



*How well do you know your City?*

## CITY OF LANCASTER HOUSING NEEDS ASSESSMENT

Presented by: Steve Bein, PE



### Interesting Facts about Lancaster



- 1884 – pop 150
- 1910 Free lots if you subscribe to the local Herald Newspaper
- 1950 – Pop 3600
- 1950's – Aerospace moves to Lancaster
- 1960 – 30, 000
- 2005- 134, 032 – One of the fastest growing City's in the U.S.



## Project Phases

- Phase 1 – Evaluation of neighborhoods in the city to determine the conditions of blight and housing-related needs.
- Phase 2 – Detailed strategies and plans for each neighborhood area.
- Phase 3 – Addressing conditions in the newer community areas in the outlying portions of the City.



## Phase 1 – Evaluation of neighborhoods

- Acquire data
- Analyze conditions
- Use GIS as the primary analysis tool





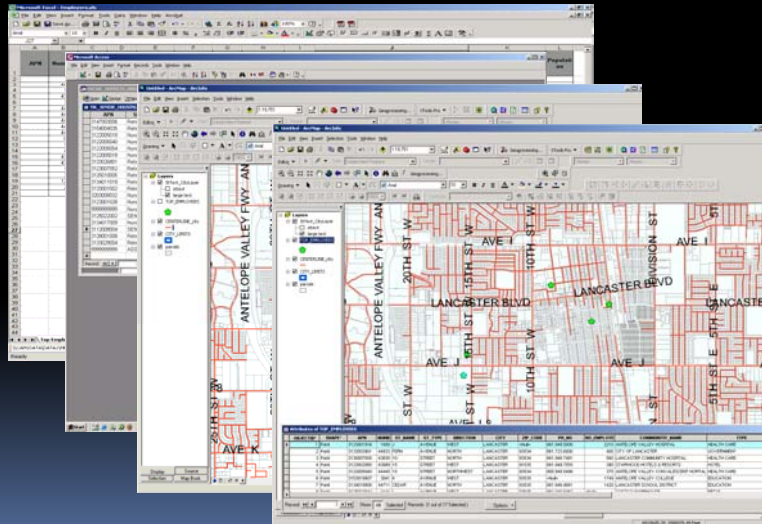


## Putting the Information into GIS

- Converted CAD data to GIS
  - Reprojected into NAD83 State Plane Zone 5
- Mapped spreadsheet data
  - Converted from Excel to Access
  - Geocoded and mapped data
- Digitized paper data



## Putting the Information into GIS: Mapping Spreadsheet Data



## Putting the Information into GIS: Digitizing Data



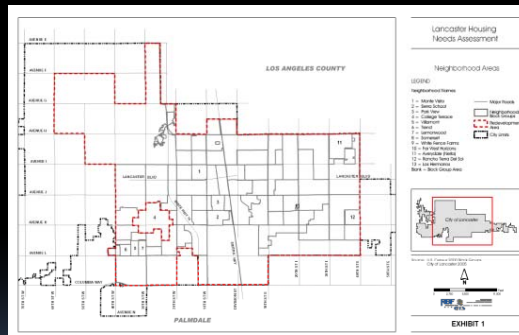
- Zoning Data
- General Plan
- Parks
- Redevelopment Neighborhoods

## Creating Analysis Maps

Part 1:  
Understanding the Neighborhoods

Part 2:  
Identifying Potential “Hot Spots” within  
Neighborhoods

## Creating Analysis Maps: Redevelopment and Neighborhood Areas



- Redevelopment boundary
- Neighborhood Areas 1-13
- Census Block Group Areas



## Part 1: Understanding the Neighborhoods Who lives in the Neighborhoods?

- Age (teens, seniors)
- Ethnicity
- Owner-Occupied vs. Renter
- Unemployment
- Education Level
- Welfare/ Public Assistance
- Median Household Income



Part 1: Understanding the Neighborhoods  
What Amenities and/or Special Features  
Serve the Neighborhood?

- Schools
- Parks
- Community Centers
- Senior Centers
- Libraries
- Hospitals
- Day Care
- Youth Activities
- Major Employers
- Major Transit Lines



Part 1: Understanding the Neighborhoods  
What is Housing Like in the  
Neighborhood?

- Household Size
- Section 8 Housing
- Mobile Homes
- Recent Home Sales
- Age of Housing
- Rental Housing
- Senior Housing



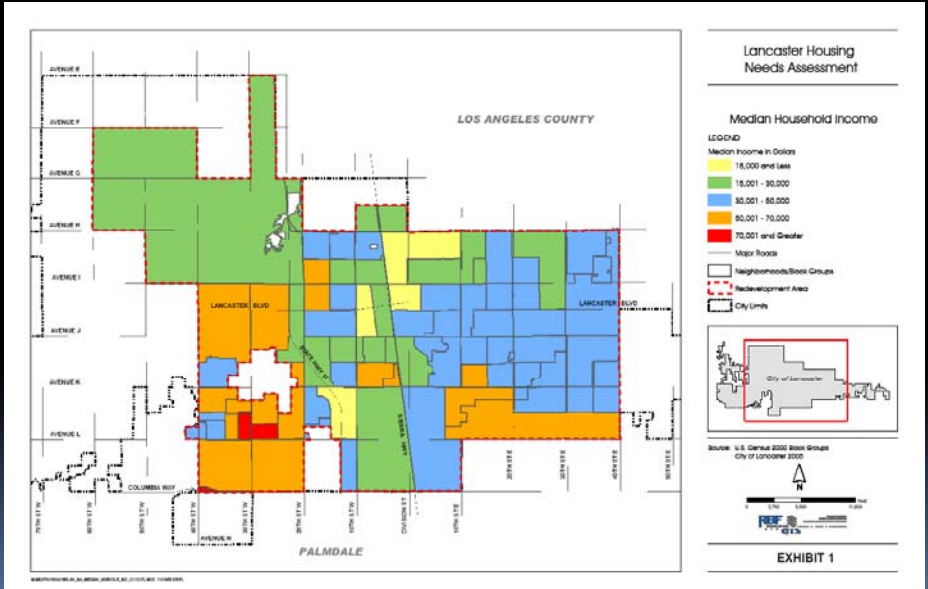
# Part 1: Understanding the Neighborhoods

