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Neighborhoods

- Neighborhood Boundaries / ID Numbers
- 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
City of Lancaster 2005

City of Lancaster
Housing Needs Assessment

Exhibit 1-1
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

Neighborhoods
With Census Block Boundaries

City Limits
Major Roads
Redevelopment Area

Exhibit 1-2
Palmade
Los Angeles County
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

Exhibit 2-1
Under 18 Years of Age

Percentage of Population Under Age 18 Per Neighborhood

- 10% - 15%
- 16% - 20%
- 21% - 30%
- 31% - 40%
- Greater than 41%
- Not Applicable - Population Less Than 300

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

Exhibit 2-3

City of Lancaster
Housing Needs Assessment

LOS ANGELES COUNTY

PALMDALE
Exhibit 2-5

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
High School Graduates

Percentage of High School Graduates per Census Tract

- Less than 49%
- 49.1% - 51.0%
- 51.1% - 55.0%
- 55.1% - 58.0%
- Greater than 58%
- Not Applicable - No Housing Units or Population

Sources:
- U.S. Census 2000 Census Tracts
- U.S. Census 2000 Block Groups

City of Lancaster Housing Needs Assessment

Exhibit 2-6
Exhibit 2-7

Percentage with Disability

<table>
<thead>
<tr>
<th>Percentage of Population with a Disability Per Neighborhood</th>
</tr>
</thead>
<tbody>
<tr>
<td>20 % or Less</td>
</tr>
<tr>
<td>20.1% - 25%</td>
</tr>
<tr>
<td>25.1% - 30%</td>
</tr>
<tr>
<td>30.1% - 40%</td>
</tr>
<tr>
<td>40.1% - 100%</td>
</tr>
<tr>
<td>Not Applicable - Population Less Than 300</td>
</tr>
</tbody>
</table>

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

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.
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,
Housing Needs Assessment,
Exhibit 2-8
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.
Household Size

Average Household Size per Neighborhood

- **Less than 2.0**
- **2.01 - 2.50**
- **2.51 - 3.30**
- **3.31 - 3.50**
- **Greater than 3.51**
- **Not Applicable - Population Less Than 300**

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

Numerals are for neighborhood identification only

City of Lancaster
Housing Needs Assessment

Exhibit 2-10
Owner-Occupied Housing

Percentage of Owner-Occupied Housing Per Neighborhood

- Less than 15%
- 15% - 30%
- 30% - 60%
- 60% - 75%
- 75% or Greater

Not Applicable - Population Less Than 300

Major Roads

Neighborhood Boundaries / ID Numbers

Redevelopment Area

City Limits

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
Neighborhood Services and Facilities

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

Exhibit 3-1
Regional Services and Facilities

- Hospitals
- Health Clinics
- Major Employers
- Major Shopping Centers
- Metrolink Station
- Lancaster Transit Center

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

Exhibit 3-2
Presence of Social Services
Local Agencies, County Agencies, Private & Non-Profit Organizations

Total Social Service Providers per Neighborhood

- 0
- 1
- 2 - 3
- 4 - 6
- 9
- 18

Major Roads

Neighborhood Boundaries / ID Numbers

Redevelopment Area

City Limits

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

Exhibit 3-3
Presence of Marginal Services and Retail
Pawn Shops, Thrift Stores, Liquor Sales, Drking Establishments, Check Cashing

Total Marginal Establishments per Neighborhood
- 0
- 1
- 2
- 3
- 4 - 5
- 6 - 7

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

Exhibit 3-4
Day Care Facilities

Numerals are for neighborhood identification only

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

Exhibit 3-6
Senior Services

Exhibit 3-8

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

Numerals are for neighborhood identification only

City of Lancaster
Housing Needs Assessment

Major Roads

Neighborhood Boundaries / ID Numbers

Redevelopment Area

City Limits

LOS ANGELES COUNTY

PALMDALE
Residential Units
(Neighborhood Totals)

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

City Limits

Redevelopment Area

Neighborhood Boundaries / ID Numbers

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

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

Exhibit 4-3
Year of Housing Construction

Average Year of Housing Construction Per Neighborhood

- **1948**
- **1951 - 1960**
- **1961 - 1970**
- **1971 - 1980**
- **1981 - 1990**
- **1991 - 1994**

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 4-4
Age of Housing Stock

Average Age of Housing Stock in Years Per Neighborhood

- 13 - 20
- 21 - 30
- 31 - 40
- 41 - 50
- 51 - 57

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

Exhibit 4-5
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
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

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

Exhibit 4-7
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
Sample of Recent Rental Rates

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

Monthly Rent
- $700 or Less
- $701 - 850
- $851 - 1,000
- $1,001 - 1,500
- Greater than $1,500

Major Roads

Numerals are for neighborhood identification only
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.

