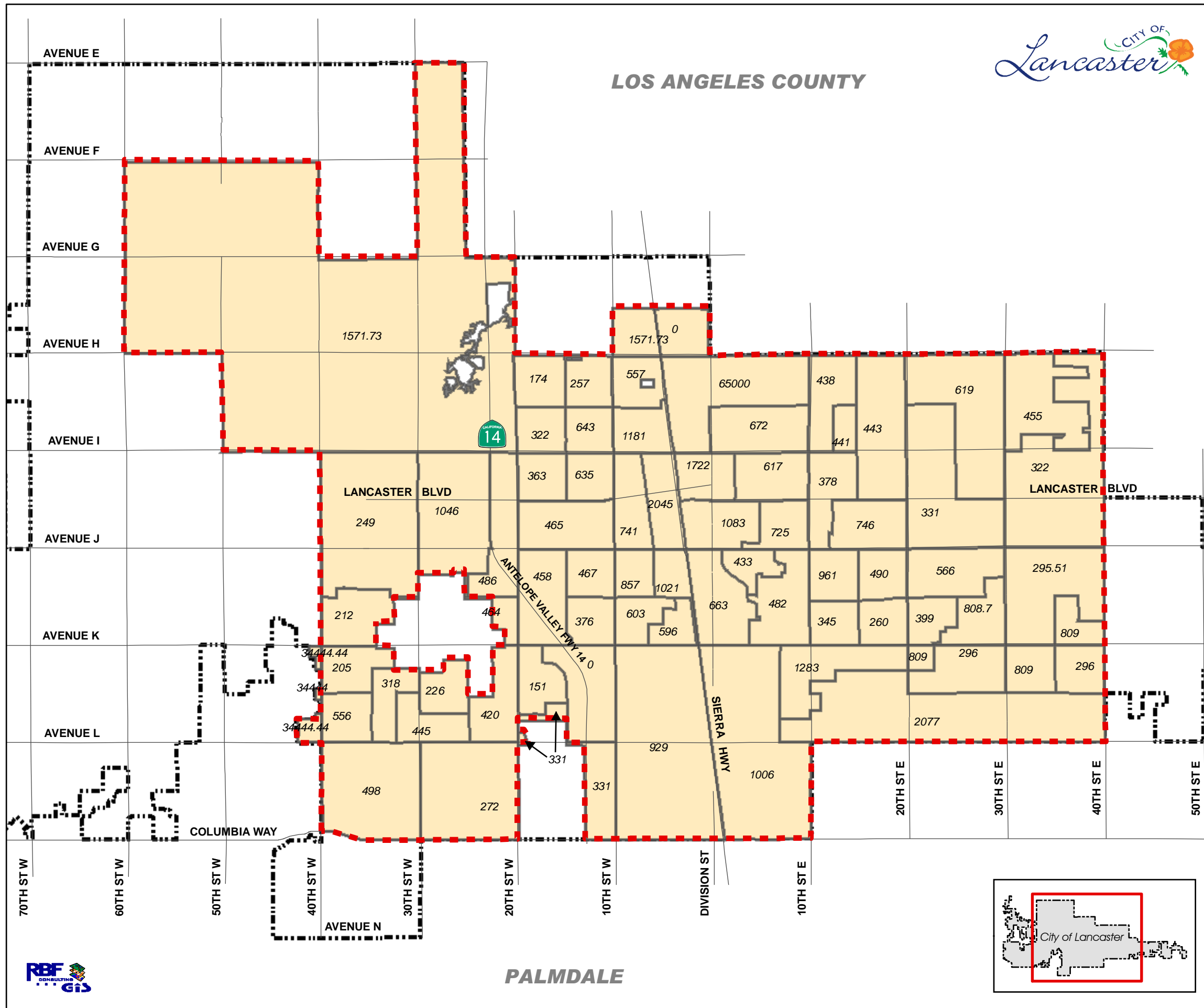
City of Lancaster Housing Needs Assessment

LOS ANGELES COUNTY

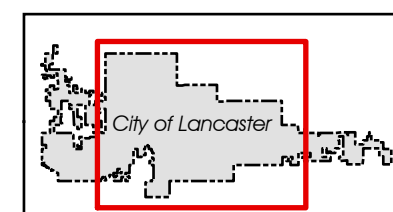
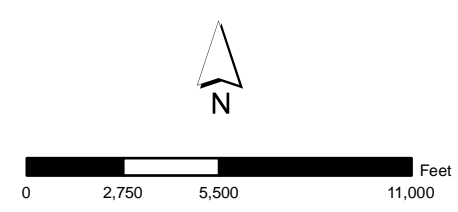
Incidence of Non-Violent Crime Per 10,000 Population Average for Years 2005, 2006

Non-Violent Crimes Per 10,000
Per Neighborhood

- # Neighborhood Boundaries / NonViolent Crimes
- Major Roads
- Redemption Area
- City Limits



Non-violent crime includes arson, auto theft, burglary, narcotics violations, theft, and vandalism.



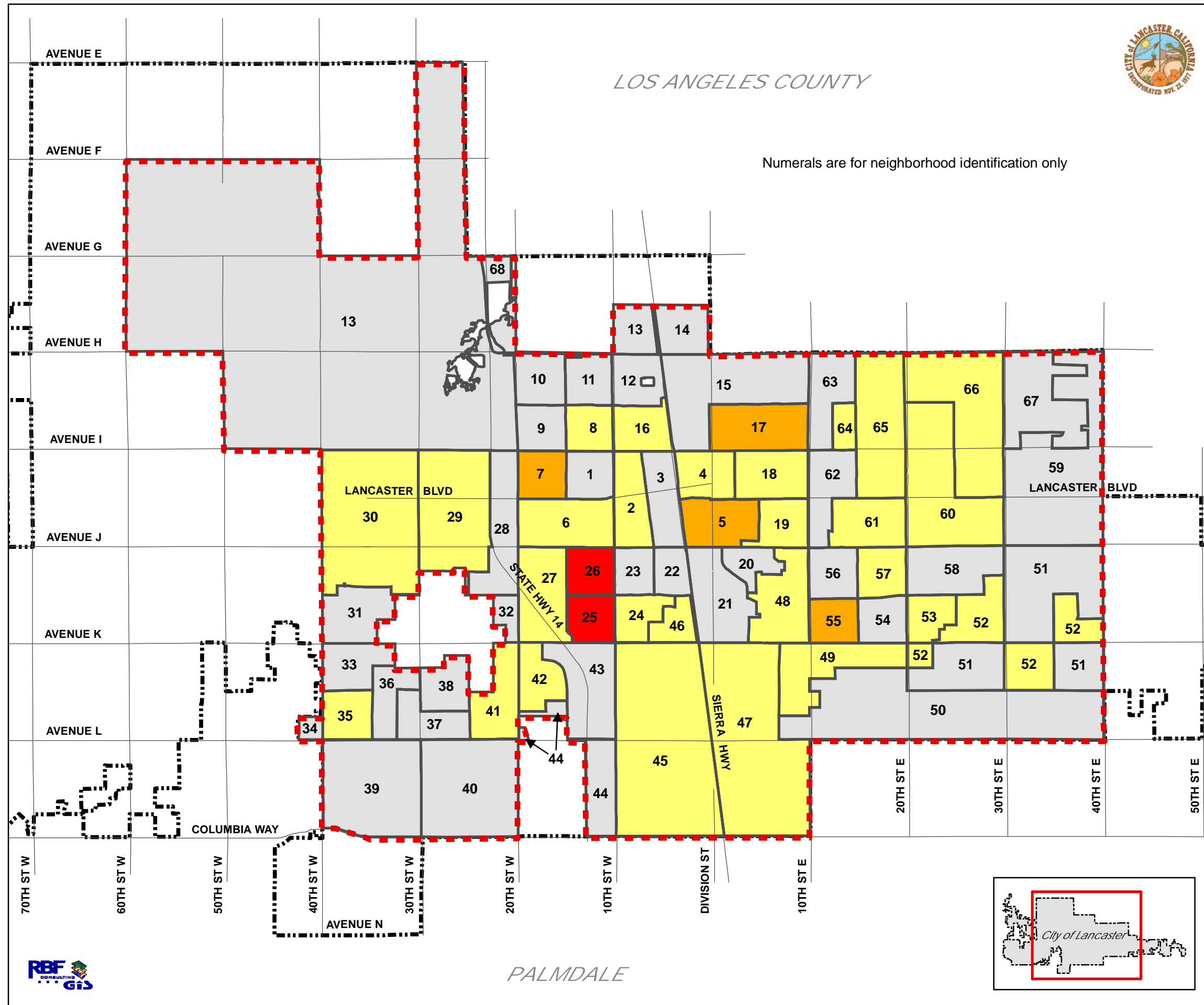
Sources:
 U.S. Census 2000 Block Groups
 City of Lancaster
 ESRI Demographic Data 2006
 L.A. County Sheriff's Department - 2005, 2006

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City of Lancaster Housing Needs Assessment

Incidence of Arson - 2005



Total Arson Incidents per Neighborhood



0



1



2



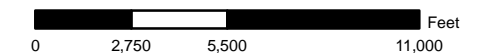
3

Major Roads

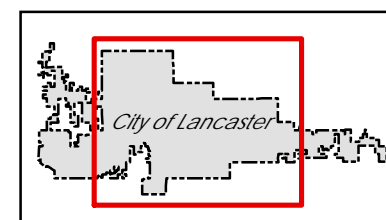
Neighborhood Boundaries / ID Numbers

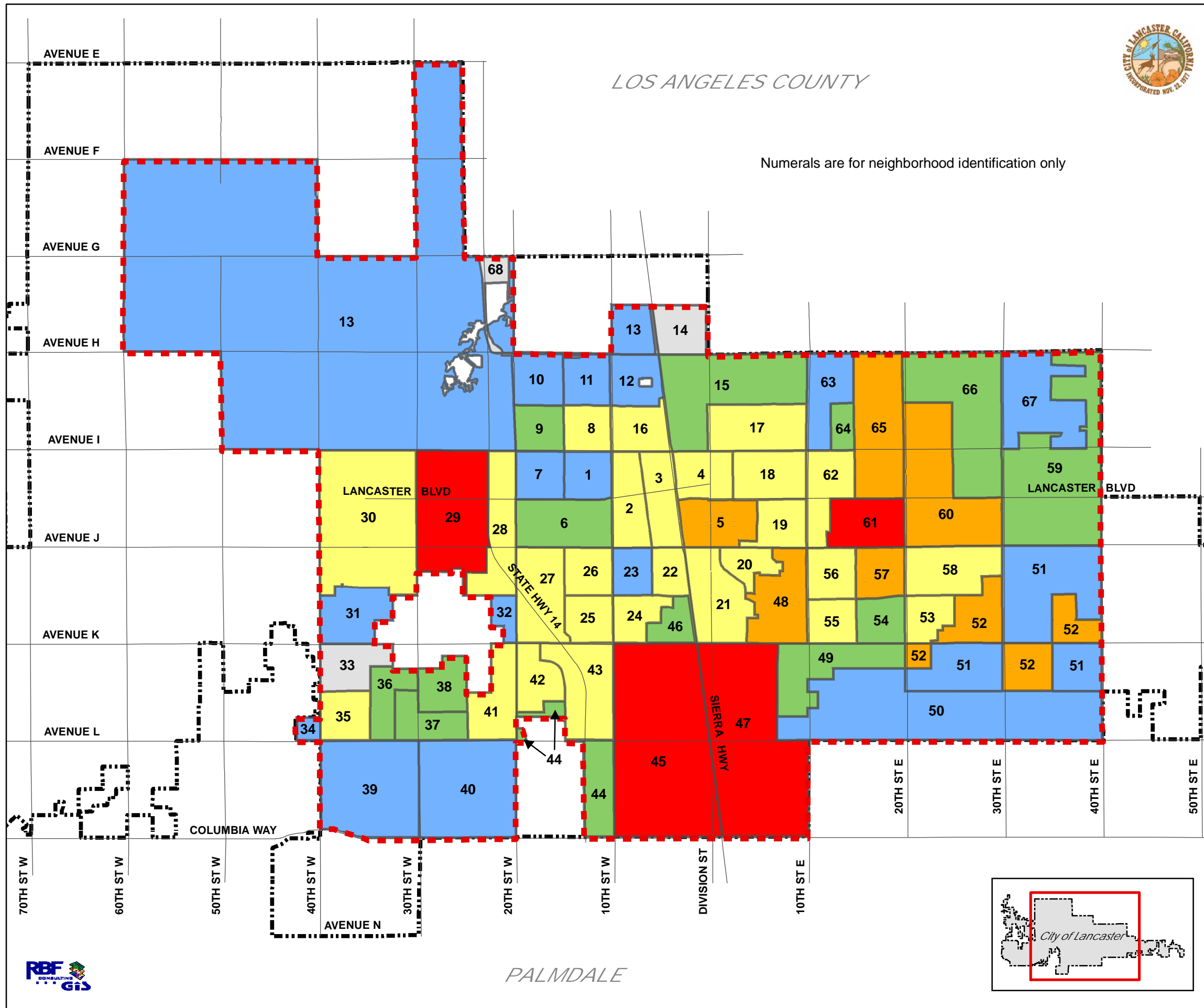
Redevelopment Area

City Limits



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
L.A. County Sheriff's Department - Year 2005





City of Lancaster
Housing Needs Assessment

Incidence of Auto Theft - 2005

Total Auto Thefts per Neighborhood

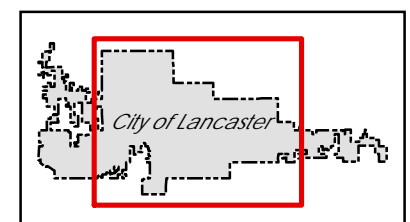
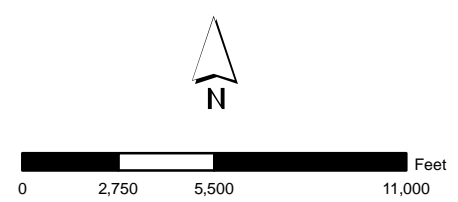
- 0
- 1 - 5
- 6 - 10
- 11 - 20
- 21 - 30
- 31 - 45