## What Activities or Opportunities Exist in the Neighborhood?

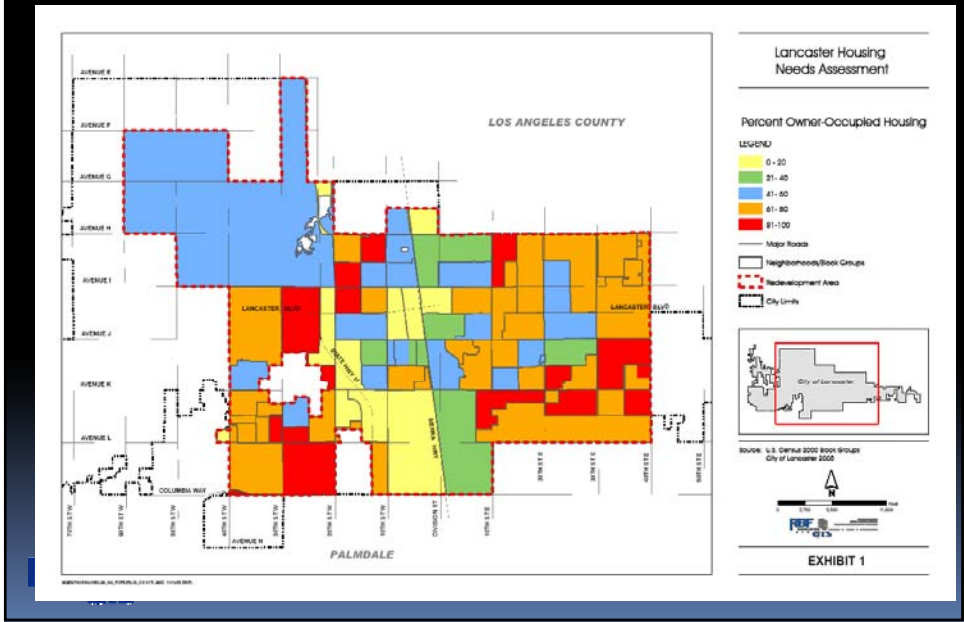
- Vacant Lots
  - Potential Crime Area's
  - Potential Growth
- Development Activities
- Redevelopment Boundaries



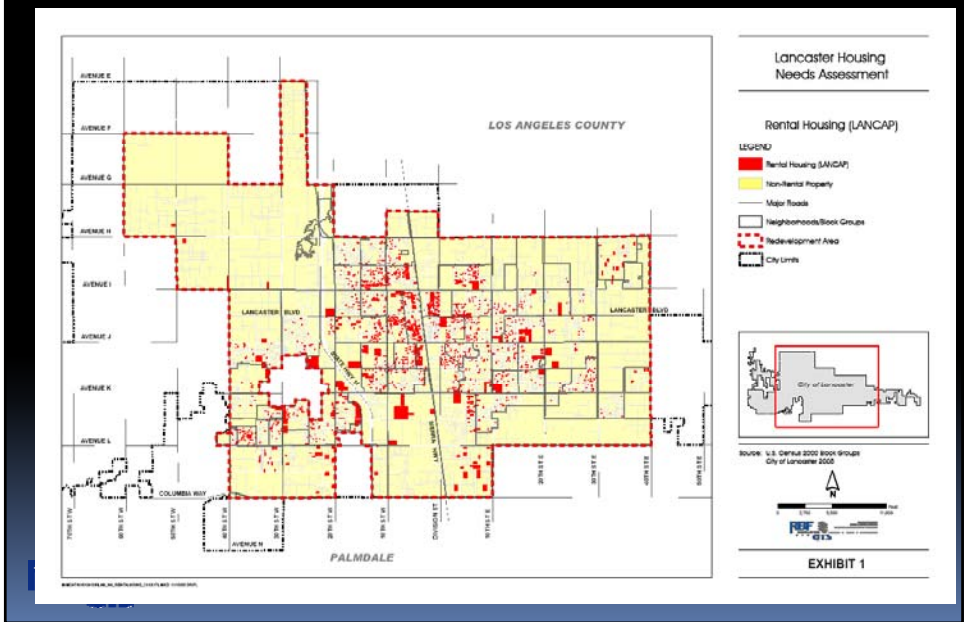
## The Neighborhood: Median Household Income



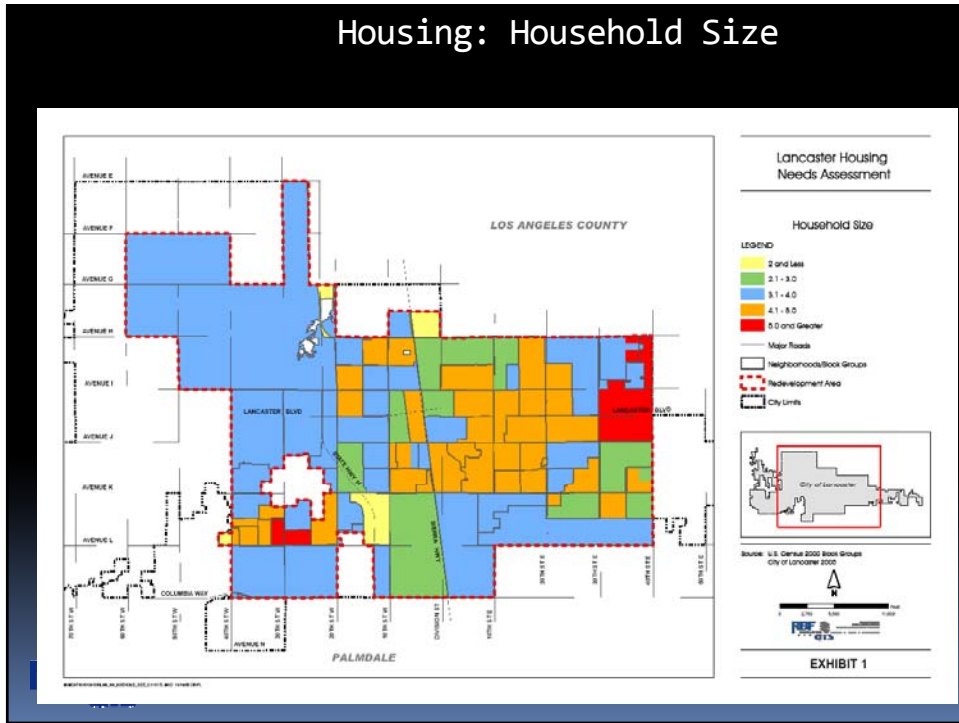
# The Neighborhood: Owner-Occupied Housing



