Envision

PALMDALE 2045

General Plan Advisory Committee Meeting #4

December 11, 2019, 6:30 pm – 8:30 pm
Call to Order

• Pledge of Allegiance

• Approval of GPAC #3 Meeting notes
Meeting Objectives

- Overview of 1993 General Plan issues and opportunities
- Refine draft vision and guiding principles for the General Plan Update
- Provide an overview of housing existing conditions in Palmdale
- Identify potential areas of change and stability in Palmdale
OVERVIEW OF 1993 GENERAL PLAN ISSUES & OPPORTUNITIES
1993 General Plan Issues and Opportunities

• Provision of **adequate land** in various use designations and development of policies to promote a **stable and diversified economic base**.
• **Buffering** of incompatible land uses.
• **Revitalization** of the historic downtown.
• Protection of **sensitive ecological areas**.
• Development of a **community identity**.
• Maintenance of a **high quality of development**.
• Provision of **adequate infrastructure** to support new development.
• **Preservation of viewsheds and open space**.
<table>
<thead>
<tr>
<th>Issues similar to 1993 General Plan</th>
<th>Additional (New) Issues</th>
</tr>
</thead>
<tbody>
<tr>
<td>Create more job opportunities</td>
<td>Pedestrian friendly environment</td>
</tr>
<tr>
<td>Diversify local business industries to weather booms and busts</td>
<td>Maintain local shops</td>
</tr>
<tr>
<td>Palmdale Regional Airport</td>
<td>Improve the appearance of Palmdale Boulevard</td>
</tr>
<tr>
<td>Create a sense of place or Downtown in Palmdale</td>
<td>Provide transportation options</td>
</tr>
<tr>
<td>Increased entertainment or shopping opportunities</td>
<td>Offer housing diversity</td>
</tr>
<tr>
<td>Address crime &amp; safety concerns</td>
<td>Address homelessness</td>
</tr>
<tr>
<td>Walking Paths/Trails</td>
<td>Offer higher education opportunities, Four-year University</td>
</tr>
<tr>
<td>Parks and Open Space</td>
<td>Provide more activities for youth</td>
</tr>
<tr>
<td>Parks/Recreation</td>
<td>Invest in school facilities</td>
</tr>
<tr>
<td>Public Services (Water, Fire, Police)</td>
<td>Maintain youth population as they age</td>
</tr>
<tr>
<td>Safe and tranquil place to live</td>
<td>Community beautification &amp; improved reputation</td>
</tr>
<tr>
<td>Small town feel</td>
<td>Public gathering places like a downtown or plaza</td>
</tr>
</tbody>
</table>
VISION THEMES AND GUIDING PRINCIPLES
What is a Vision/Guiding Principle?

• **Vision Statement/Themes**
  - Paints a picture of what Palmdale will be like in the future
  - Captures key values and aspirations
  - Foundation for more specific policies and actions

• **Guiding Principles**
  - Flow out of the vision statement/themes
  - Provide a framework to guide future decision-making
  - Provide an anchor or reference point when considering policy trade-offs
Revised Vision Themes

Nine Major Vision Themes

1. A unified and welcoming community that we are proud to live in
2. Active and vibrant downtown
3. Safe, healthy place to live and work
4. Diverse and high-quality job options
5. Diverse and resilient local economy
6. Housing options for residents at different stages of life and ability
7. High quality and accessible educational opportunities
8. Palmdale’s beautiful natural setting
9. Forefront of transportation innovations
Revised Draft Guiding Principles

Vision Theme 1. A unified and welcoming community that we are proud to live in
  • Respect and promote diversity within Palmdale
  • Promote Palmdale’s positive reputation in the region
  • Boost community beautification
  • Offer opportunities for youth to stay in Palmdale – jobs, housing, education
  • Enhance partnerships with surrounding communities in the Antelope Valley

Vision Theme 2. Active and vibrant downtown
  • Create a vibrant and active downtown environment
  • Improve the appearance of Palmdale Boulevard
  • Encourage and foster local businesses
  • Provide space for community gathering and events
  • Increase opportunities for entertainment and/or shopping
  • Consider displacement issues
Revised Draft Guiding Principles, Cont.