— Major Roads

Neighborhood Boundaries / ID Numbers

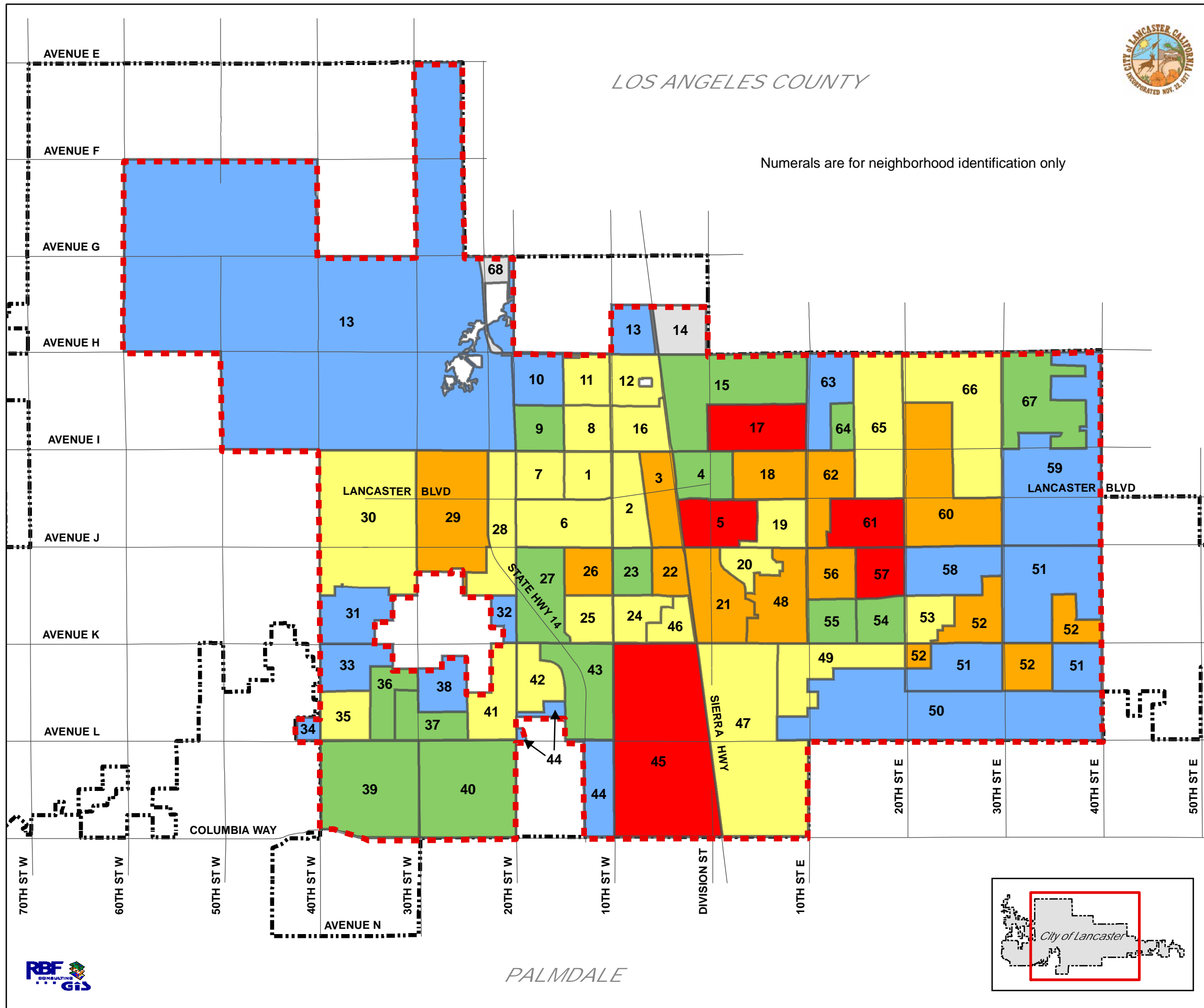
Red dashed line: Redevelopment Area

Black dashed line: City Limits



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
L.A. County Sheriff's Department - Year 2005

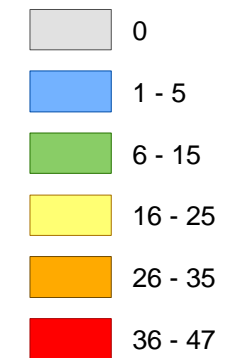
Exhibit 8-4



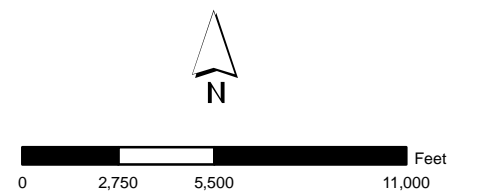
City of Lancaster
Housing Needs Assessment

Incidence of Burglary - 2005

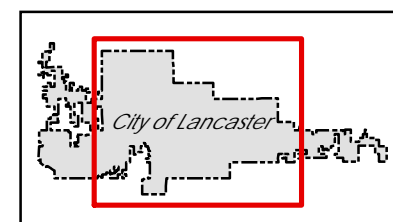
Total Burglaries per Neighborhood



- Major Roads
- # Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

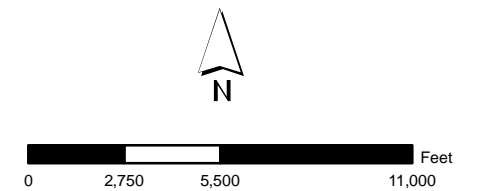
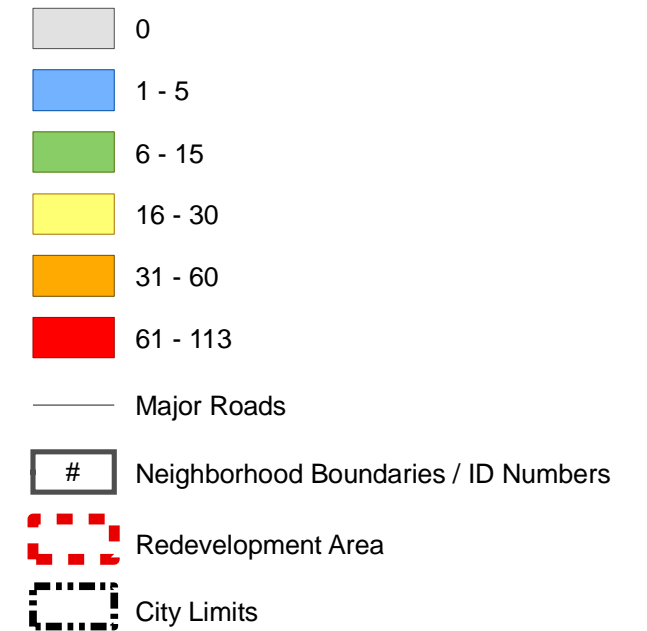


Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
L.A. County Sheriff's Department - Year 2005

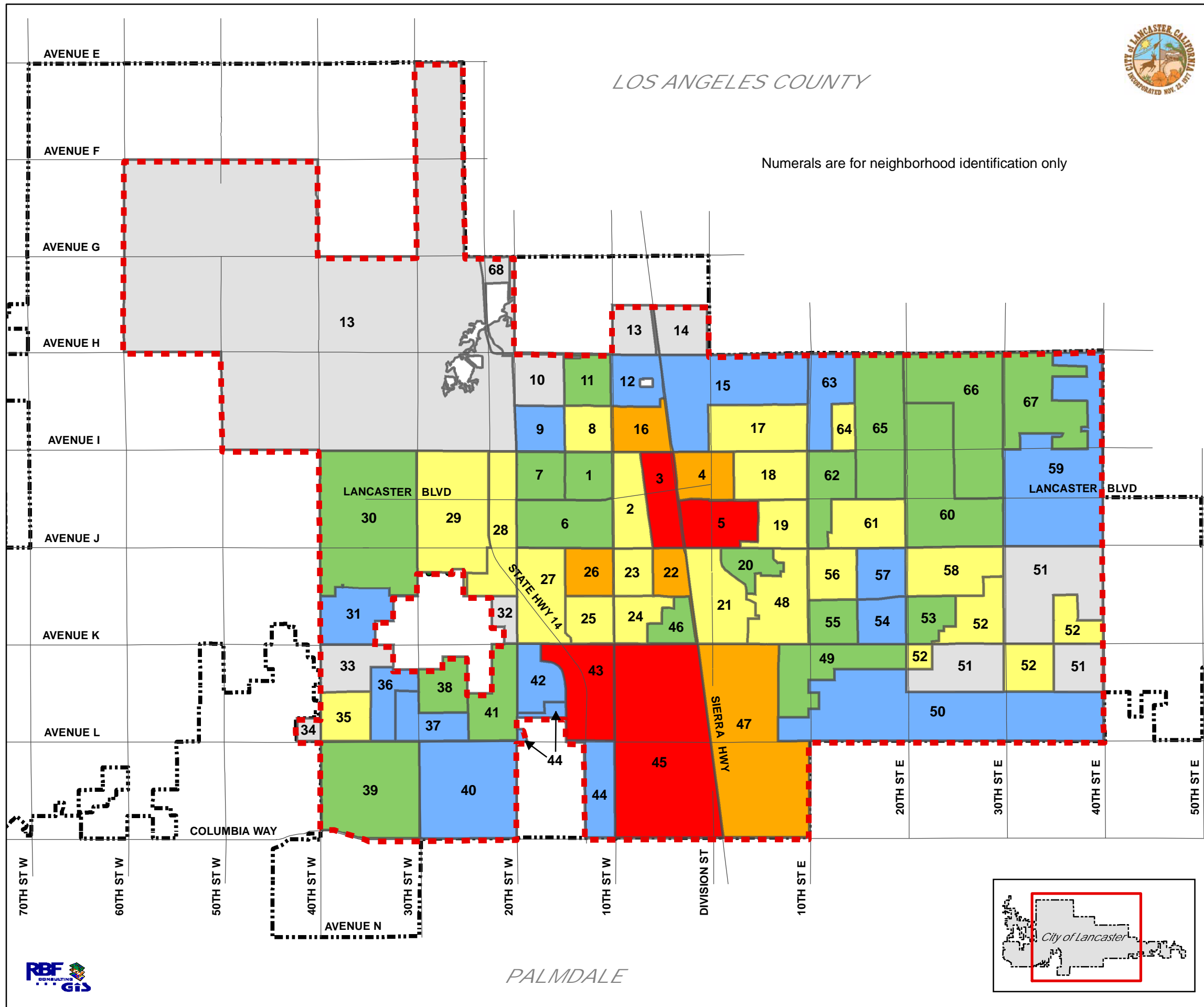


Incidence of
Narcotics Violations - 2005

Total Narcotics Violations per Neighborhood



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
L.A. County Sheriff's Department - Year 2005





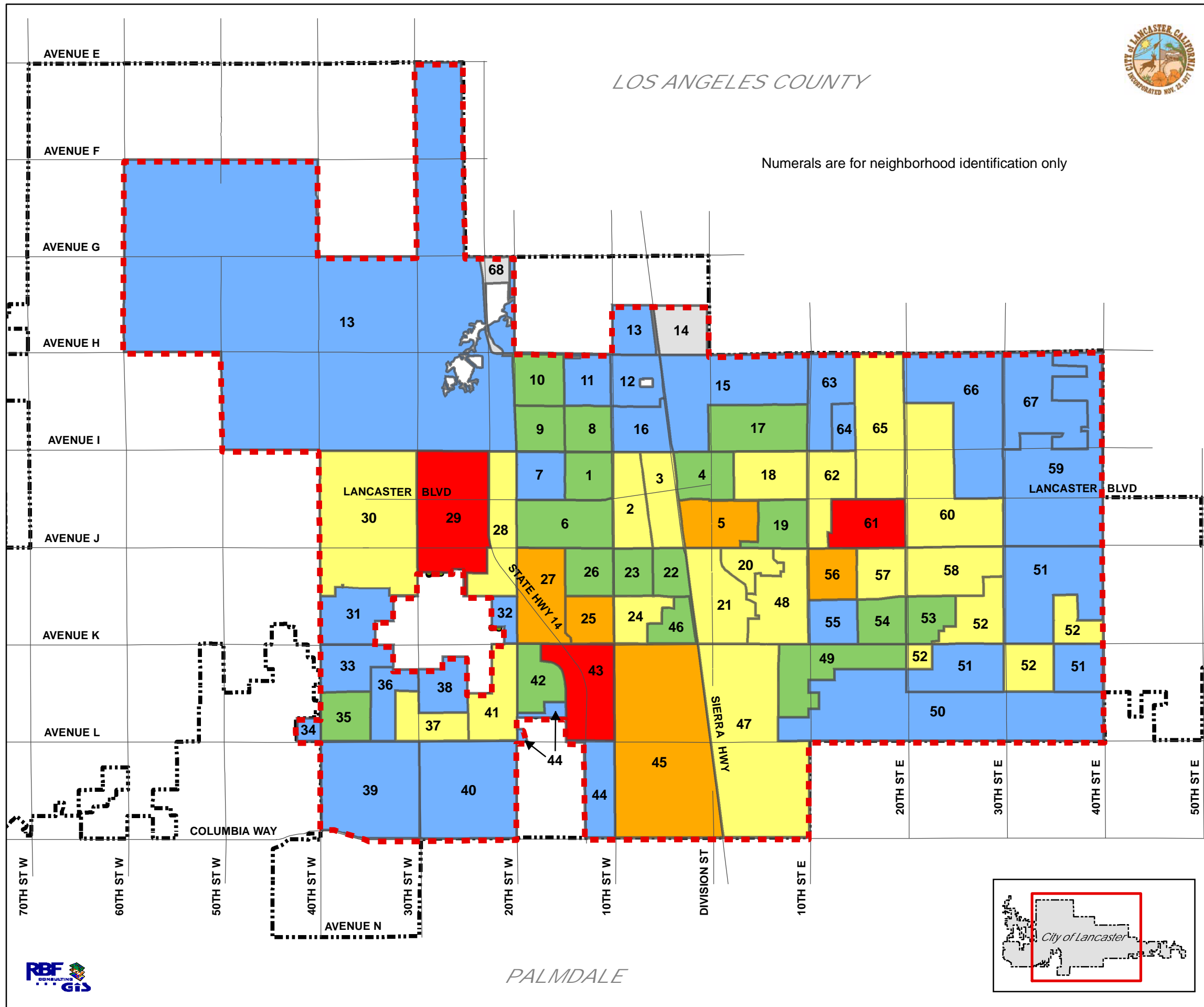
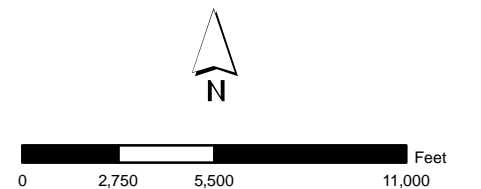
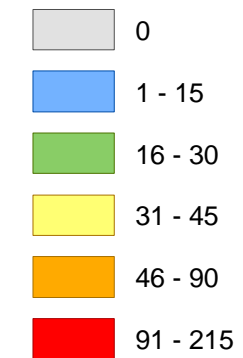
City of Lancaster Housing Needs Assessment