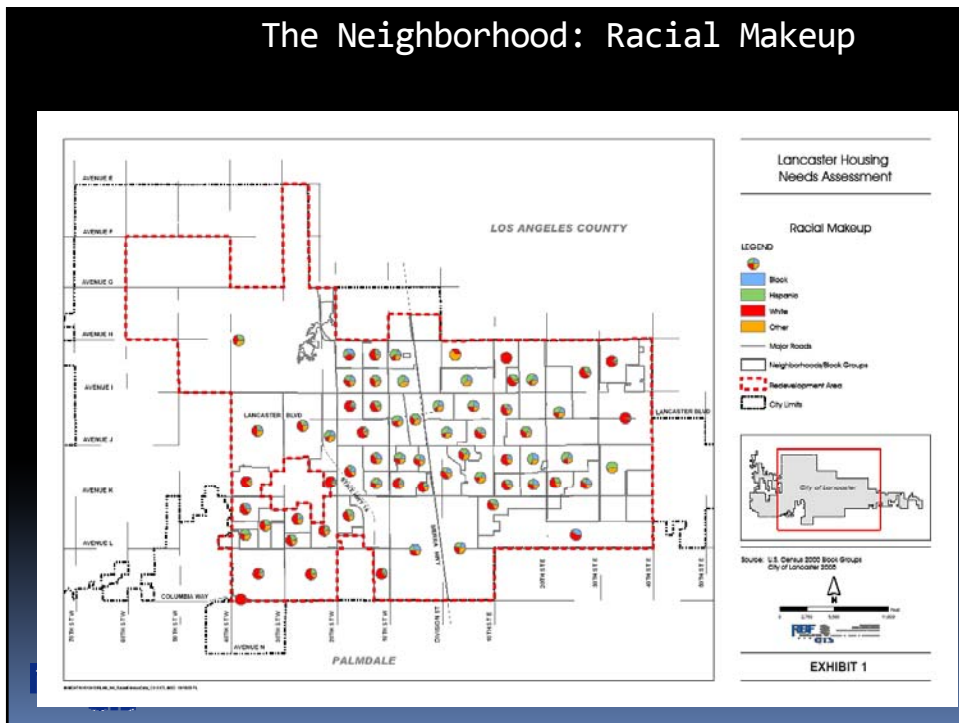
# Housing: Rental Housing



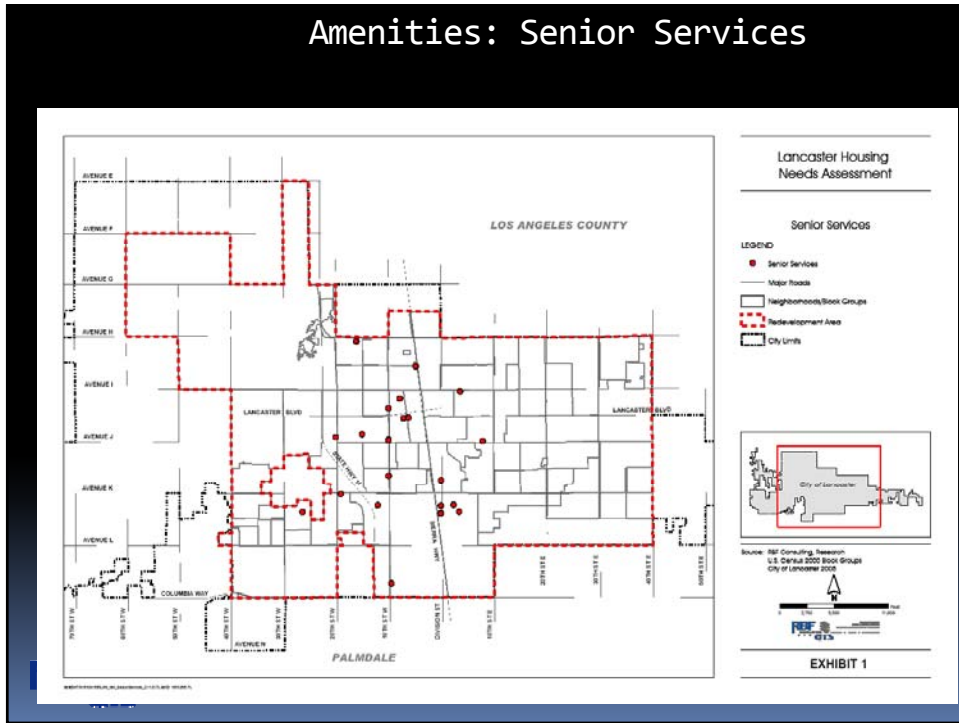
## Housing: Household Size



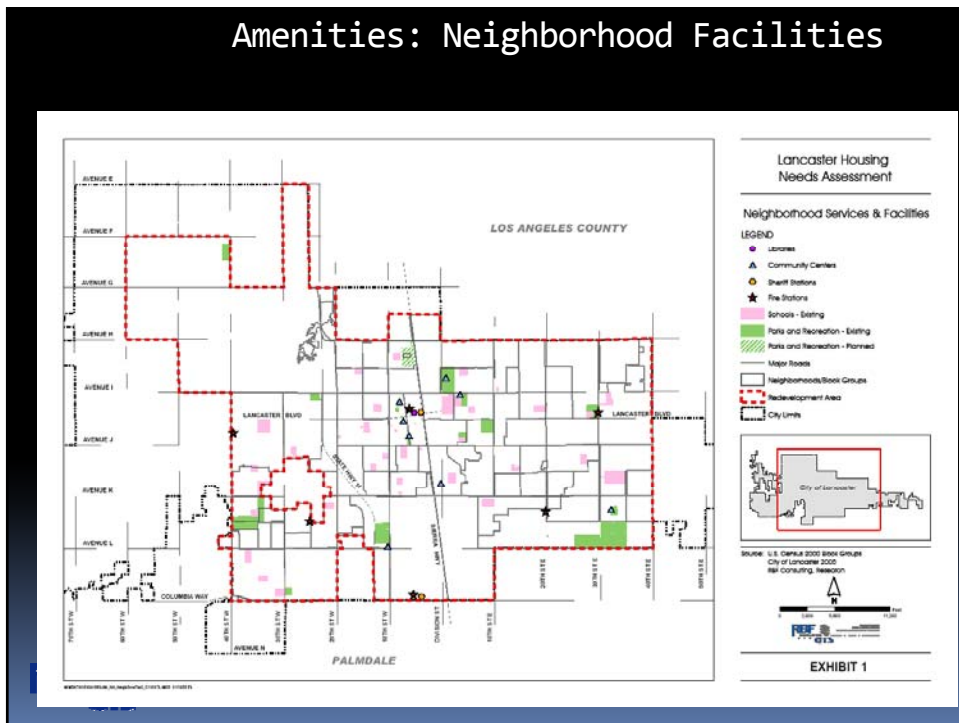
## The Neighborhood: Racial Makeup



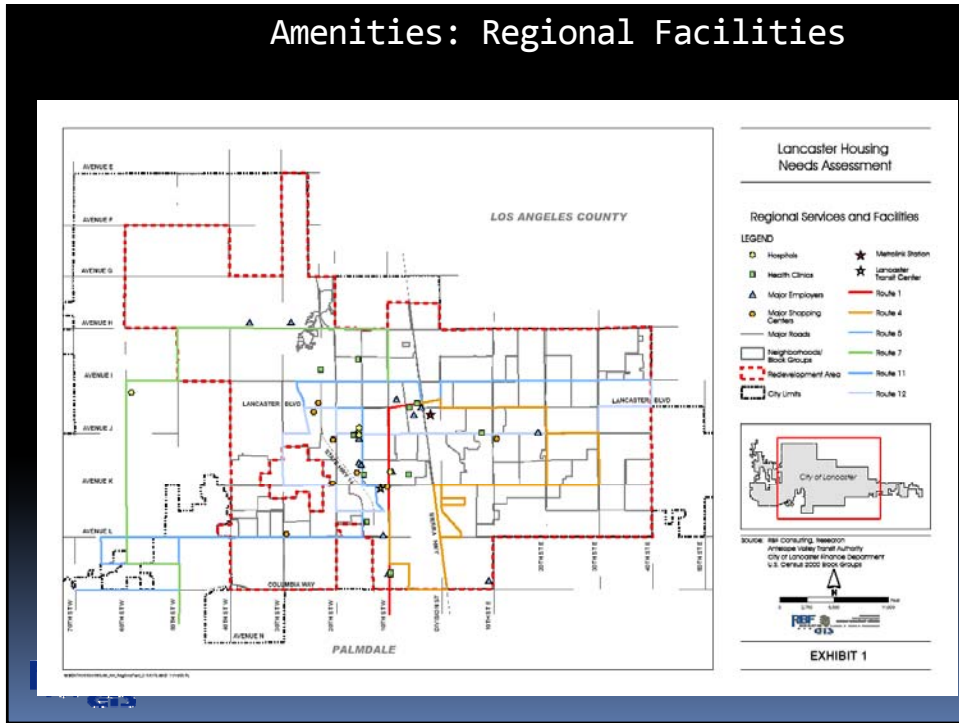
## Amenities: Senior Services



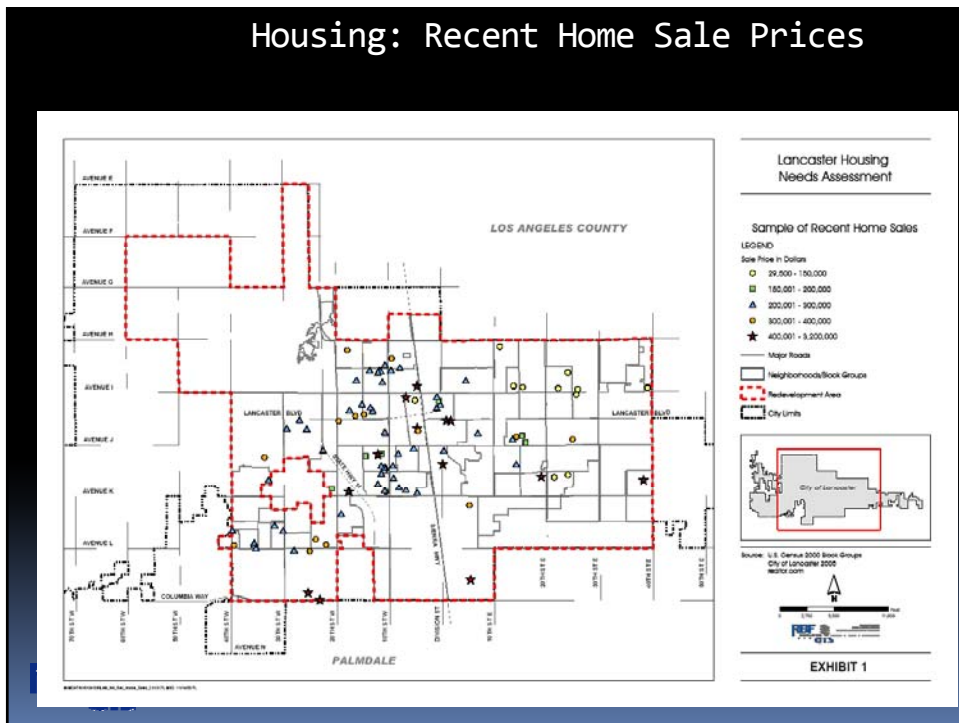
## Amenities: Neighborhood Facilities



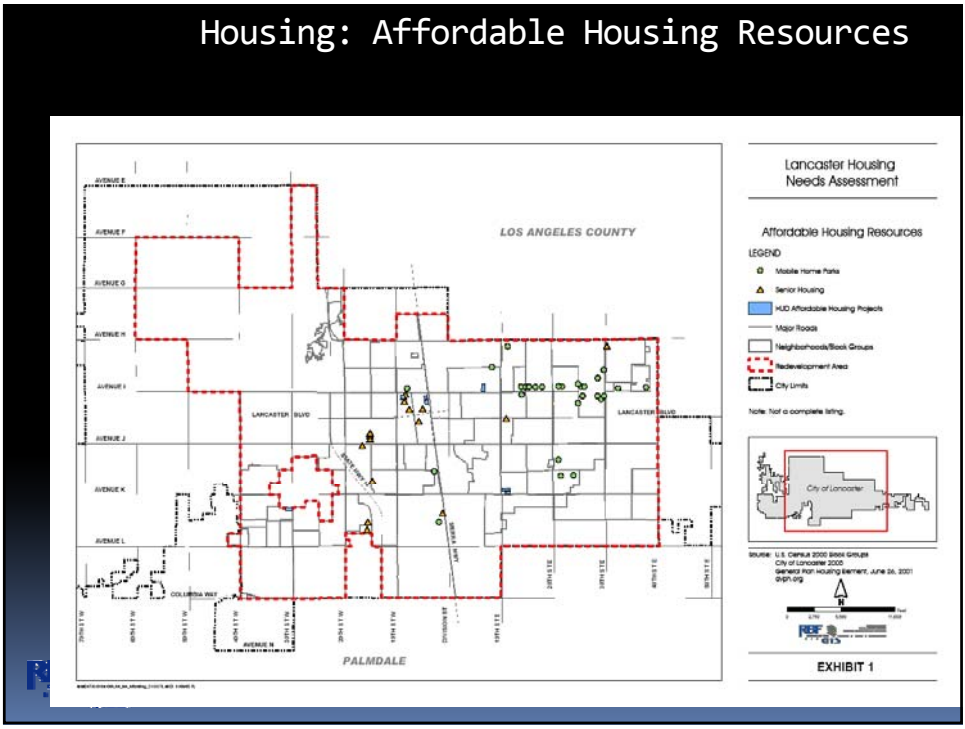