**Vision Theme 3. Safe, healthy place to live and work**

- Improve neighborhood safety
- Address crime and safety concerns
- Improve access to quality healthcare services in Palmdale
- Improve access to parks and open space
- Support local foster youth and those experiencing homelessness
- Foster active living with improvements to pedestrian environment
- Prioritize walking, biking, and access to local and regional transit
- Promote living and working in Palmdale and reducing commute times
Revised Draft Guiding Principles, Cont.

**Vision Theme 4. Diverse and high-quality job options**
- Provide job training for Palmdale residents in key industries
- Connect residents with job opportunities in aerospace and other emerging sectors
- Encourage telecommuting within Palmdale
- Promote diverse entry-level and mid-level jobs in Palmdale

**Vision Theme 5. Diverse and resilient local economy**
- Retain and support aerospace industry presence in Palmdale
- Attract new sustainable employers and industries to Palmdale
- Maintain and enhance smart city technology in Palmdale to support local businesses and telecommuting
- Support local small businesses
Vision Theme 6. Housing options for residents at different stages of life and ability

- Create and preserve affordable housing for residents of Palmdale
- Increase supply and diversity of housing to support different types of households including seniors, young adults, families, empty nesters, individuals or families with special needs, and multigenerational families
- Connect new development to public transit and open space or public parks
- Maintain city’s quiet and safe neighborhoods
- Maintain rural and semi-rural neighborhoods in Palmdale

Vision Theme 7. High quality and accessible educational opportunities

- Promote and expand higher educational opportunities in Palmdale
- Develop additional trade school training and apprentice programs
- Promote opportunities for high-quality childcare and early education
- Expand partnerships and programs with public schools, local government and major employers within Palmdale
Revised Draft Guiding Principles, Cont.

Vision Theme 8. Palmdale’s beautiful natural setting
- Maintain safe and convenient access to open space and trails
- Improve connectivity and beautify trails and open space
- Expand and improve public parks and to meet the needs of current and future residents
- Preserve existing mountain views
- Preserve access to a dark night sky
- Maintain high air quality

Vision Theme 9. Forefront of transportation innovations
- Leverage transportation investments in Palmdale
- Build on High Speed Rail opportunities
- Bring air service to Palmdale Regional Airport
- Improve local transit
Discussion

• Is anything missing from the vision themes or guiding principles?
• Is there anything you want to change?
The State of Housing:
PALMDALE TODAY
Current housing stock: 47,210 units

Percent Change 2000-2010: 25.47% 24.17% 18.33% 5.26%
Percent Change 2010-2019: 1.43% 2.45% 23.73% 3.65%

Sources: Census 2000, State Department of Finance Population and Housing Estimates, 2010 and 2019
For housing policy and program purposes, State establishes five income groups:

- Extremely Low Income (0-30% Area Median Income or AMI)
- Very Low Income (31-50% AMI)
- Low Income (51-80% AMI)
- Moderate Income (81-120% AMI)
- Above Moderate Income (above 120% AMI)

Workforce housing – not legally defined, but typically includes households up to 150% AMI

- Townhomes, condos, and apartments
# Household Income by Household Size (2019)