LOS ANGELES COUNTY

Incidence of Theft - 2005

Numerals are for neighborhood identification only

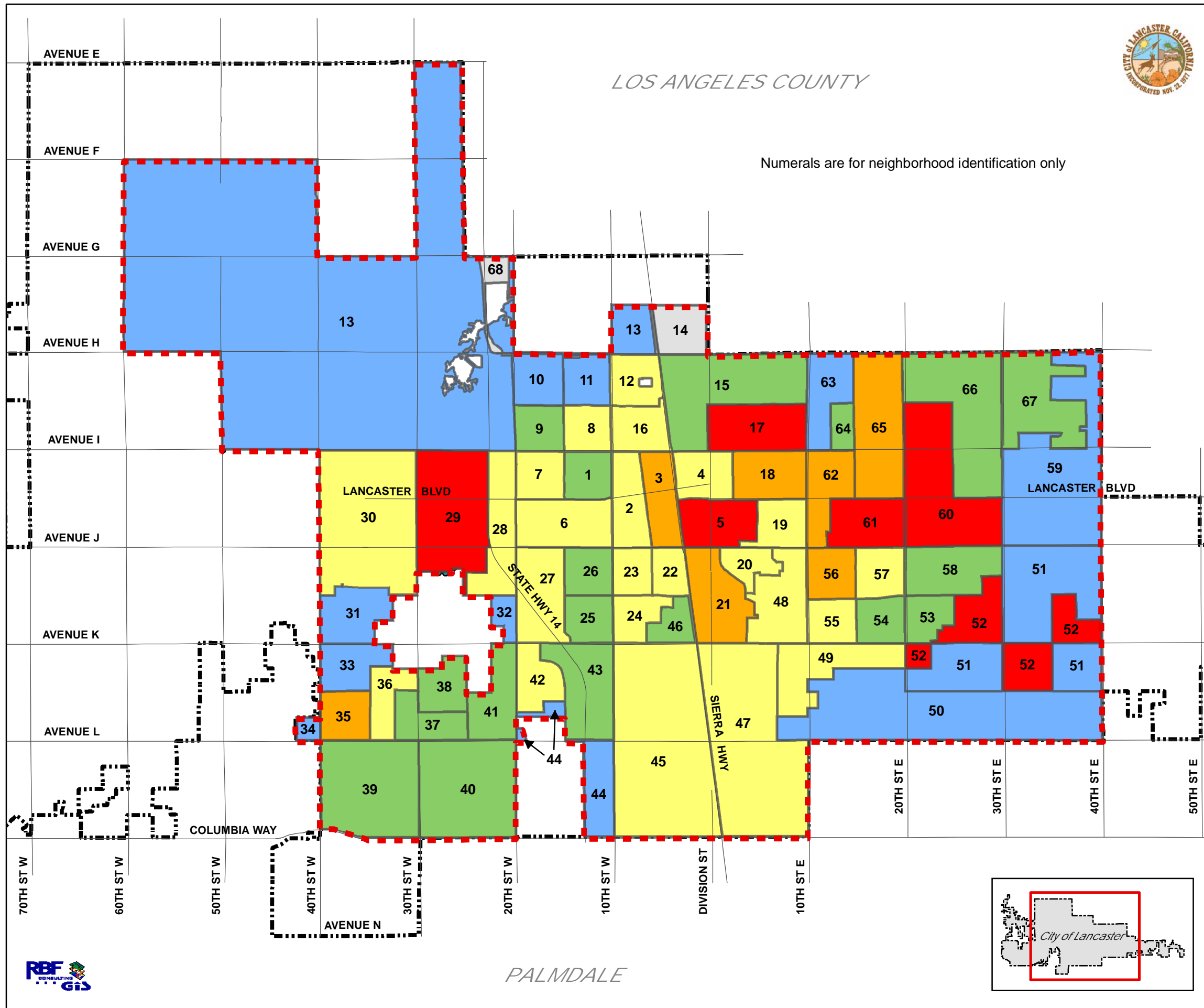
Total Thefts per Neighborhood



Sources:
 U.S. Census 2000 Block Groups
 City of Lancaster 2005
 L.A. County Sheriff's Department - Year 2005



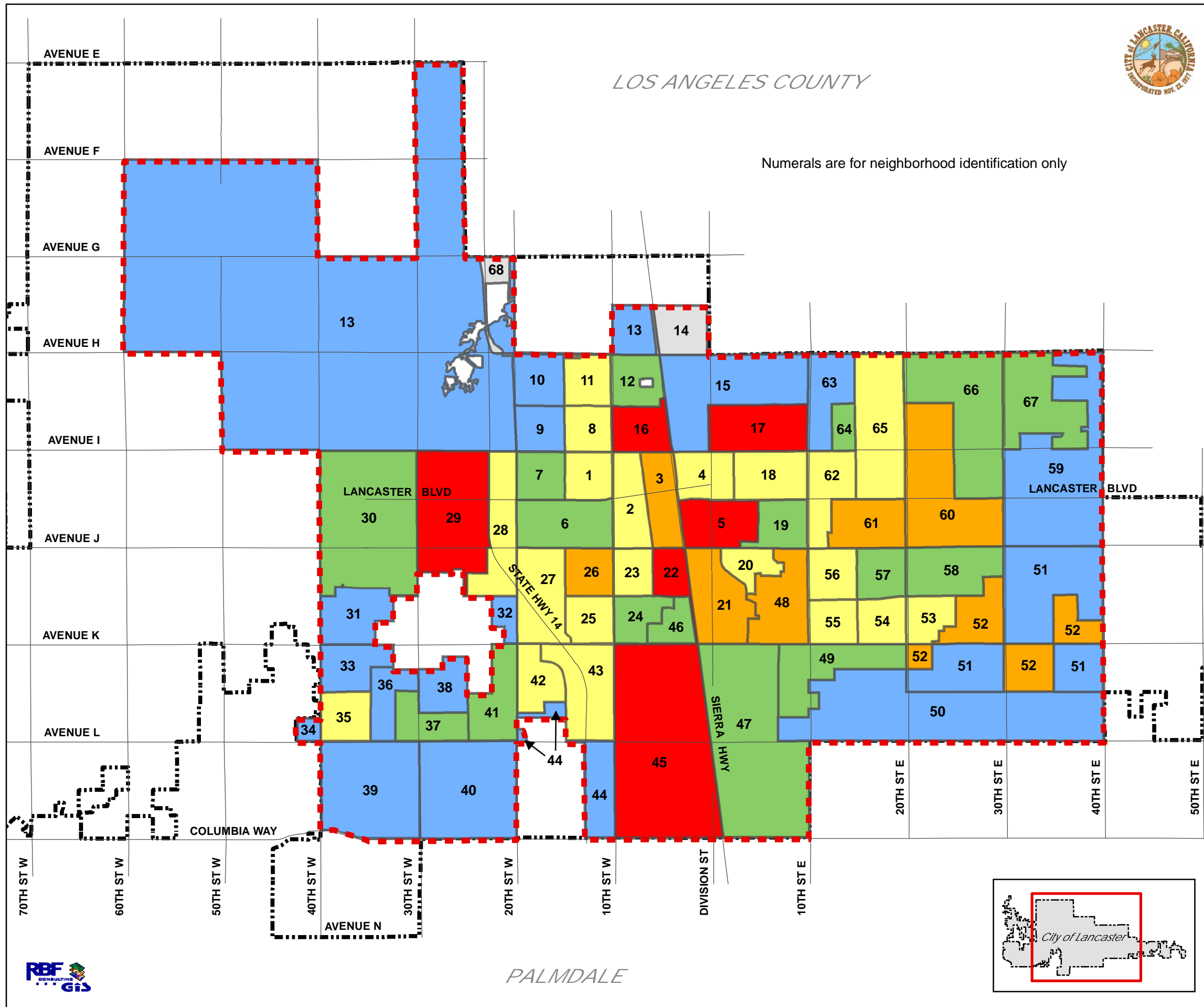
PALMDALE





City of Lancaster Housing Needs Assessment

Incidence of Violent Crime 2005

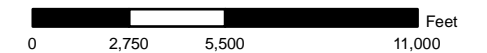


Incidence of Violent Crime
Per 10,000 Population
Average for Years 2005, 2006

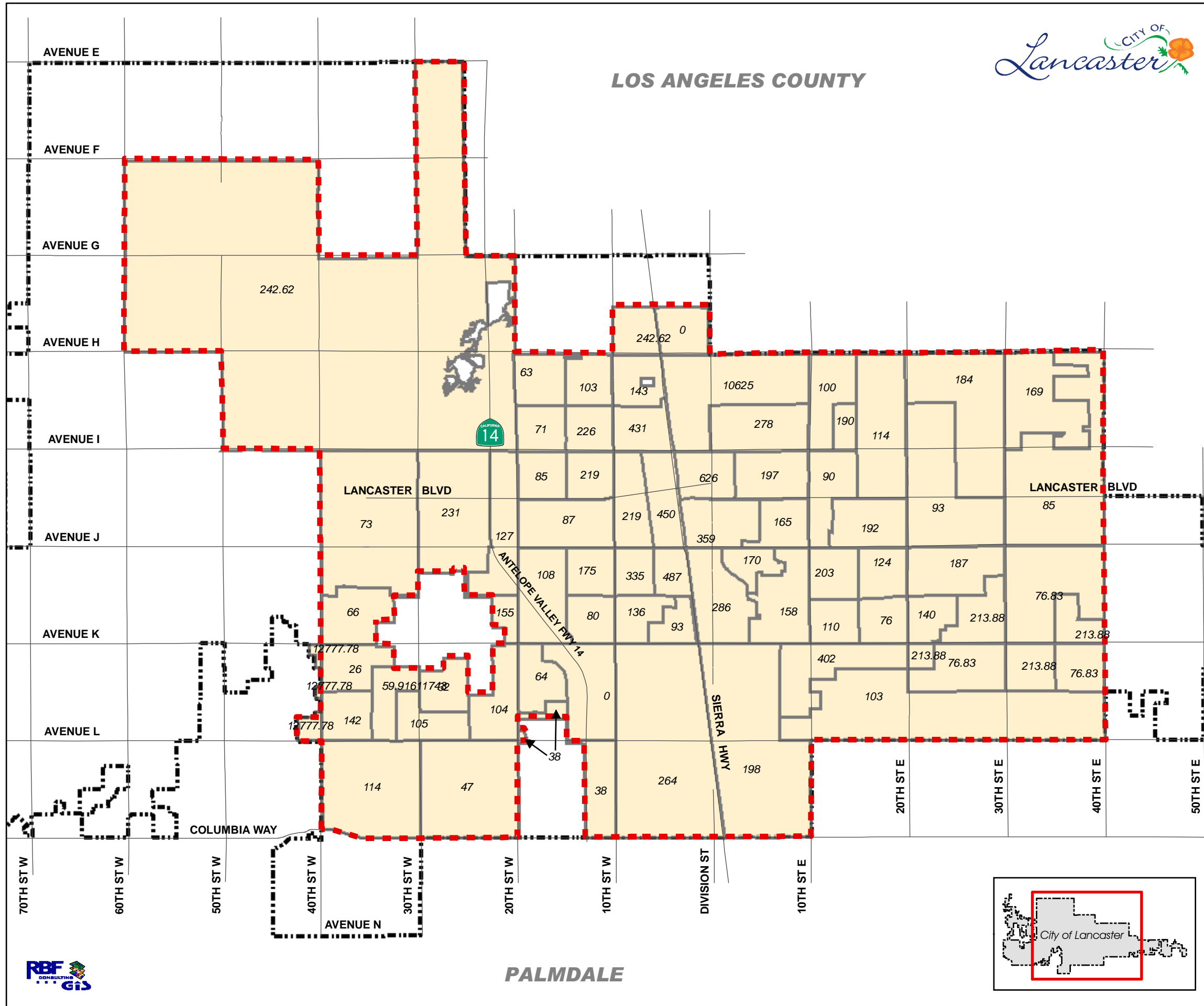
Violent Crimes Per 10,000
Per Neighborhood

- Neighborhood Boundaries / Violent Crimes
- Major Roads
- Redevelopment Area
- City Limits

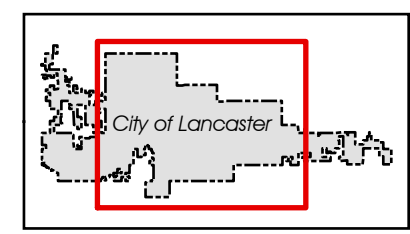
Violent crime includes homicides, rapes, assaults, and robberies.