Sources:
- U.S. Census 2000 Block Group
- ESRI Demographic Data 2006

Numerals are for neighborhood identification only.
High Home Ownership

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

No housing units exist for Neighborhoods 14 and 43.

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

Numerals are for neighborhood identification only.
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

**Exhibit 5-1**
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
Presence of Rental Housing

Total Rental Units per Neighborhood

- **0**
- **1 - 100**
- **101 - 200**
- **201 - 400**
- **401 - 750**
- **Greater than 750**

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

Exhibit 5-3a
Presence of Rental Housing (Neighborhood Totals)

Numerals reflect total rental units per neighborhood

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

Rental housing data provided by LANCAP.

City of Lancaster Housing Needs Assessment

Exhibit 5-3b
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

Exhibit 5-4
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

Exhibit 5-5a
Rental Housing
As % of Total Housing Units
(Neighborhood Percentages)

Numerals reflect percentage of housing units that are rental per neighborhood.

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

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.

City of Lancaster Housing Needs Assessment
Exhibit 5-5b
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

Exhibit 6-1
Presence of Section 8 Housing
(By Census Blocks)

Total Section 8 Housing Units per Census Block

- 0
- 1 - 3
- 4 - 10
- 11 - 20
- 21 - 30
- 31 - 81

Major Roads
Neighborhood Boundaries
Redevelopment Area
City Limits

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

Exhibit 6-2
Presence of Section 8 Housing

Total Section 8 Housing Units per Neighborhood
- 0
- 1 - 20
- 21 - 50
- 51 - 100
- 101 - 175
- 176 - 395

Major Roads

Neighborhood Boundaries / ID Numbers

Redevelopment Area

City Limits

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

Exhibit 6-3a
Presence of Section 8 Housing
(Neighborhood Totals)

Numerals reflect total Section 8 housing units per neighborhood

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

Exhibit 6-3b
Section 8 Housing
As % of Total Housing Units
(By Census Blocks)
Percentage of Housing Units that are Section 8
Per Census Block

0%
1% - 5%
6% - 10%
11% - 25%
26% - 50%
51% - 67%

Major Roads
Neighborhood Boundaries
Redevelopment Area
City Limits

Exhibit 6-4

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

- 0% - 2%
- 3% - 5%
- 6% - 10%
- 11% - 15%
- 16% - 20%
- Not Applicable - 50 or Less Total Housing Units

Major Roads

Neighborhood Boundaries / ID Numbers

Redevelopment Area

City Limits

Numerals are for neighborhood identification only

Sources:
U.S. Census 2000 Block Groups
City of Lancaster
### Section 8 Housing

As % of Total Housing Units

(Neighborhood Percentages)

<table>
<thead>
<tr>
<th>Neighborhood Boundaries</th>
<th>% Section 8 Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Major Roads</td>
<td></td>
</tr>
<tr>
<td>Redevelopment Area</td>
<td></td>
</tr>
<tr>
<td>City Limits</td>
<td></td>
</tr>
</tbody>
</table>

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

City of Lancaster

Housing Needs Assessment

Exhibit 6-5b
Presence of Code Violations
(By Census Blocks)

Total Code Violations per Census Block:
- 0
- 1 - 20
- 21 - 50
- 51 - 100
- 101 - 150
- 151 - 393

City Limits
Redevelopment Area
Major Roads
Neighborhood Boundaries

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

Exhibit 7-1
Sources:
U.S. Census 2000 Block Groups
City of Lancaster - COMCATE (1/03 - 12/05)

Exhibit 7-2a
Presence of Code Violations
(Neighborhood Totals)

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

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

Exhibit 7-3
City of Lancaster
Housing Needs Assessment

Code Violations
Per Housing Unit

Code Violations per Housing Unit per Neighborhood

<table>
<thead>
<tr>
<th>Code Violations per Housing Unit</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>0.01 - 0.50</td>
<td>5,500</td>
</tr>
<tr>
<td>0.51 - 1.00</td>
<td>11,000</td>
</tr>
<tr>
<td>1.01 - 1.49</td>
<td>2,750</td>
</tr>
<tr>
<td>1.50 - 2.00</td>
<td></td>
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<tr>
<td>2.01 - 2.50</td>
<td></td>
</tr>
<tr>
<td>50 or less Total Housing Units</td>
<td></td>
</tr>
</tbody>
</table>

Major Roads

Neighborhood Boundaries / ID Numbers

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.