<table>
<thead>
<tr>
<th>Income Group</th>
<th>1-Person</th>
<th>2-Person</th>
<th>3-Person</th>
<th>4-Person</th>
<th>5-Person</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low (0-30% AMI)</td>
<td>$21,950</td>
<td>$25,050</td>
<td>$28,200</td>
<td>$31,300</td>
<td>$33,850</td>
</tr>
<tr>
<td>Very Low (30-50% AMI)</td>
<td>$36,550</td>
<td>$41,800</td>
<td>$47,000</td>
<td>$52,200</td>
<td>$56,400</td>
</tr>
<tr>
<td>Low (51-80% AMI)</td>
<td>$58,450</td>
<td>$66,800</td>
<td>$75,150</td>
<td>$83,500</td>
<td>$90,200</td>
</tr>
<tr>
<td>Median (100% AMI)</td>
<td>$51,150</td>
<td>$58,500</td>
<td>$65,800</td>
<td><strong>$73,100</strong></td>
<td>$78,950</td>
</tr>
<tr>
<td>Moderate (81-120% AMI)</td>
<td>$61,400</td>
<td>$70,150</td>
<td>$78,950</td>
<td>$87,700</td>
<td>$94,700</td>
</tr>
</tbody>
</table>

Sources: California Department of Housing and Community Development, as of May 2019.
Household Income Distribution

Source: Comprehensive Housing Affordability Strategy, HUD, 2012-2016
Household Income Distribution by Tenure

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low (30% AMI)</td>
<td>66.7%</td>
<td>33.3%</td>
</tr>
<tr>
<td>Very Low (50% AMI)</td>
<td>45.3%</td>
<td>54.7%</td>
</tr>
<tr>
<td>Low (80% AMI)</td>
<td>31.8%</td>
<td>68.2%</td>
</tr>
<tr>
<td>Moderate/Above (&gt;80% AMI)</td>
<td>17.6%</td>
<td>82.4%</td>
</tr>
</tbody>
</table>

Source: Comprehensive Housing Affordability Strategy, HUD, 2012-2016
Housing Costs

Median Home Price (2018-2019)

Average Rent by Unit Size (2019)

<table>
<thead>
<tr>
<th></th>
<th>Studio</th>
<th>1-Bedroom</th>
<th>2-Bedrooms</th>
<th>3+ Bedrooms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartment</td>
<td>$1,150</td>
<td>$1,057</td>
<td>$1,300</td>
<td>$2,120</td>
</tr>
<tr>
<td>Single-Family Home</td>
<td>0</td>
<td>$995</td>
<td>$1,300</td>
<td>$2,031</td>
</tr>
</tbody>
</table>


Source: CoreLogic, California Home Sale Activity by City, October 2019
Housing Affordability

Income Needed for Median Priced Home/Rent vs. Mean Salary by Occupation

- Fast Food Cook: $26,176
- Retail Salesperson: $32,712
- Janitors: $35,383
- Licensed Nurse: $54,929
- Paralegal: $56,735
- Elem. Sch. Teacher: $83,630
- Firefighter: $100,558
- Civil Engineer: $112,718
- Attorney: $175,340
- General Physician: $222,879

County Mean Income: $59,213

- Income Needed: Rent (2-bedroom): $62,400
- Income Needed: Own (New Construction): $118,998
- Income Needed: Own (Median-Priced Home): $63,013

Housing Cost Burden by Tenure

Cost Burden = Household paying more than 30% income on housing

<table>
<thead>
<tr>
<th>AMI Category</th>
<th>Cost Burdened Owner</th>
<th>Cost Burdened Renter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Extremely Low (30% AMI)</td>
<td>25%</td>
<td>58%</td>
</tr>
<tr>
<td>Very Low (50% AMI)</td>
<td>31%</td>
<td>27%</td>
</tr>
<tr>
<td>Low (80% AMI)</td>
<td>26%</td>
<td>13%</td>
</tr>
<tr>
<td>Mod/Above (&gt;80% AMI)</td>
<td>18%</td>
<td>2%</td>
</tr>
</tbody>
</table>

Source: Comprehensive Housing Affordability Strategy, HUD, 2012-2016
City Affordable Housing Efforts

- Rental assistance
  - Section 8 through the Housing Authority of the County of Los Angeles
  - Tenant-Based Rental Assistance Program

- Affordable housing development, preservation, and homeownership (Consolidated Plan 2015-2019)
  - CDBG and HOME funds
  - Single family and multi-family new construction/rehabilitation, assistance for first-time homebuyers
  - Meta Housing for Artists (160 units); Wright Brothers Court (150 units)