Sources:
U.S. Census 2000 Block Groups
City of Lancaster
ESRI Demographic Data 2006
L.A. County Sheriff's Department - 2005, 2006



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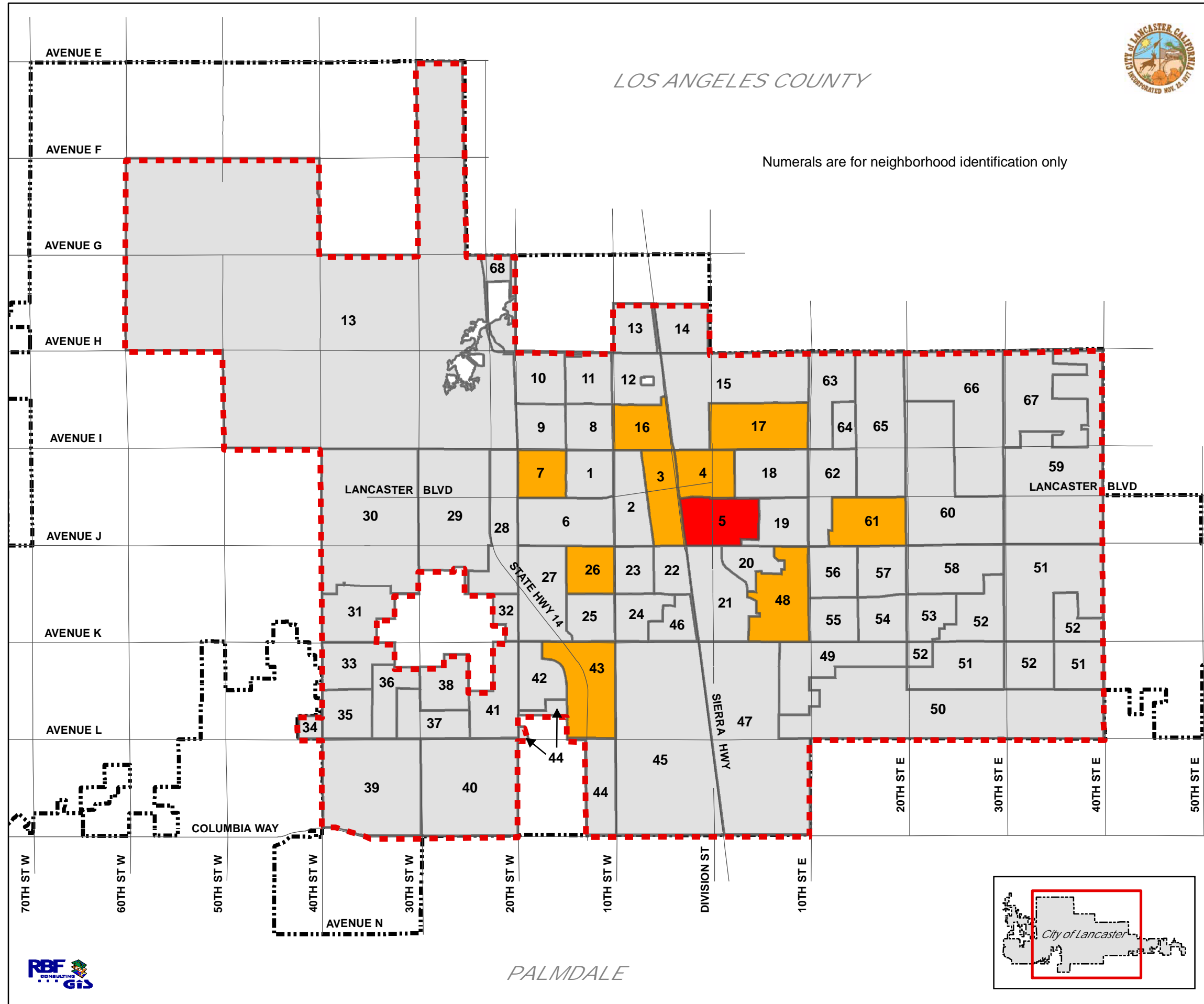
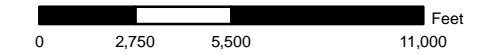
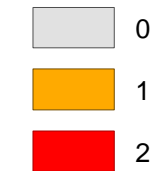
City of Lancaster Housing Needs Assessment

LOS ANGELES COUNTY

Numerals are for neighborhood identification only

Incidence of Homicide - 2005

Total Homicides per Neighborhood



Sources:
 U.S. Census 2000 Block Groups
 City of Lancaster 2005
 L.A. County Sheriff's Department - Year 2005



PALMDALE

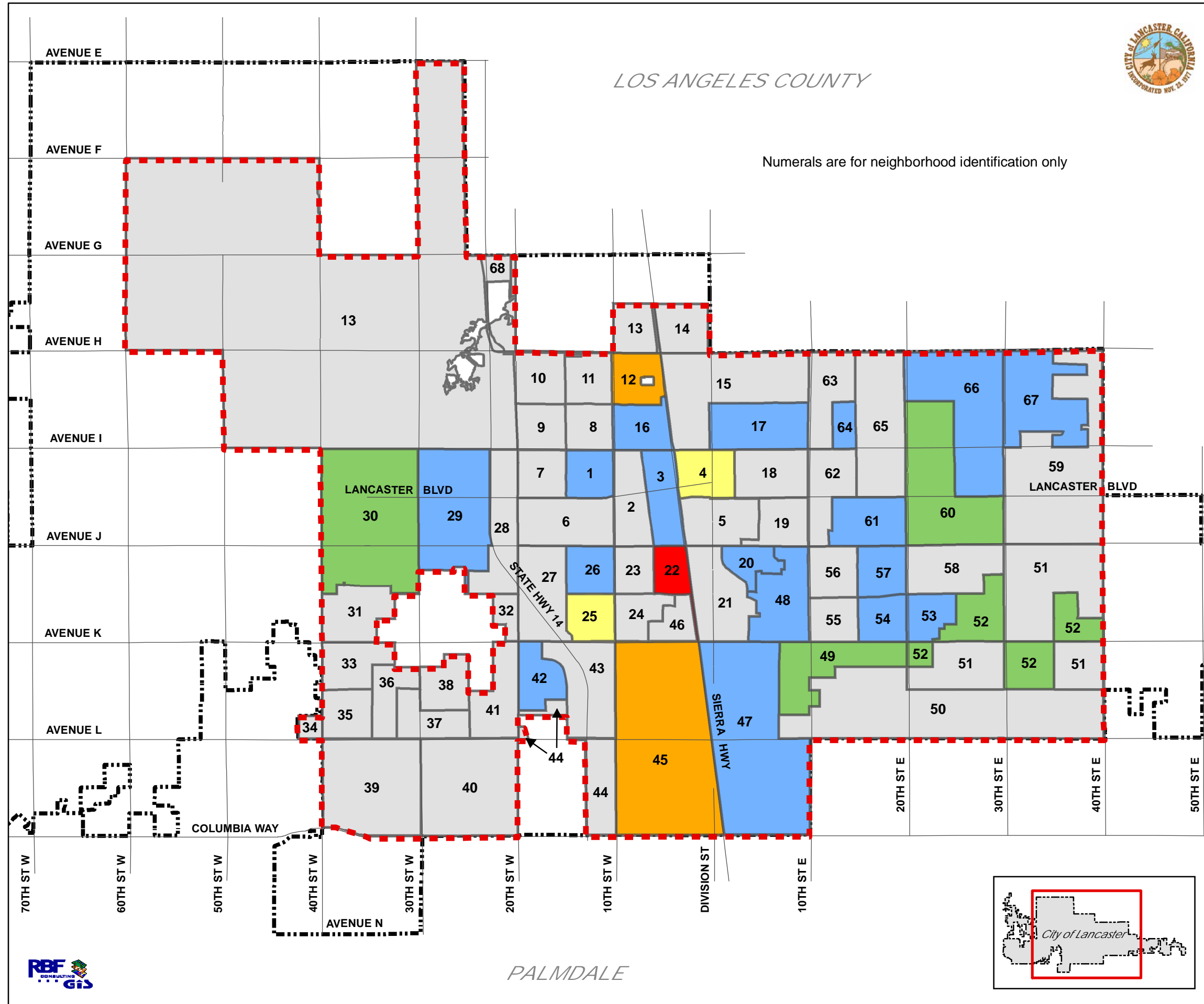


City of Lancaster Housing Needs Assessment

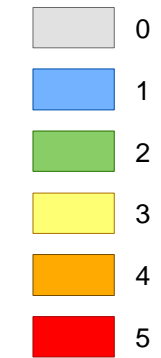
LOS ANGELES COUNTY

Incidence of Rape - 2005

Numerals are for neighborhood identification only



Total Rapes per Neighborhood

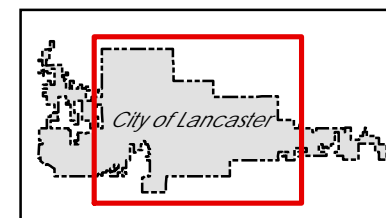
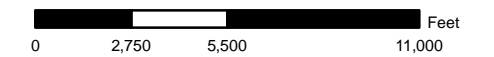


Major Roads

Neighborhood Boundaries / ID Numbers

Redevelopment Area

City Limits



Sources:
 U.S. Census 2000 Block Groups
 City of Lancaster 2005
 L.A. County Sheriff's Department - Year 2005

PALMDALE





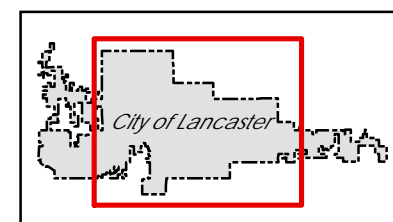
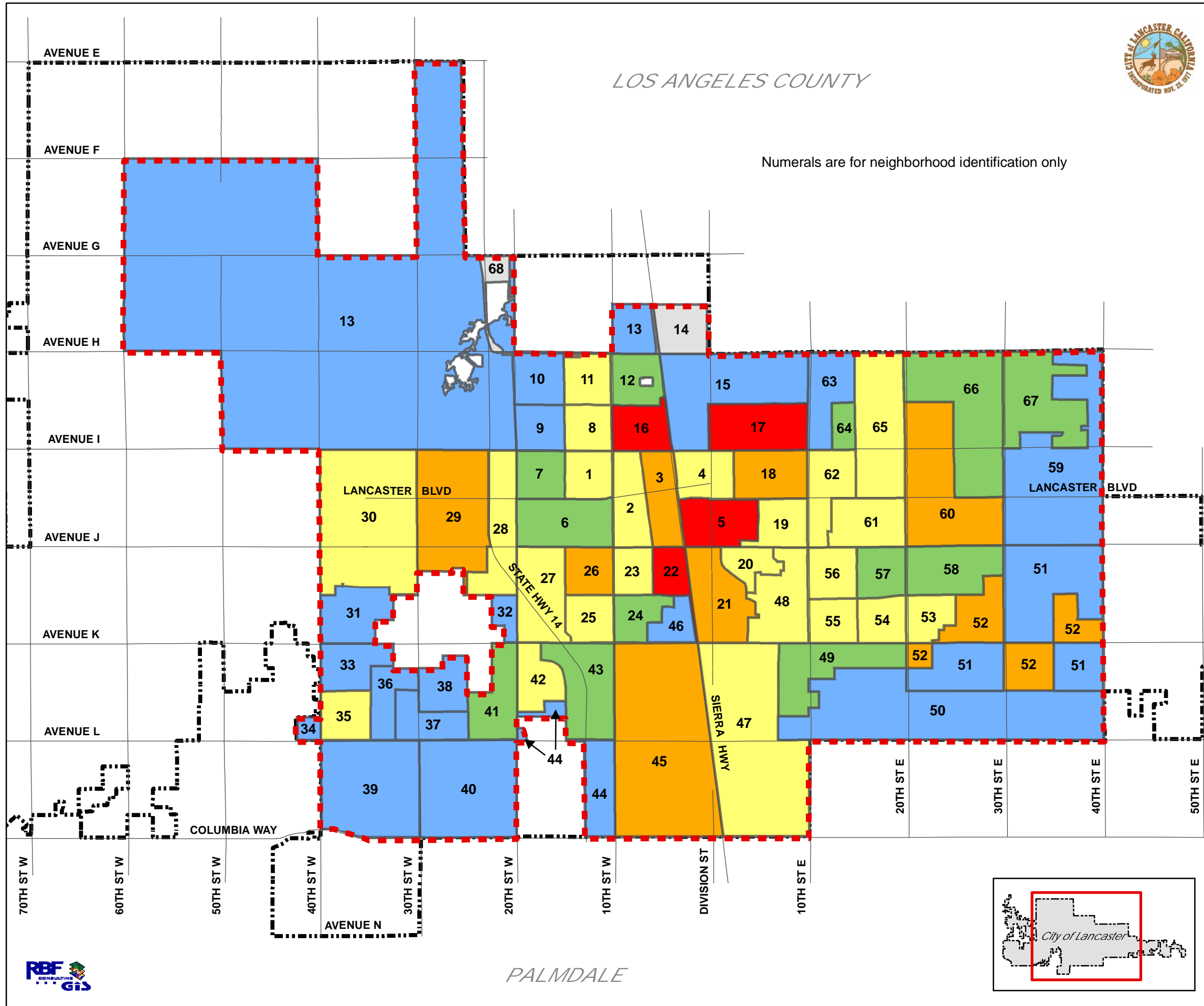
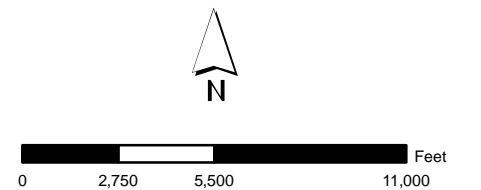
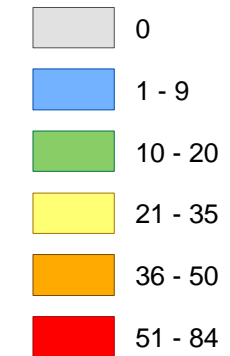
City of Lancaster Housing Needs Assessment

LOS ANGELES COUNTY

Incidence of Assault - 2005

Numerals are for neighborhood identification only

Total Assaults per Neighborhood



Sources:
 U.S. Census 2000 Block Groups
 City of Lancaster 2005
 L.A. County Sheriff's Department - Year 2005

PALMDALE





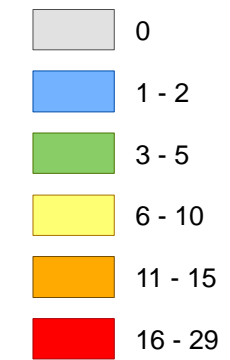
City of Lancaster Housing Needs Assessment