Numerals are for neighborhood identification only.

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

Exhibit 7-4a
Code Violations per Housing Unit per Neighborhood

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

Exhibit 7-4b
Incidence of Non-Violent Crime 2005

Total Non-Violent Crimes per Neighborhood

- 0
- 1 - 40
- 41 - 80
- 81 - 150
- 151 - 250
- 251 - 357

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

Exhibit 8-1
Incidence of Non-Violent Crime
Per 10,000 Population
Average for Years 2005, 2006

Non-Violent Crimes Per 10,000
Per Neighborhood

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
Exhibit 8-3

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

Los Angeles County

Incidence of Arson - 2005

Numerals are for neighborhood identification only

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

Exhibit 8-3
Exhibit 8-4

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

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
Redevelopment Area
City Limits

Numerals are for neighborhood identification only

City of Lancaster
Housing Needs Assessment
Exhibit 8-5

City of Lancaster
Housing Needs Assessment

Incidence of Burglary - 2005

Total Burglaries per Neighborhood

- 0
- 1 - 5
- 6 - 15
- 16 - 25
- 26 - 35
- 36 - 47

Notes:
Numerals are for neighborhood identification only.

Sources:
U.S. Census 2000 Block Groups
City of Lancaster 2005
L.A. County Sheriff's Department - Year 2005
Exhibit 8-6

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 Narcotics Violations - 2005

Total Narcotics Violations per Neighborhood

- 0
- 1 - 5
- 6 - 15
- 16 - 30
- 31 - 60
- 61 - 113

Major Roads
Neighborhood Boundaries / ID Numbers
Redevelopment Area
City Limits
Incidence of Vandalism - 2005

Total Vandalism Incidents per Neighborhood

- 0
- 1 - 5
- 6 - 15
- 16 - 30
- 31 - 45
- 46 - 56

Major Roads

Numerals are for neighborhood identification only

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

Exhibit 8-8
Incidence of Violent Crime 2005

Total Violent Crimes per Neighborhood
- 0
- 1 - 10
- 11 - 25
- 26 - 40
- 41 - 60
- 61 - 87

Major Roads
Neighborhood Boundaries / ID Numbers
Redevelopment Area
City Limits

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

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

Exhibit 8-10
Incidence of Homicide - 2005

Total Homicides per Neighborhood
- 0
- 1
- 2

Major Roads

Neighborhood Boundaries / ID Numbers

Redevelopment Area

City Limits

Numerals are for neighborhood identification only

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

Exhibit 8-11
City of Lancaster
Housing Needs Assessment

Exhibit 8-12

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

Total Assaults per Neighborhood

- 0
- 1 - 9
- 10 - 20
- 21 - 35
- 36 - 50
- 51 - 84

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

Exhibit 8-13
Los Angeles County

City of Lancaster
Housing Needs Assessment

Exhibit 8-14

Incidence of Robbery - 2005

Total Robberies per Neighborhood

- 0
- 1 - 2
- 3 - 5
- 6 - 10
- 11 - 15
- 16 - 29

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
High-Crime Neighborhoods 2005
(Based on Crimes per 10,000 Population)

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

Exhibit 8-15
Possible Vacant Land

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

Exhibit 9-1
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

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.
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
- High Code Violations
- Low / Very Low Wealth
- No Key Indicator Flags
- Not Applicable - No Housing or Population less than 200

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

Exhibit 10-1b
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.
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

Exhibit 10-3
Key Indicators With Social or Marginal Services

- **High Social or Marginal Services**
  - All Three Indicators Present
  - High Social Services: 9 or greater providers per neighborhood.
  - High Marginal Services: 4 or greater establishments per neighborhood.

- **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

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.

Exhibit 10-4
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

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
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 CSICATE 2007
- Los Angeles County Sheriff's Department 2005, 2006

Exhibit 10-6
Presence of Key and Contributing Indicators

Total Indicator Flags Per Neighborhood

<table>
<thead>
<tr>
<th>#</th>
<th>Neighborhood Boundaries / ID Numbers</th>
<th>Redevelopment Area</th>
<th>City Limits</th>
</tr>
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<td>8 - 9</td>
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</tr>
</tbody>
</table>

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

Exhibit 10-7