# Amenities: Regional Facilities



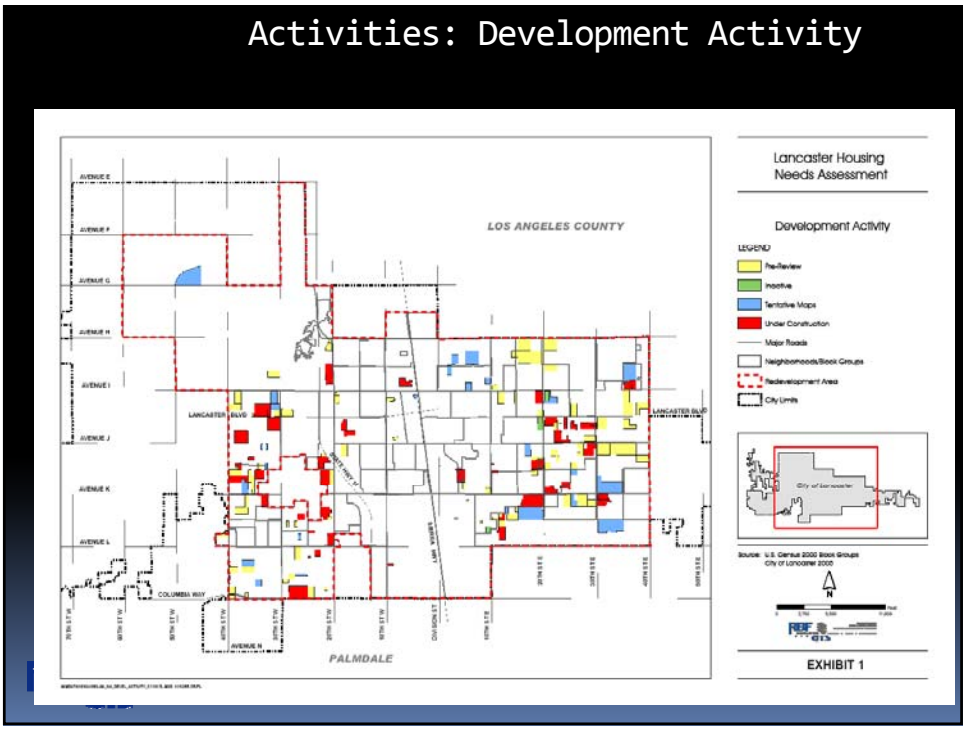
# Housing: Recent Home Sale Prices



# Housing: Affordable Housing Resources



# Activities: Development Activity



# City of Lancaster City Wide Housing Needs Assessment

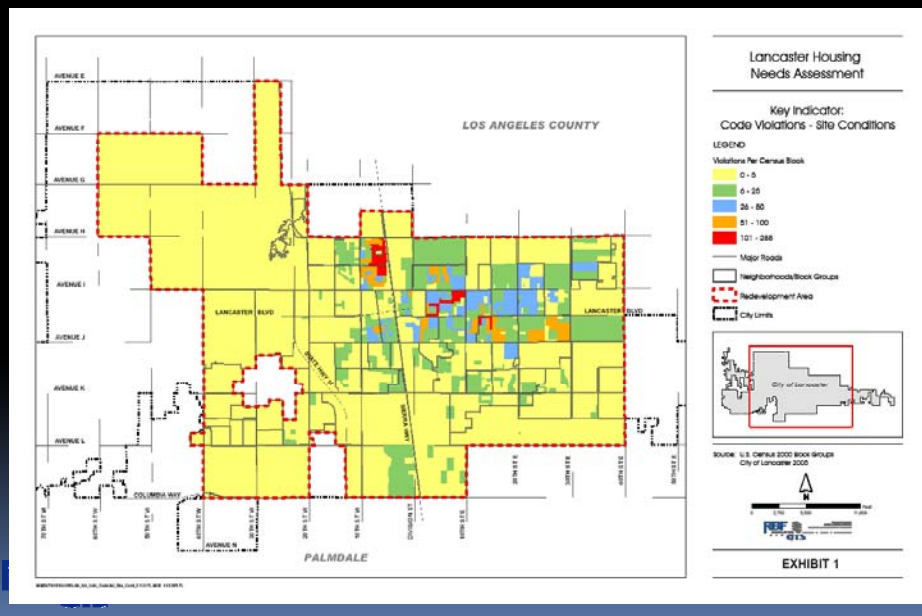
## Creating Analysis Maps

### Part 2: Identifying Potential Hot Spots

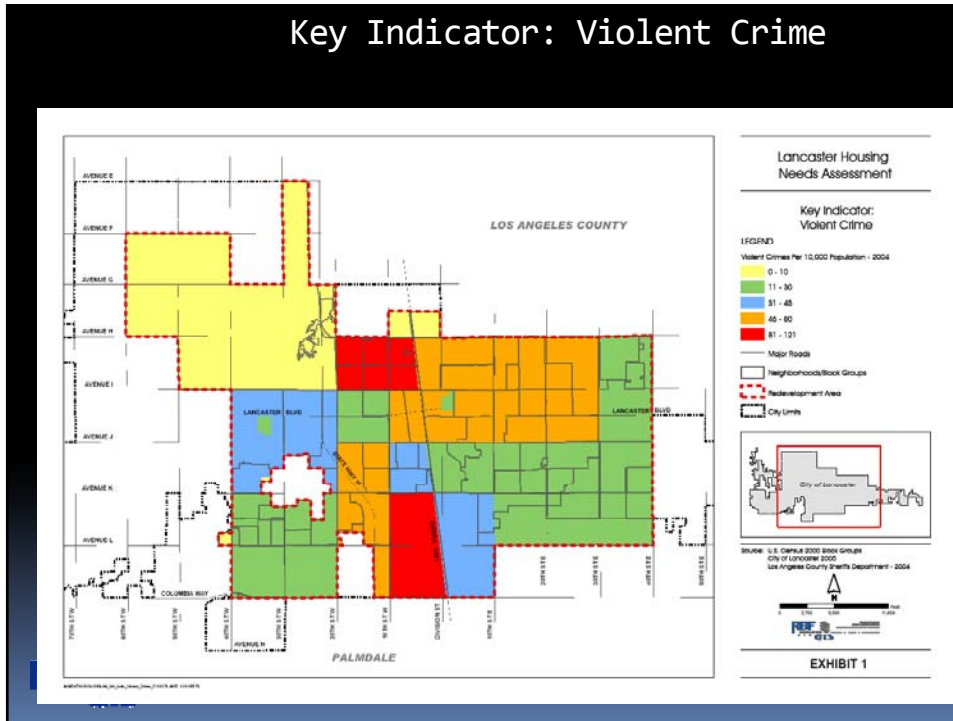
- Key Indicators of Neighborhood Problem
  - Code Violations: Weeds, Junk Autos, Health, Zoning
  - Crime (Sheriff): Violent, Non-Violent Crimes
  - Low income: Median Income of Lancaster = \$41,000
- Contributing Indicators of Neighborhood Problems
  - Age of Housing
  - Section 8 Housing
  - Overcrowding
  - Personal Services: Pawn Shops, Liquor Stores, Check Cashing, etc
  - Social Services: Shelters, Sober Motels, Community Centers, Etc