LOS ANGELES COUNTY

Incidence of Robbery - 2005

Numerals are for neighborhood identification only

Total Robberies per Neighborhood

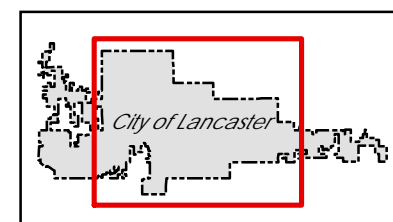
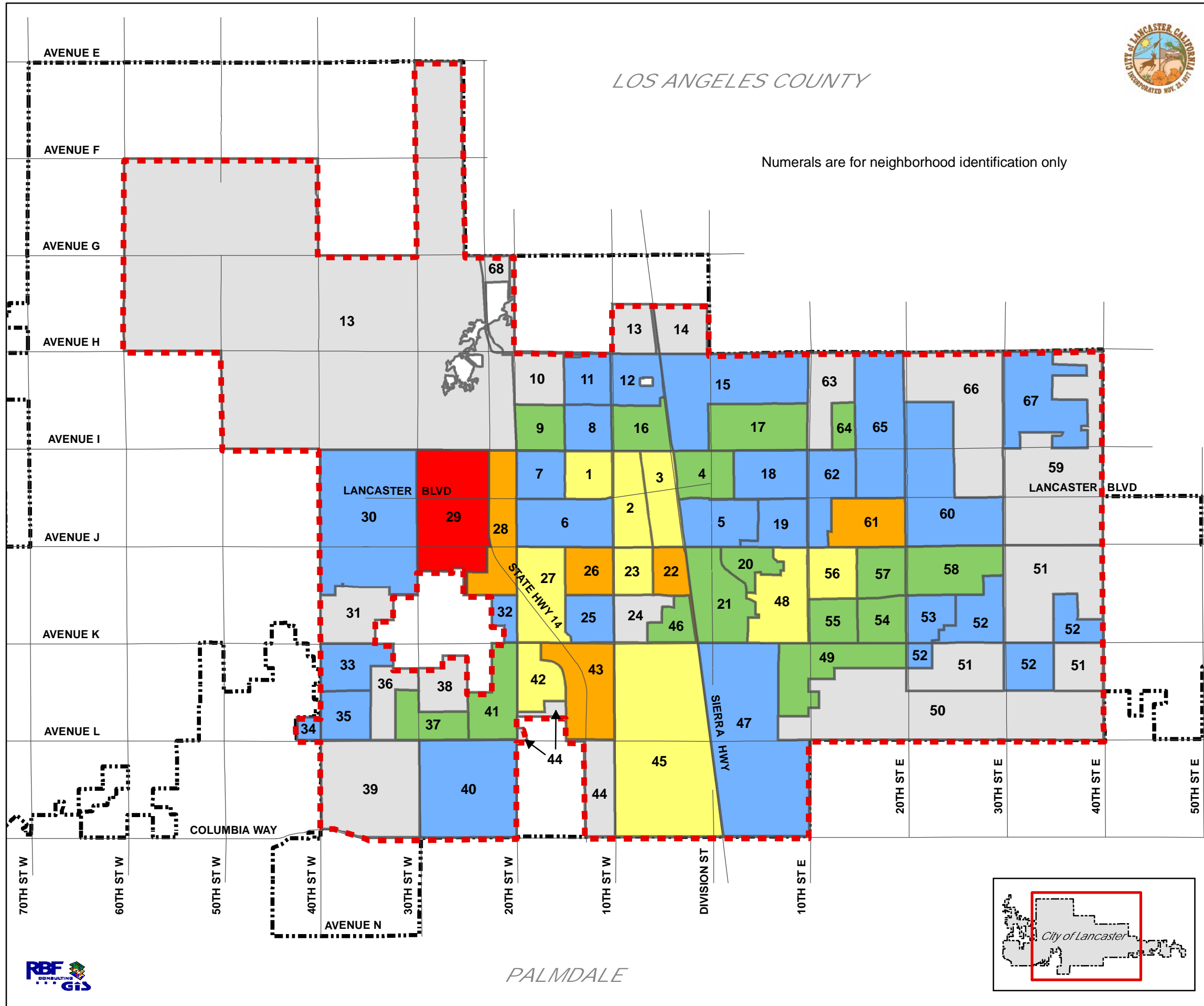
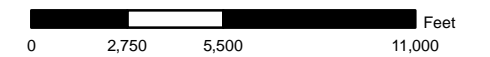


Major Roads

Neighborhood Boundaries / ID Numbers

Redevelopment Area

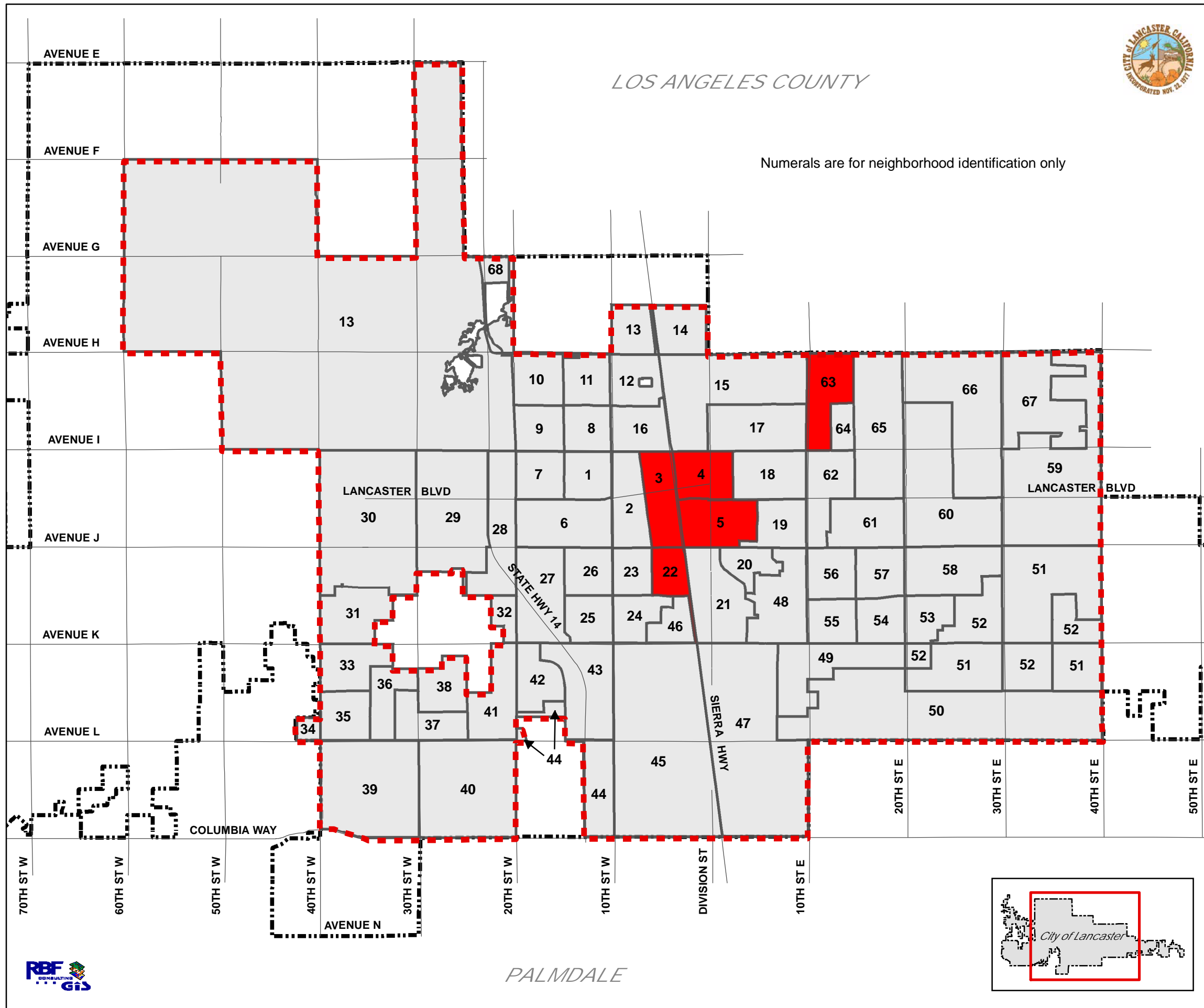
City Limits



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
L.A. County Sheriff's Department - Year 2005

PALMDALE





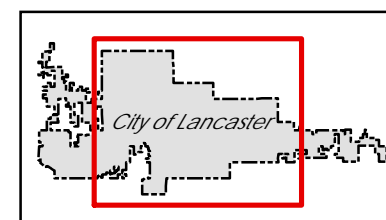
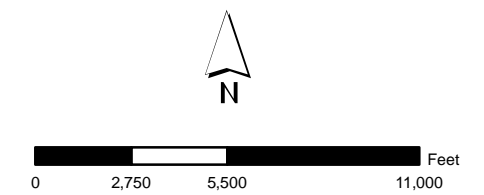
City of Lancaster
Housing Needs Assessment

**High-Crime Neighborhoods
2005**

(Based on Crimes per 10,000 Population)

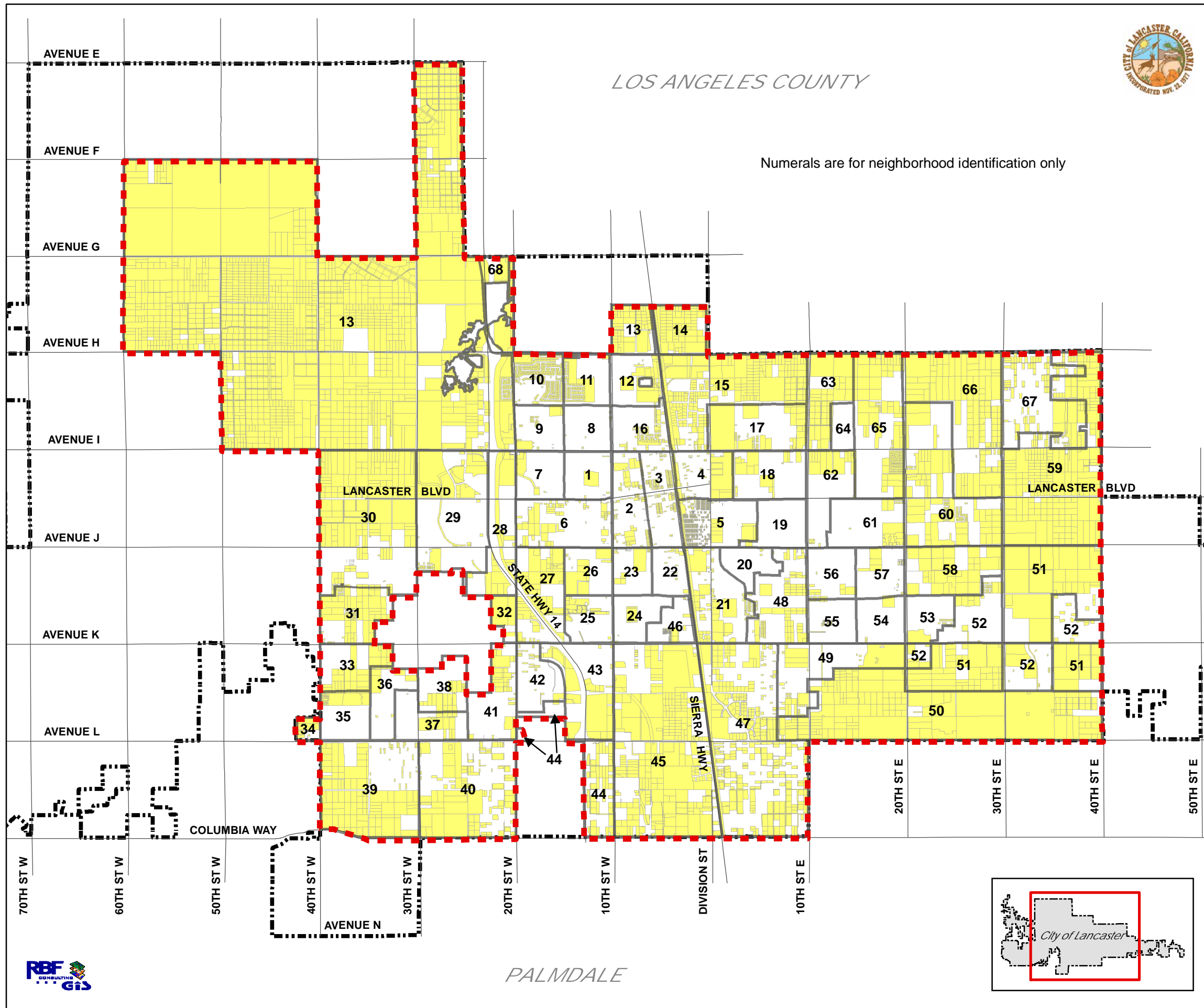
- High-Crime Neighborhoods
- Major Roads
- # Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

High-crime neighborhoods are defined as exhibiting both of the following characteristics:
Violent crime: 250 per 10,000 or greater, and
Non-violent crime: 950 per 10,000 or greater.