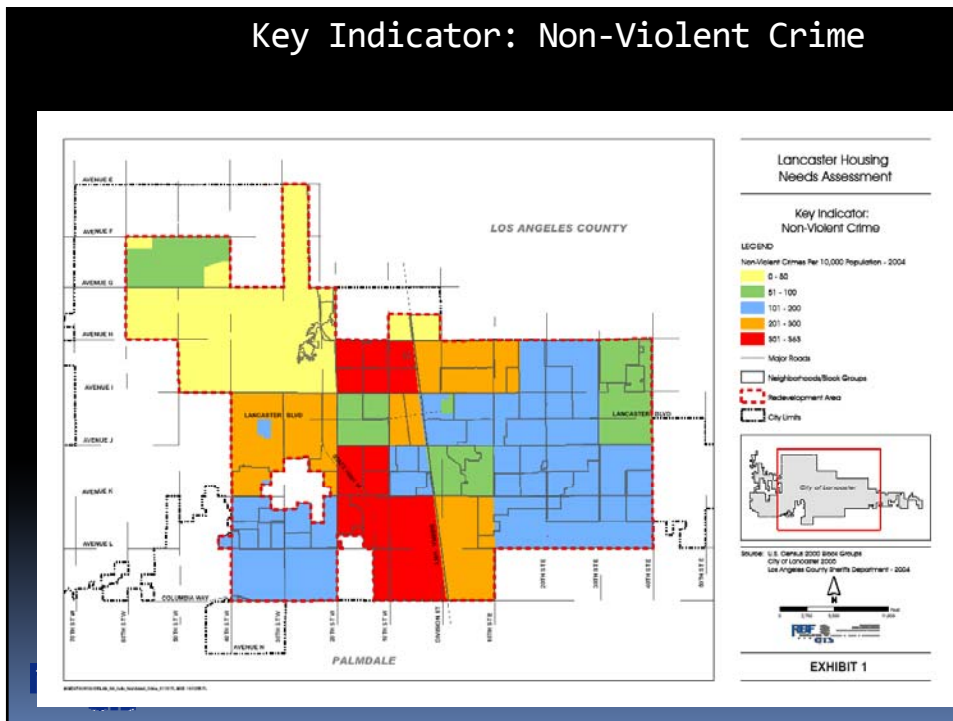
## Key Indicator: Code Violations



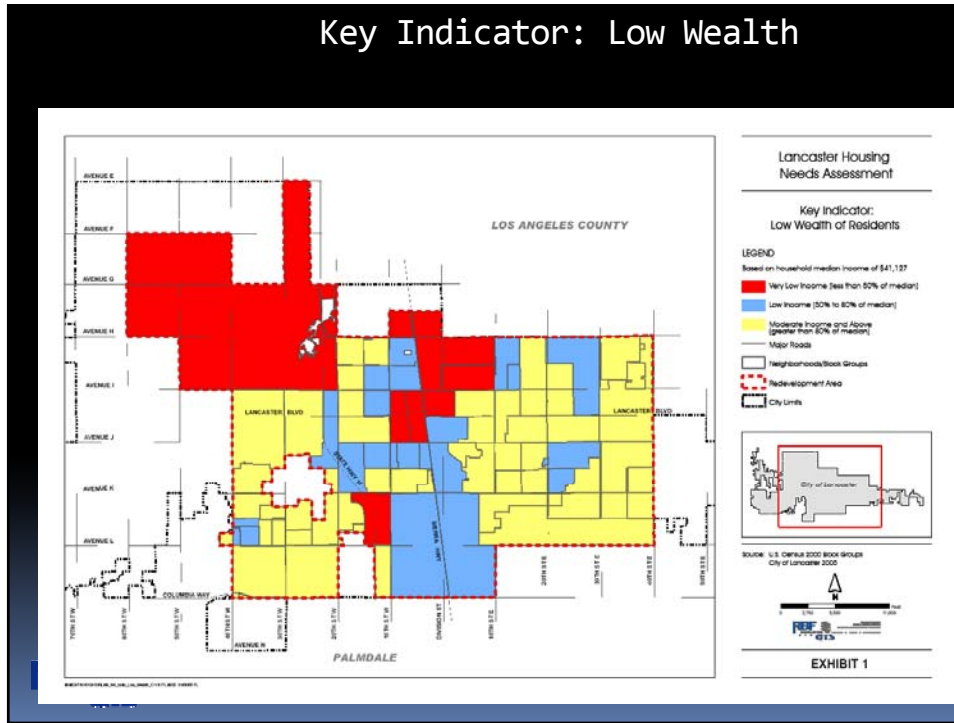
## Key Indicator: Violent Crime



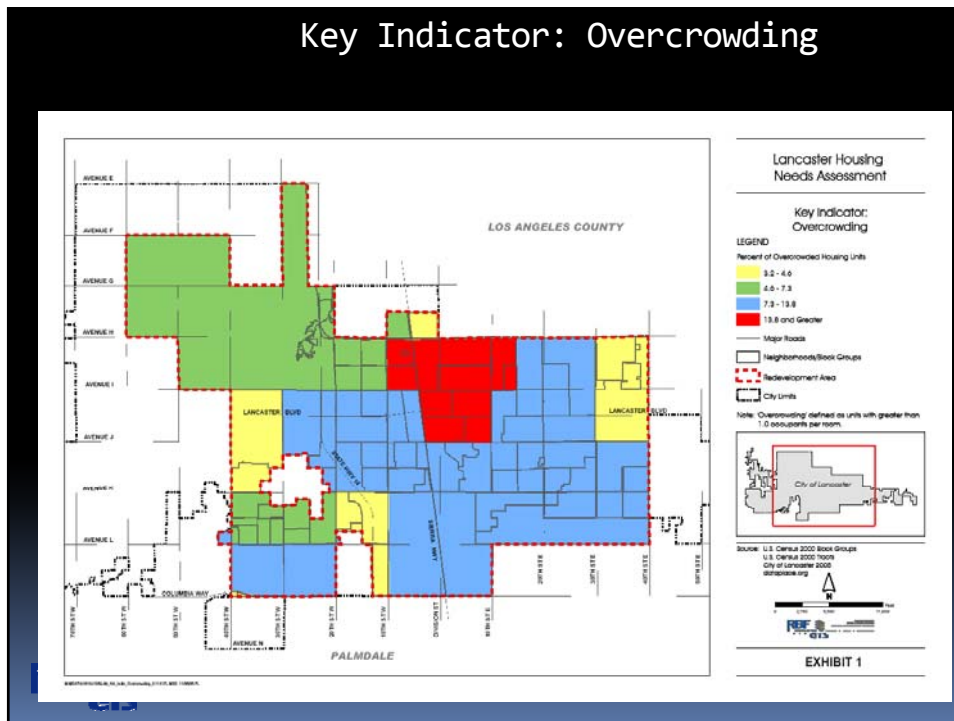
## Key Indicator: Non-Violent Crime



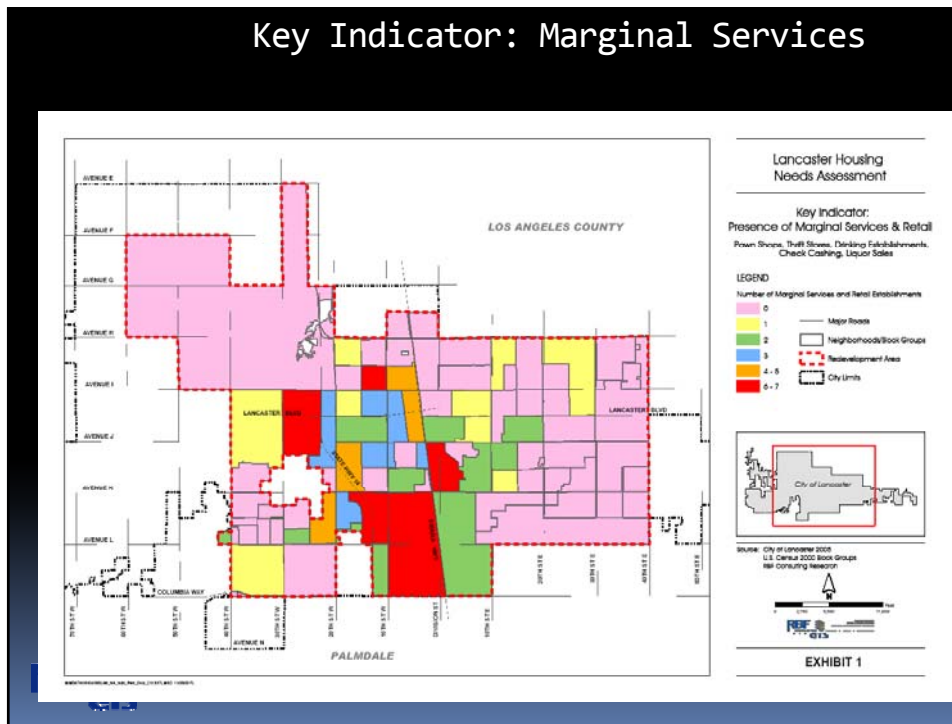
## Key Indicator: Low Wealth



## Key Indicator: Overcrowding



## Key Indicator: Marginal Services



## City of Lancaster City Wide Housing Needs Assessment

Lancaster Neighborhood Housing & Revitalization Needs Assessment

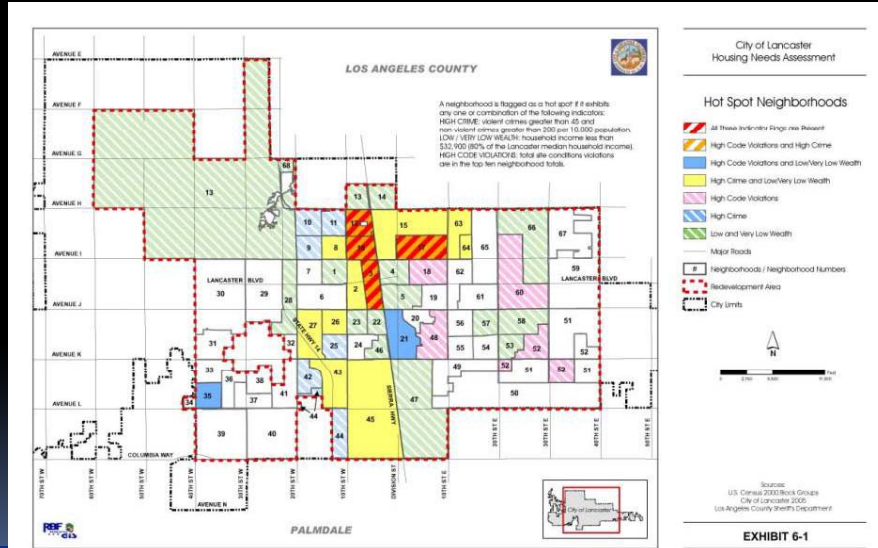
**Preliminary Analysis Questions**

1. Which neighborhoods have highest frequency of code violations? Highest crime? Lowest income?
2. Which neighborhoods reveal issues in all three areas? In two areas?
3. Of the neighborhoods affected negatively by two or more of the key indicators, which also have a presence of Social Services? Presence of Personal Services?