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
L.A. County Sheriff's Department - Year 2005

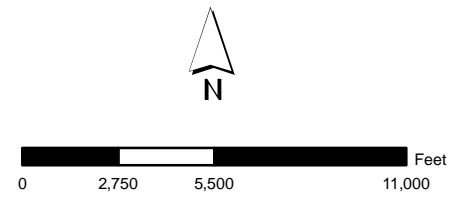




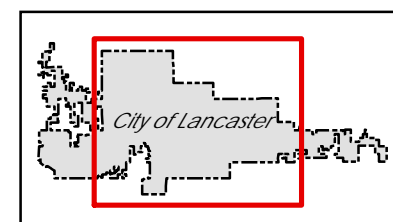
City of Lancaster Housing Needs Assessment

Possible Vacant Land

- Possible Vacant Land
- Major Roads
- # Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits



Sources:
Los Angeles County Assessor Parcel Data
U.S. Census 2000 Block Groups
City of Lancaster 2005



City of Lancaster
Housing Needs Assessment

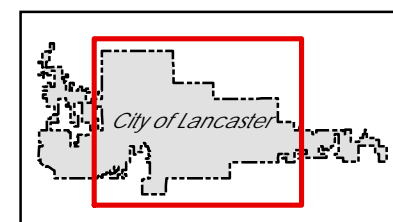
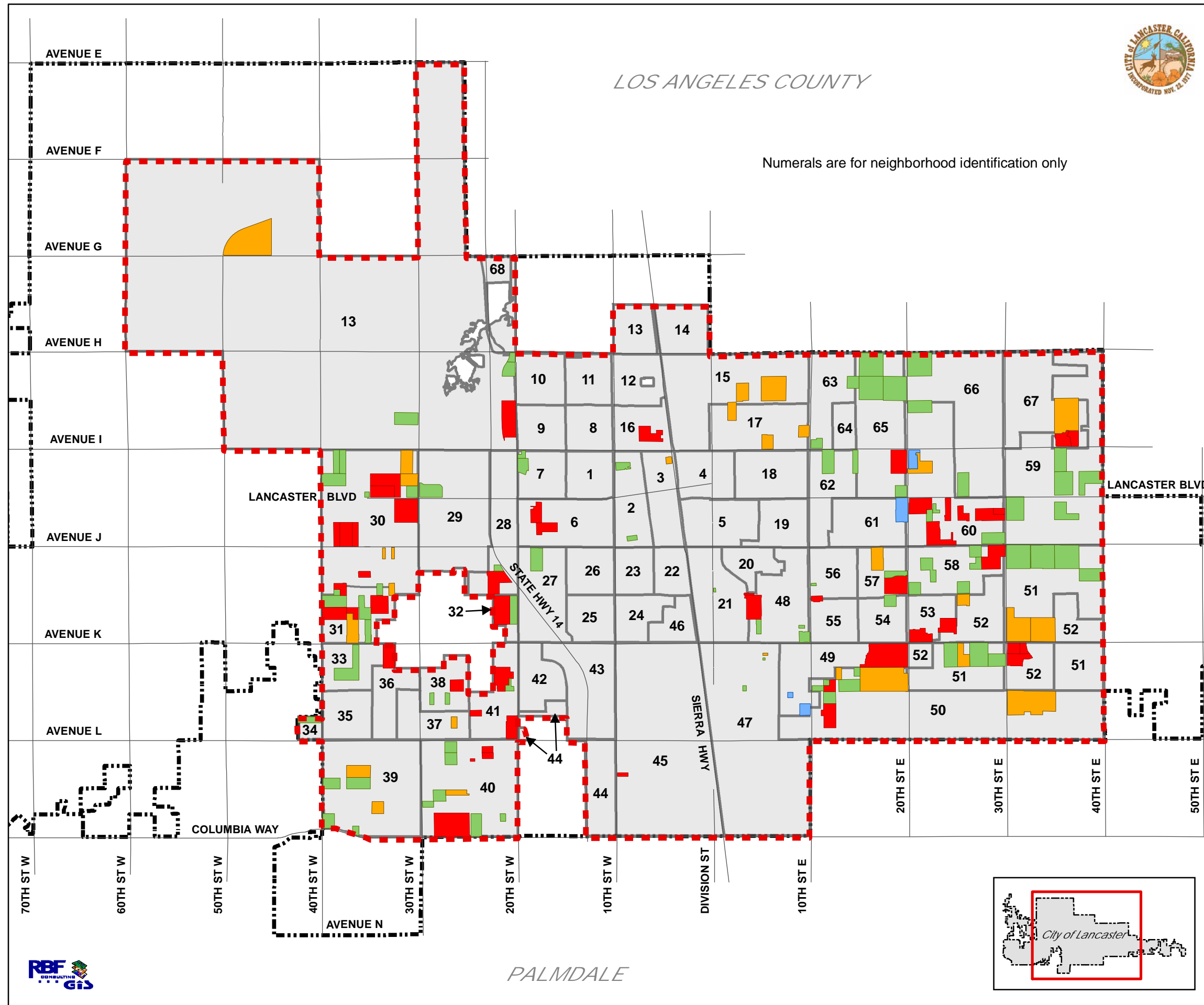
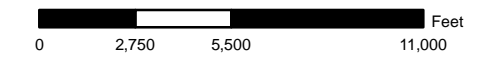


LOS ANGELES COUNTY

Numerals are for neighborhood identification only

Development Activity

- Inactive
- Pre-Review
- Tentative Maps
- Under Construction
- Major Roads
- # Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits



Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005

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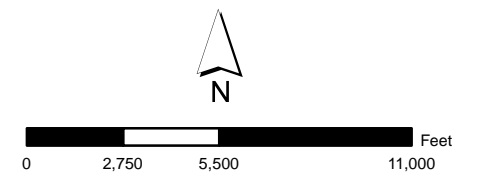


Key Indicators of Potential Neighborhood Issues

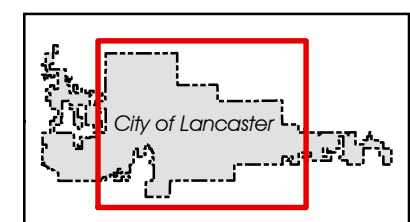
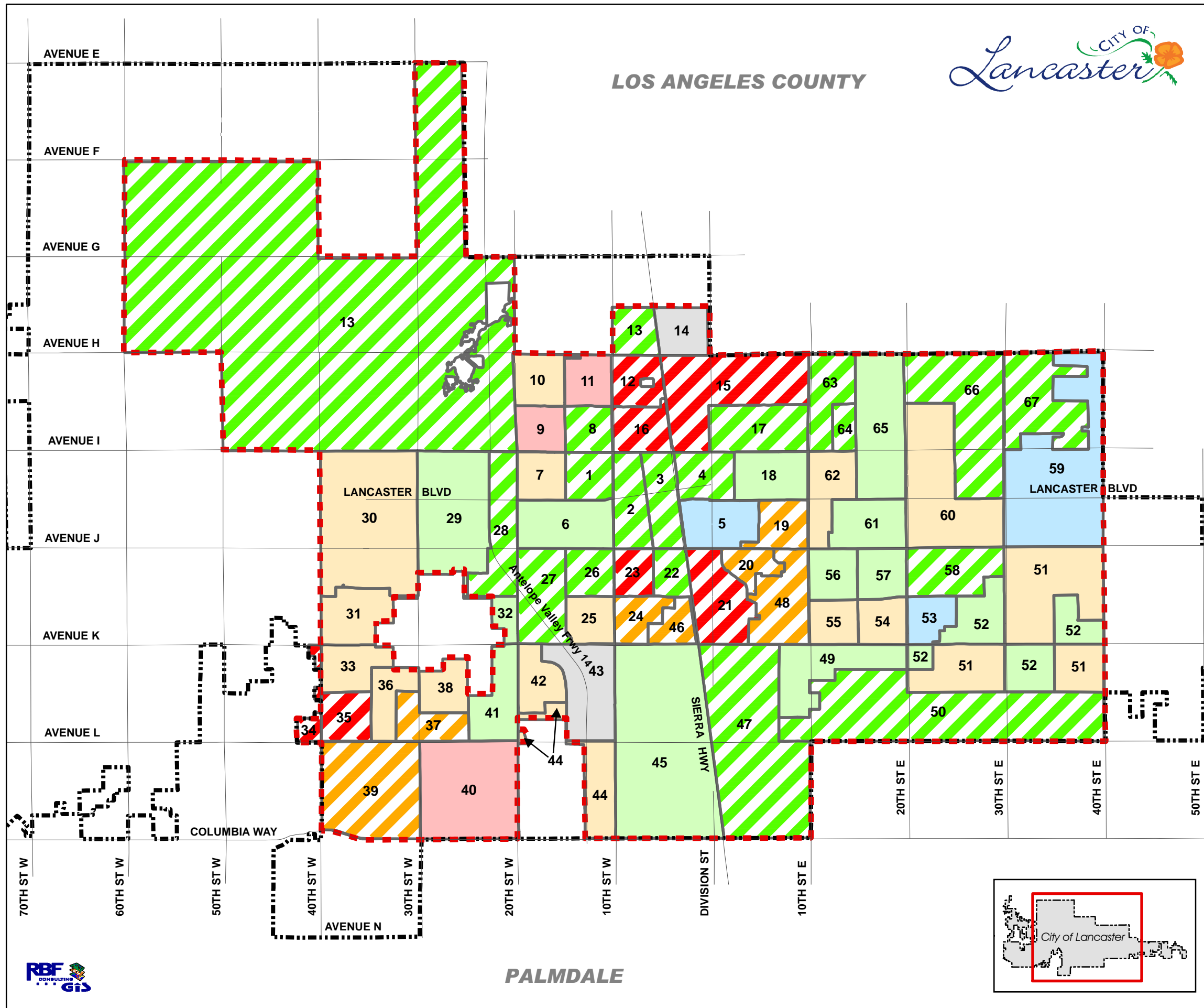
- All Three Indicators Present
- High Crime and Low / Very Low Wealth
- High Crime and High Code Violations
- High Crime
- High Code Violations
- Low / Very Low Wealth
- No Key Indicator Flags
- Not Applicable - No Housing or Population
- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

Numerals are for neighborhood identification only.

The criteria for the three key indicator flags are:
 HIGH CRIME: violent crimes greater than 400, or non-violent crimes greater than 400 per 10,000 population.
 LOW / VERY LOW WEALTH: household income less than \$40,541 (80% of the Lancaster median household income).
 HIGH CODE VIOLATIONS: Total site condition violations equal to or greater than 1 per Housing Unit



Sources:
 U.S. Census 2000 Block Groups
 ESRI Demographic Data 2006
 City of Lancaster
 COMCATE 2007
 Los Angeles County Sheriff's Department 2005, 2006



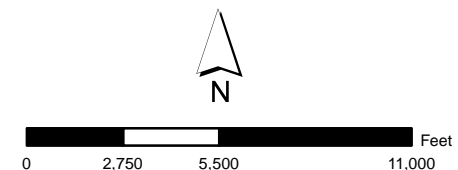
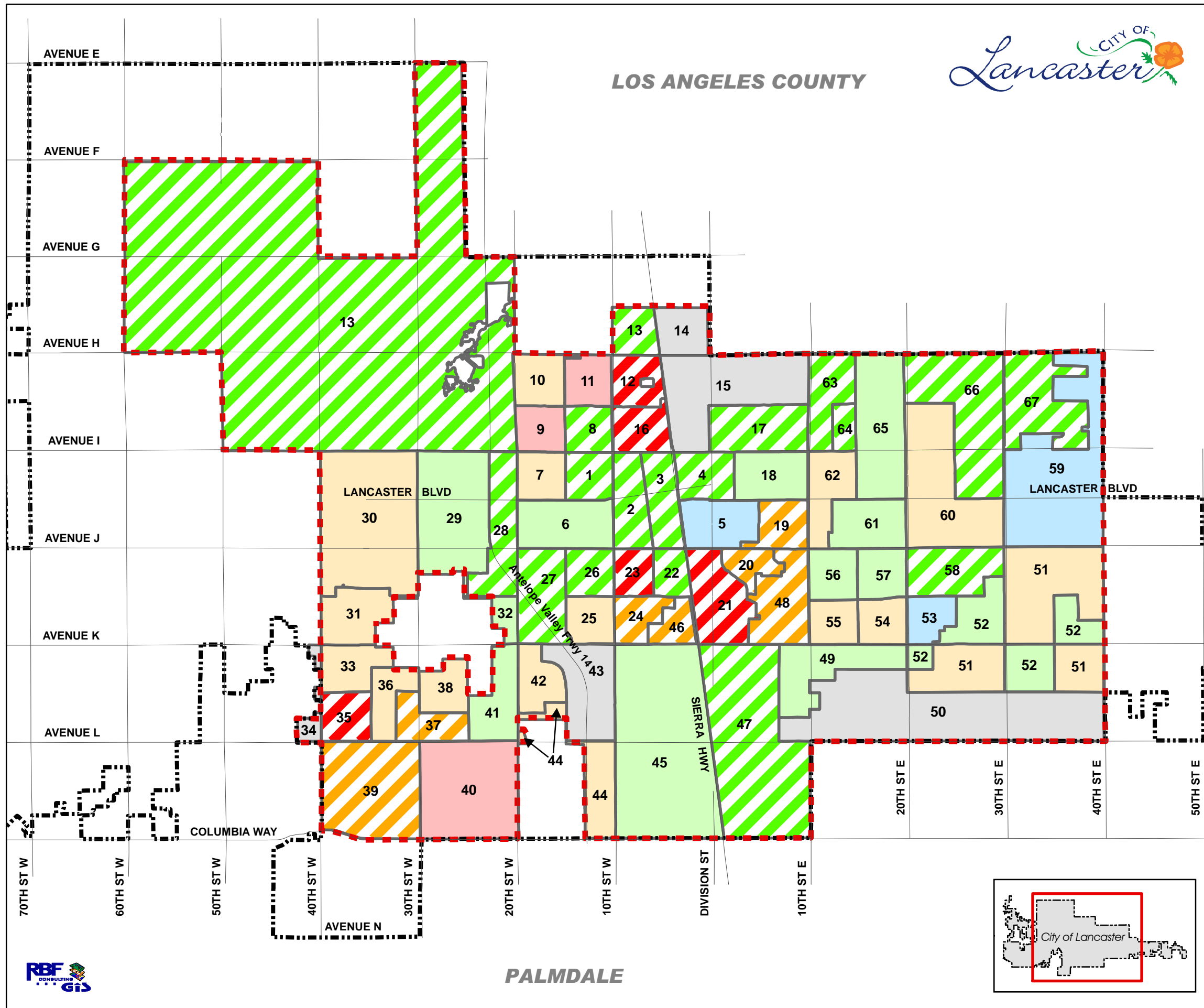
PALMDALE

Key Indicators of Potential Neighborhood Issues with Population Less than 200 Excluded

- All Three Indicators Present
- High Crime and Low / Very Low Wealth
- High Crime and High Code Violations
- High Crime
- High Code Violations
- Low / Very Low Wealth
- No Key Indicator Flags
- Not Applicable - No Housing or Population less than 200
- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

Numerals are for neighborhood identification only.