4. Where are these services concentrated? Does there appear to be a link?
5. Of the neighborhoods affected negatively by two or more of the key indicators, which also have an average household size considered overcrowded? Does there appear to be a link?
6. Of the neighborhoods affected negatively by two or more of the key indicators, which also have an older housing stock? Does there appear to be a link?
7. Of the neighborhoods affected negatively by two or more of the key indicators, which also include a large number of rentals? What types of rentals? Does there appear to be a connection between the key indicators and rentals/rental type?
8. Of the neighborhoods affected negatively by two or more of the key indicators, which also have a larger number of Section 8 units? Does there appear to be a link between Section 8 and the key indicators?

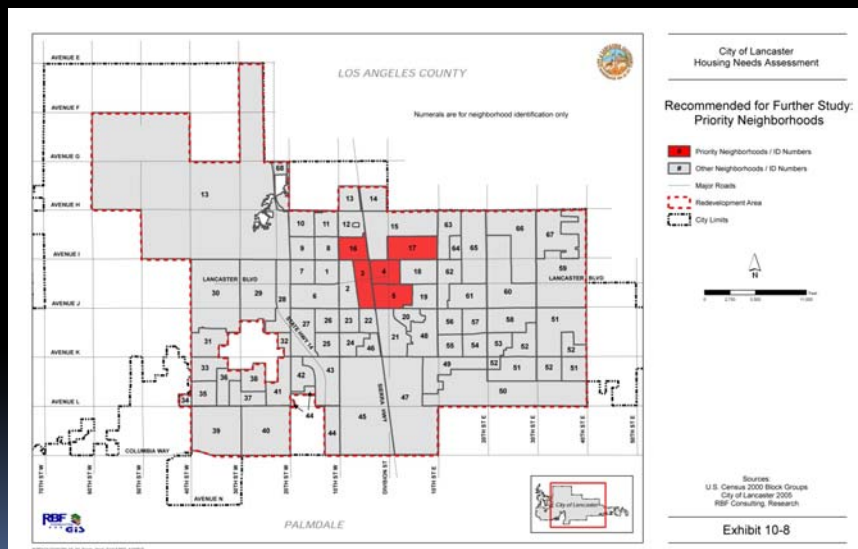
Asking the right questions and retrieving the answers from the data.

Total number of Exhibits: 82

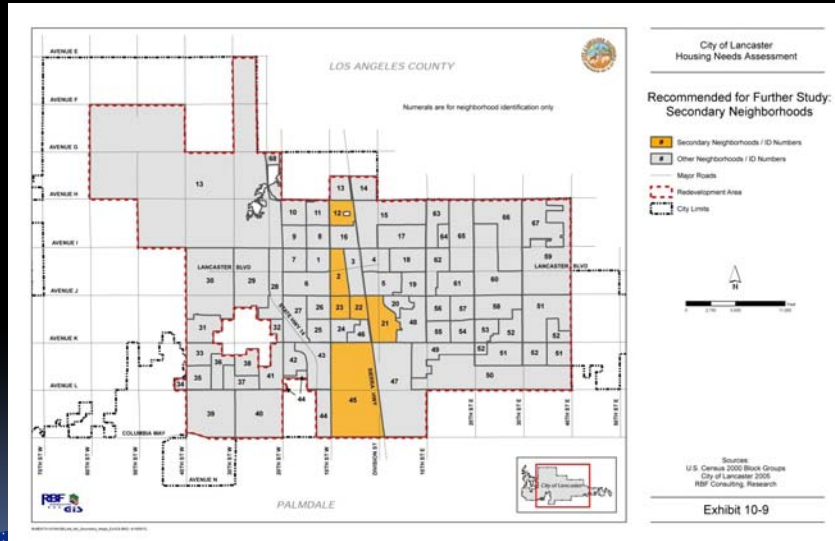
# Analysis: Three Negative Indicator Flags



# Analysis: Priority Neighborhoods



## Analysis: Secondary Neighborhoods



## City of Lancaster City Wide Housing Needs Assessment

- Based on this preliminary analysis RBF and the City developed a priority of potential revitalized Neighborhood Areas.
- Field Survey of the potential revitalized Neighborhood Areas
  - Block by Block assessment of the conditions (Building Conditions, Yard Conditions, Public Infrastructure, Overall environmental conditions.)
- City will select a portion or all of the areas for the Phase 2 planning
  - RBF will develop revitalization strategies and plans for each neighborhood selected areas
- Start Phase 3 – Addressing conditions in the newer community areas in the outlying portions of the City



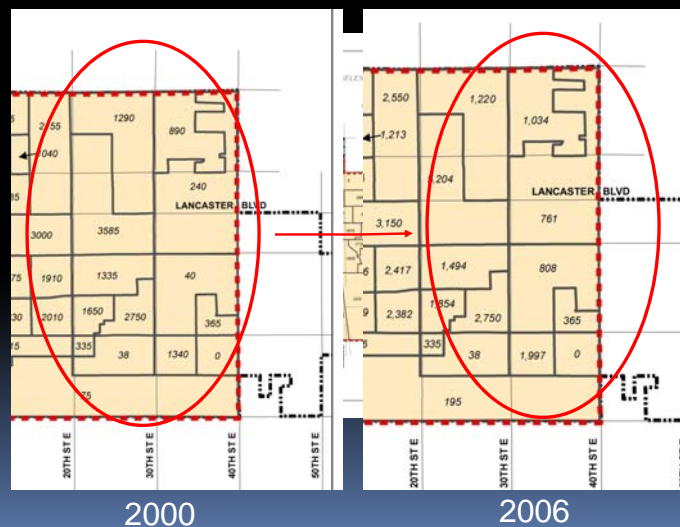


## Other Updated Data Needed

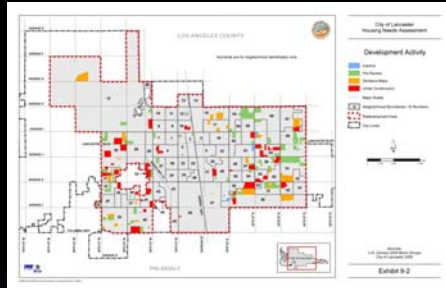
- Los Angeles County Assessor Parcel data
  - Property Values
  - Vacant parcels
  - Housing Units
- Sheriff Crime data for 2006
- City of Lancaster
  - Code Violations
  - Section 8 Housing
  - Rental Housing
  - Development Activity



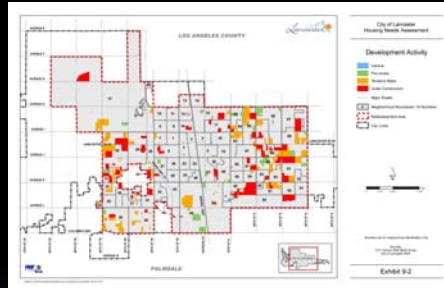
## Changes in Neighborhood Population from 2000 to 2006



# Areas Of Development Activity



2000



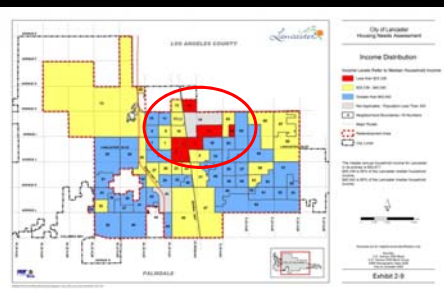
2006



# Median Income



2000 = \$41, 127



2006 = \$50, 677



## GIS in Planning

- By mapping the code violations the City visually understood the extent of violation issues.
- The information was used to document the need for additional code enforcement officers.
- Reduced assumptions made about the cause of declining neighborhoods.



## GIS in Planning

- The City is using the findings of the Housing Needs Assessment for:
  - Rehabilitation & maintenance of existing rental and owner occupied housing.
  - Investigating the zoning of vacant land and the status of development to ascertain any opportunities for owner-occupied housing with in the secondary focus neighborhoods.



## Rehabilitation and Maintenance Programs Include:

- Minor single-family rehabilitation, major single-family rehabilitation, housing maintenance, one-to-four rental rehabilitation, multifamily rehabilitation
- Materials and tools will be available to various neighborhoods to maintain the residence.
- Landscaping assistance will also be provided to improve the neighborhood appearance.