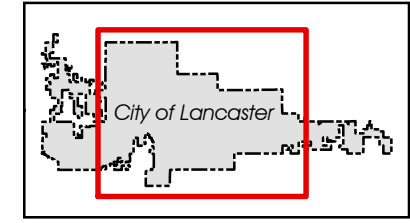
The criteria for the three key indicator flags are:
HIGH CRIME: violent crimes greater than 400 and non-violent crimes greater than 400 per 10,000 population.
LOW / VERY LOW WEALTH: household income less than \$40,541 (80% of the Lancaster median household income).
HIGH CODE VIOLATIONS: Total site condition violations equal to or greater than 1 per Housing Unit



Sources:
 U.S. Census 2000 Block Groups
 ESRI Demographic Data 2006
 City of Lancaster
 COMCATE 2007
 Los Angeles County Sheriff's Department 2005, 2006



PALMDALE



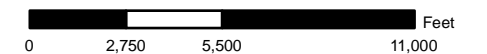
Key Indicators With High Percentage Rental Housing

- Rental Housing Greater Than 50%
- All Three Indicators Present
- High Crime and Low / Very Low Wealth
- High Crime and High Code Violations
- High Crime
- High Code Violations
- Low / Very Low Wealth
- No Key Indicator Flags
- Not Applicable - No Housing or Population
- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

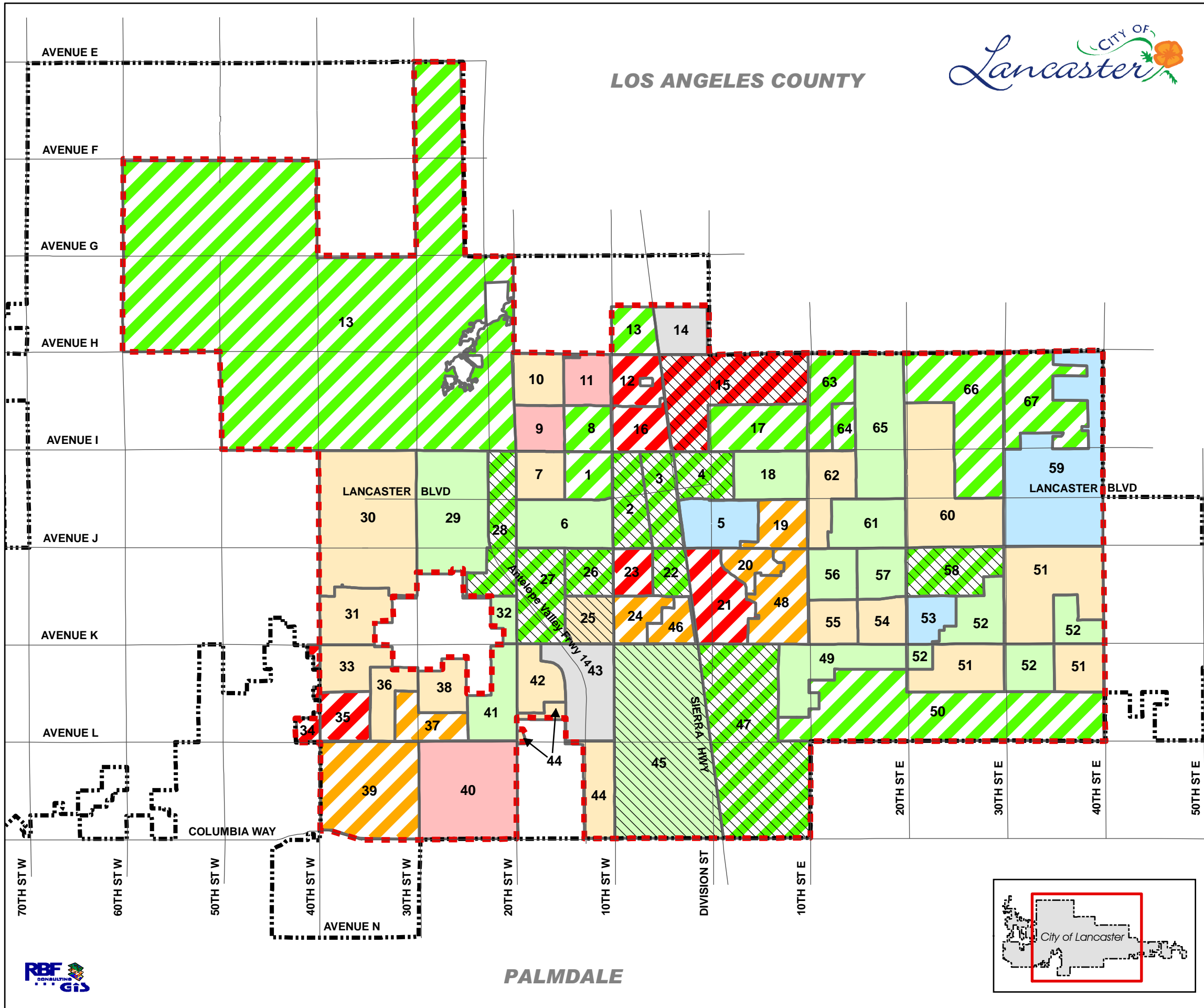
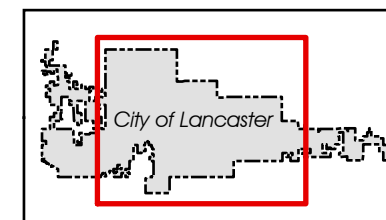
Numerals are for neighborhood identification only.

The criteria for the three key indicator flags are:
HIGH CRIME: violent crimes greater than 400, or non-violent crimes greater than 400 per 10,000 population.
LOW / VERY LOW WEALTH: household income less than \$40,541 (80% of the Lancaster median household income).
HIGH CODE VIOLATIONS: Total site condition violations equal to or greater than 1 per Housing Unit.

See Exhibits 5-5a and 5-5b for Rental Housing Data.



Sources:
 U.S. Census 2000 Block Groups
 ESRI Demographic Data 2006
 City of Lancaster
 LANCAP 2005
 COMCATE 2007
 Los Angeles County Sheriff's Department 2005, 2006



PALMDALE



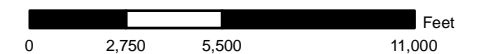
Key Indicators With High Percentage Section 8 Housing

- Section 8 Housing Greater Than 15%
- All Three Indicators Present
- High Crime and Low / Very Low Wealth
- High Crime and High Code Violations
- High Crime
- High Code Violations
- Low / Very Low Wealth
- No Key Indicator Flags
- Not Applicable - No Housing or Population
- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

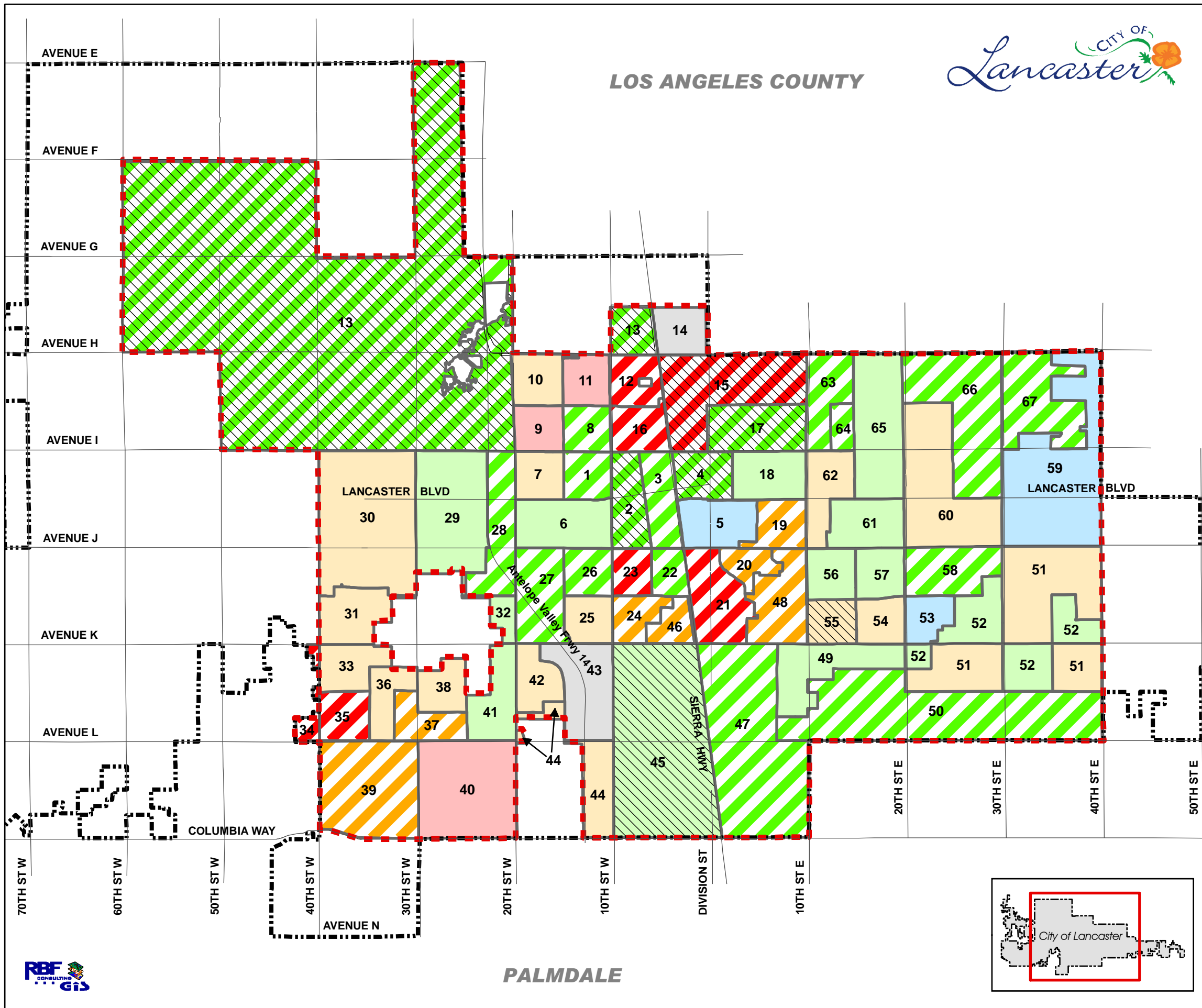
Numerals are for neighborhood identification only.

The criteria for the three key indicator flags are:
HIGH CRIME: violent crimes greater than 400, or non-violent crimes greater than 400 per 10,000 population.
LOW / VERY LOW WEALTH: household income less than \$40,541 (80% of the Lancaster median household income).
HIGH CODE VIOLATIONS: Total site condition violations equal to or greater than 1 per Housing Unit.

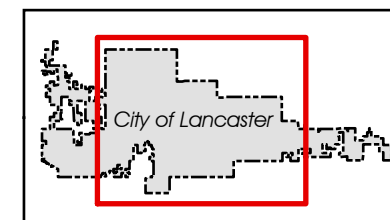
See Exhibits 6-5a and 6-5b for Section 8 Housing Data.



Sources:
 U.S. Census 2000 Block Groups
 ESRI Demographic Data 2006
 City of Lancaster
 COMCATE 2007
 Los Angeles County Sheriff's Department 2005, 2006



PALMDALE



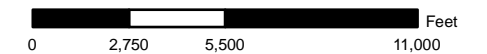
Key Indicators With Social or Marginal Services

- High Social or Marginal Services
- All Three Indicators Present
- High Crime and Low / Very Low Wealth
- High Crime and High Code Violations
- High Crime
- High Code Violations
- Low / Very Low Wealth
- No Key Indicator Flags
- Not Applicable - No Housing or Population
- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

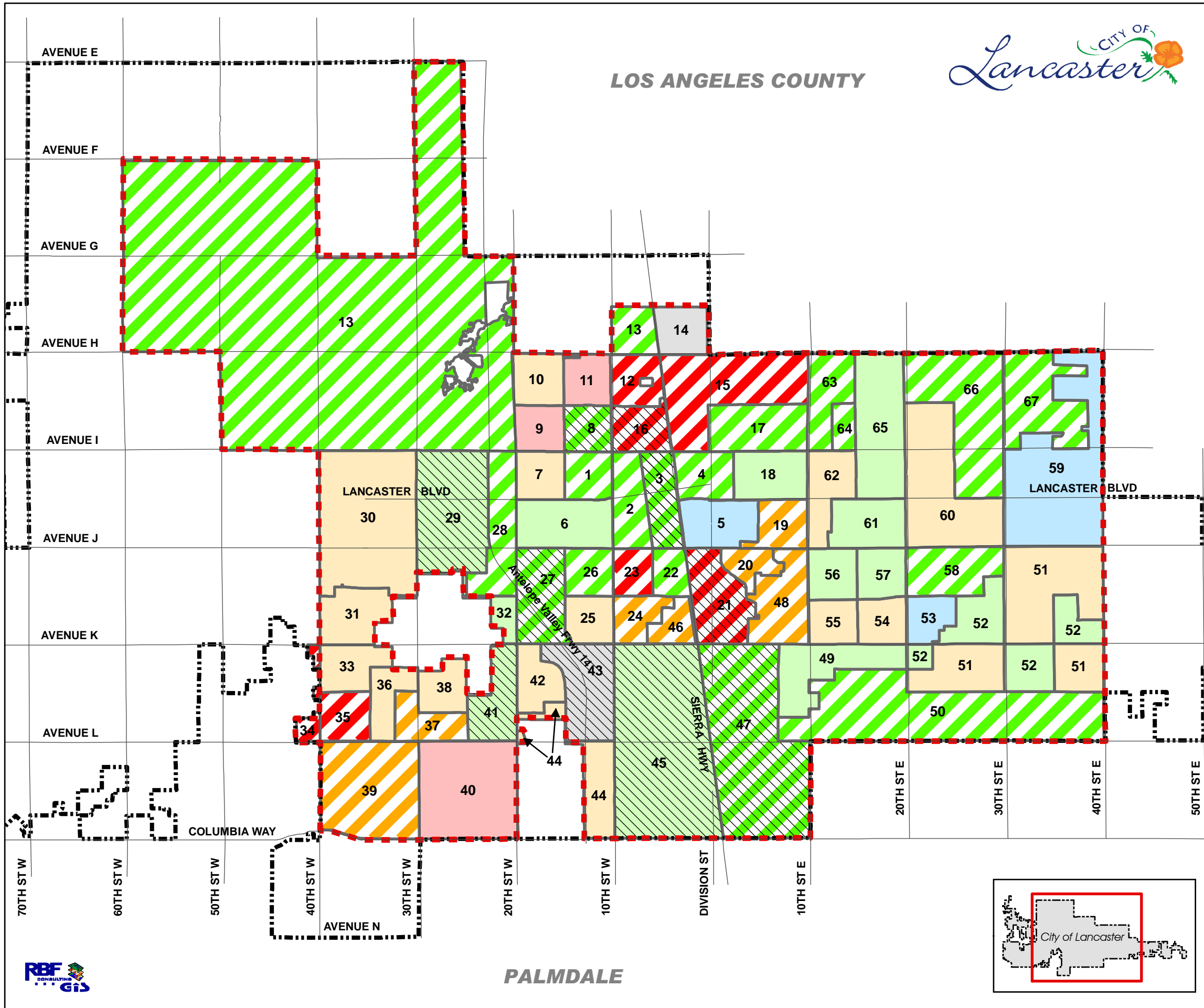
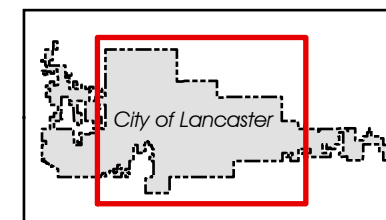
Numerals are for neighborhood identification only.

High social services is defined as 9 or greater providers per neighborhood. High marginal services is defined as 4 or greater establishments per neighborhood.

The criteria for the three key indicator flags are:
 HIGH CRIME: violent crimes greater than 400, or non-violent crimes greater than 400 per 10,000 population.
 LOW / VERY LOW WEALTH: household income less than \$40,541 (80% of the Lancaster median household income).
 HIGH CODE VIOLATIONS: Total site condition violations equal to or greater than 1 per Housing Unit.



Sources:
 U.S. Census 2000 Block Groups
 ESRI Demographic Data 2006
 City of Lancaster
 COMCATE 2007
 Los Angeles County Sheriff's Department 2005, 2006



PALMDALE



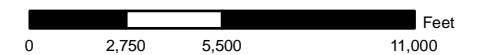
Key Indicators With High Age of Housing Stock

- Age of Housing Stock Greater than 40 years
- All Three Indicators Present
- High Crime and Low / Very Low Wealth
- High Crime and High Code Violations
- High Crime
- High Code Violations
- Low / Very Low Wealth
- No Key Indicator Flags
- Not Applicable - No Housing or Population
- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

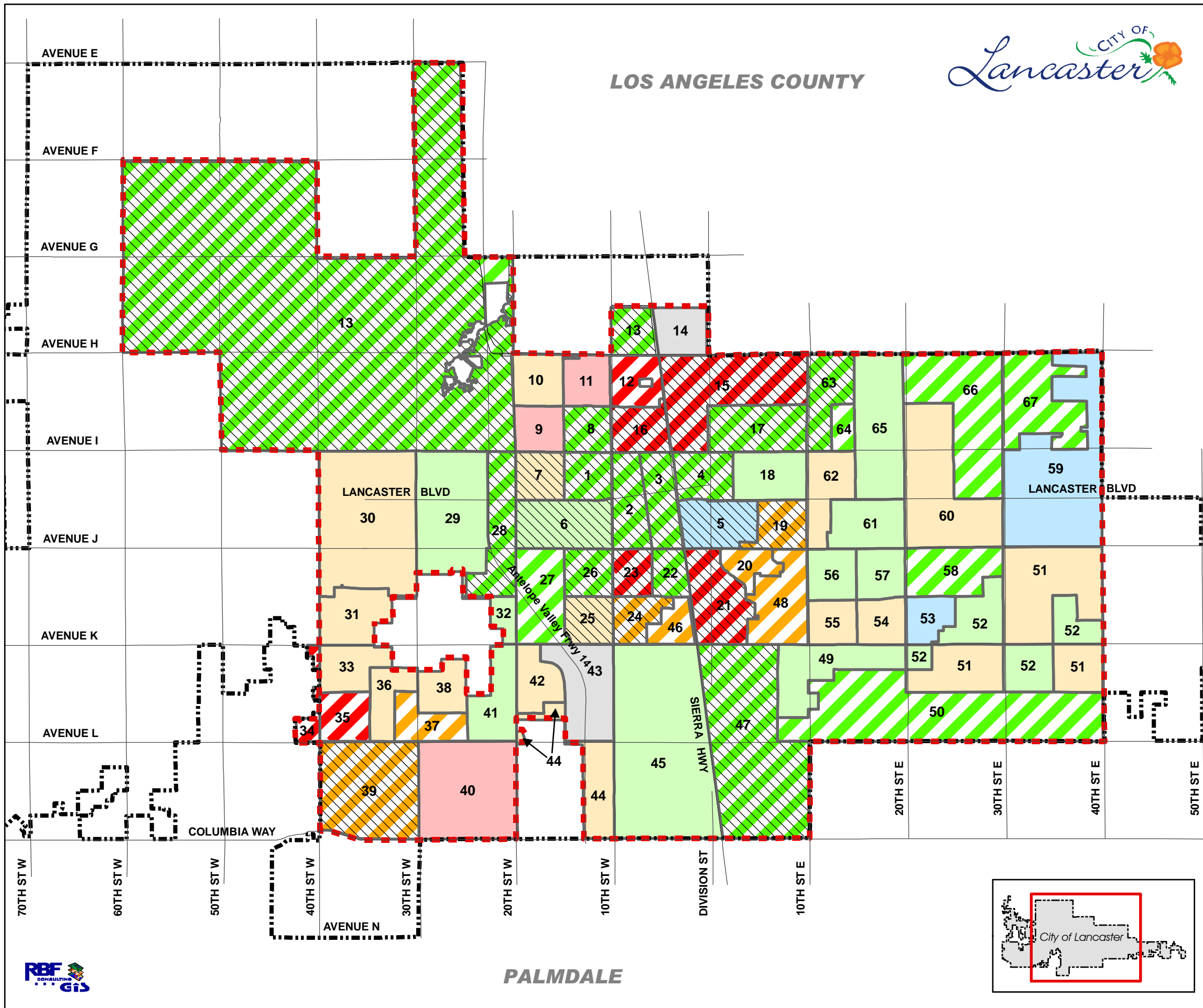
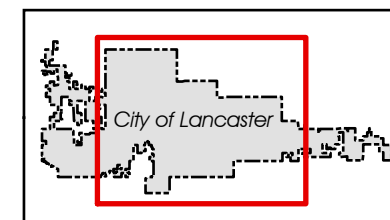
Numerals are for neighborhood identification only.

See Exhibits 4-5 for Age of Housing Stock data.

The criteria for the three key indicator flags are:
 HIGH CRIME: violent crimes greater than 400, or non-violent crimes greater than 400 per 10,000 population.
 LOW / VERY LOW WEALTH: household income less than \$40,541 (80% of the Lancaster median household income).
 HIGH CODE VIOLATIONS: Total site condition violations equal to or greater than 1 per Housing Unit.



Sources:
 U.S. Census 2000 Block Groups
 ESRI Demographic Data 2006
 City of Lancaster
 COMCATE 2007
 Los Angeles County Sheriff's Department 2005, 2006
 Los Angeles County Assessor Parcel Data 2004



PALMDALE

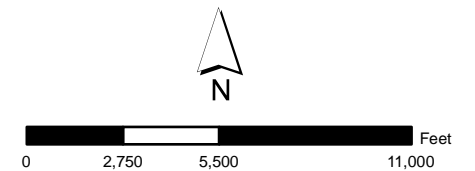


Key Indicators With High Home Ownership

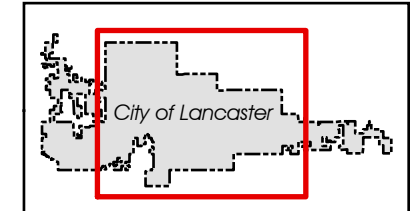
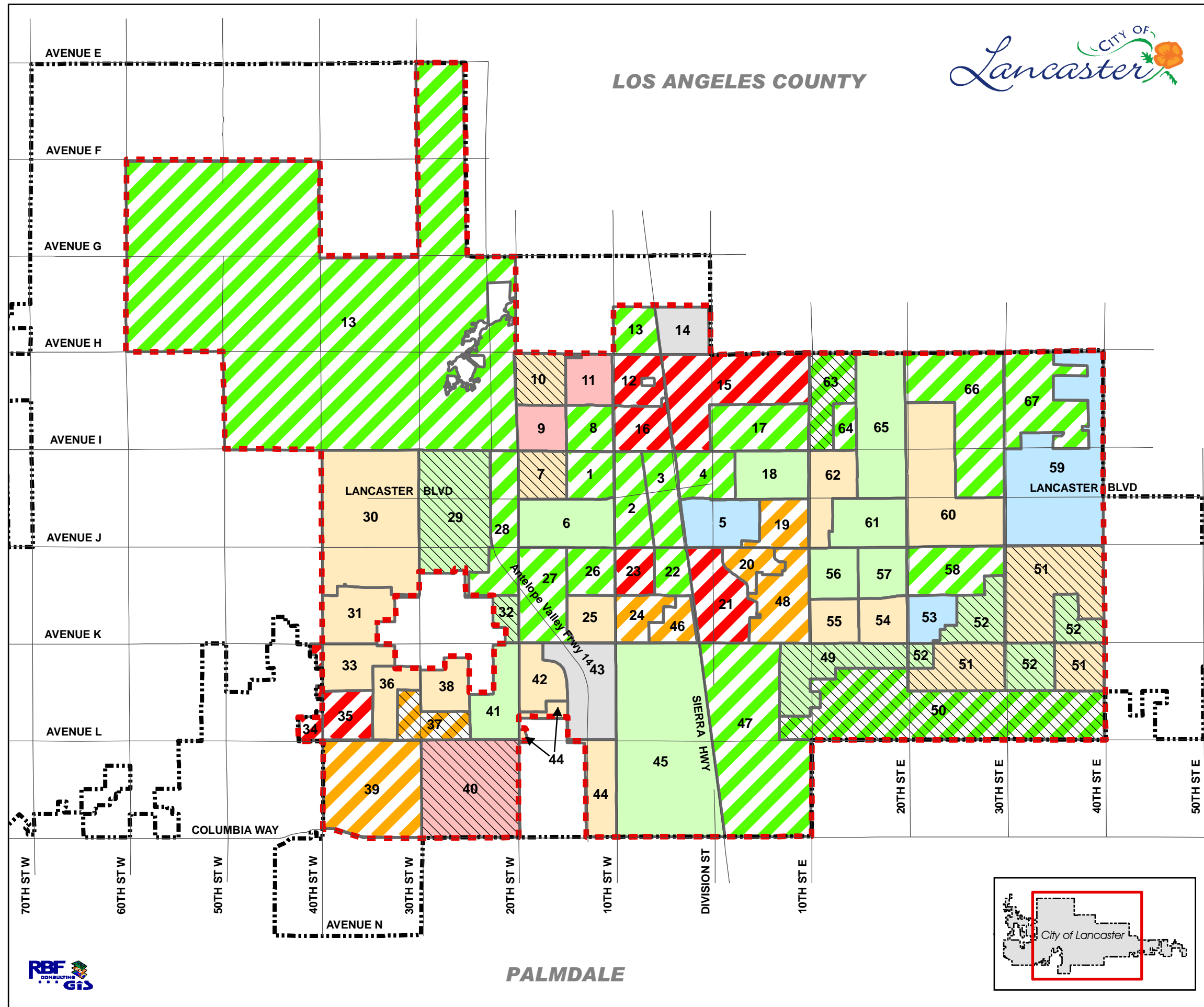
- Home Ownership Greater Than 80%
- All Three Indicators Present
- High Crime and Low / Very Low Wealth
- High Crime and High Code Violations
- High Crime
- High Code Violations
- Low / Very Low Wealth
- No Key Indicator Flags
- Not Applicable - No Housing or Population
- Major Roads
- Neighborhood Boundaries / ID Numbers
- Redevelopment Area
- City Limits

Numerals are for neighborhood identification only.
See Exhibits 4-10 and 4-11 for Home Ownership data.

The criteria for the three key indicator flags are:
HIGH CRIME: violent crimes greater than 400, or non-violent crimes greater than 400 per 10,000 population.
LOW / VERY LOW WEALTH: household income less than \$40,541 (80% of the Lancaster median household income).
HIGH CODE VIOLATIONS: Total site condition violations equal to or greater than 1 per Housing Unit.

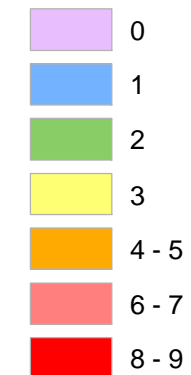


Sources:
U.S. Census 2000 Block Groups
ESRI Demographic Data 2006
City of Lancaster
COMCATE 2007
Los Angeles County Sheriff's Department 2005, 2006



Presence of Key and
Contributing Indicators

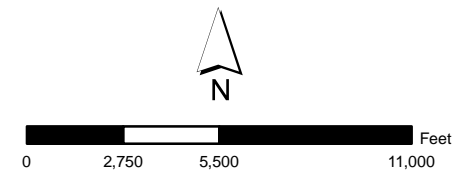
Total Indicator Flags Per Neighborhood



- Major Roads
- # Neighborhood Boundaries / ID Numbers
- ⊞ Redevelopment Area
- ⊞ City Limits

Numerals are for neighborhood identification only. Neighborhoods are assigned an indicator flag for each of the following criteria they satisfy

- VIOLENT CRIME: Greater than 400 per 10,000 population.
- NON_VIOLENT CRIME: Greater than 400 per 10,000 population.
- LOW/VERY LOW WEALTH: Household income less than \$40,541 (80% of the Lancaster median household income).
- CODE VIOLATIONS: Total site condition violations equal to or greater than 1 per Housing Unit.
- RENTAL HOUSING: Exceeds 50% of the total housing units.
- SECTION 8 HOUSING: Exceeds 15% of total housing units.
- SOCIAL SERVICES: Greater than 9 providers.
- MARGINAL SERVICES: Greater than 4 establishments.
- AGE OF HOUSING STOCK: Average age greater than 40 years.
- HOME OWNERSHIP: Less than 50% of the total housing units.



Sources:
U.S. Census 2000 Block Groups
ESRI Demographic Data 2006
City of Lancaster
COMCATE 2007
Los Angeles County Sheriff's Department 2005, 2006
Refer to individual maps for additional sources