- Palmdale’s Plan to Prevent and Combat Homelessness (2018)
  - Preserve and promote development of affordable housing for homeless families and individuals
New Housing Laws
New Laws and Sacramento Policy Direction

New laws focus on facilitating production of new housing:

- Remove constraints for development
  - Reduce fees, relax development standards (2019: SB 330)
  - Streamline processing procedures - by right approval of housing (2017: SB 35; 2019: SB 330, AB 1485)
  - Objective standards for site plan and design reviews (2019: SB 330)

- Increase capacity
  - Increase areas/density zoned for residential uses (2017: SB 166, 2019: SB 330)
  - Identify areas with realistic potential (SB 166, AB 1397)

- Expand housing options
  - Supportive housing for persons with disabilities (2019: AB 2162)
  - Housing for the homeless (2019: AB 101)
Consequence of Noncompliance

Risk of litigation
- HCD monitoring non-compliant jurisdictions
- Huntington Beach sued by AG for continued inaction
- Pomona and San Clemente sued by nonprofits

Ineligibility for State grants
- SB 2 grant
- Housing Trust Funds
- Other infrastructure/transportation funds being considered
Housing Element Update
Housing Element Requirements

- Provide a variety of housing types of all income groups
- Assist in the development of lower and moderate-income housing
- Remove constraints to housing
- Conserve and improve existing housing
- Promote fair housing
Regional Housing Needs Allocation (RHNA) - 2021-2029

- State: HCD
- Regional Planning Agencies: SCAG
- Los Angeles County: Cities and Unincorporated 818,943 (61%)
- Nearby Cities: Palmdale, Lancaster, Santa Clarita
- Estimated RHNA:
  - Palmdale: 6,638
  - Lancaster: 8,859
  - Santa Clarita: 9,535
# Income Distribution of RHNA

<table>
<thead>
<tr>
<th>Income Group</th>
<th>RHNA</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low Income (50% AMI)</td>
<td>1,777</td>
<td>26.8%</td>
</tr>
<tr>
<td>Low Income (80% AMI)</td>
<td>935</td>
<td>14.1%</td>
</tr>
<tr>
<td>Moderate Income (120% AMI)</td>
<td>1,004</td>
<td>15.1%</td>
</tr>
<tr>
<td>Above Moderate Income (&gt;120% AMI)</td>
<td>2,922</td>
<td>44.0%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>6,638</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>
**RHNA Requirements**

- Jurisdictions must plan for their allocation of housing units per RHNA
- Sites with appropriate density and development standards (at least 30 du/ac for lower income units)
  - 2,712 very low and low income units
- Vacant and underutilized sites with near-term development potential
- Development process and fees that do not constrain housing development
Existing Land Use Distribution

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential- Single Family</td>
<td>12.9%</td>
</tr>
<tr>
<td>Residential- Multifamily</td>
<td>0.5%</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>0.4%</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>0.01%</td>
</tr>
<tr>
<td>Commercial</td>
<td>2.6%</td>
</tr>
<tr>
<td>Industrial/Agriculture/Extraction</td>
<td>13.9%</td>
</tr>
<tr>
<td>Public/Institutional</td>
<td>1.6%</td>
</tr>
<tr>
<td>Parks &amp; Open Space</td>
<td>37.0%</td>
</tr>
<tr>
<td>Infrastructure</td>
<td>2.1%</td>
</tr>
<tr>
<td>Vacant</td>
<td>28.7%</td>
</tr>
<tr>
<td>Other</td>
<td>0.2%</td>
</tr>
</tbody>
</table>

Total Acres: 63,906
Benefits of a Diverse Housing Stock

• Current housing stock primarily single-family
  • Over 80% detached and attached
  • Rental housing in high demand and unaffordable

• Demographic shifts
  • Decreased number/proportion of children
  • Increased single households
  • Increased seniors living alone

• Diversify housing stock to:
  • Allow seniors to age in place
  • Attract young families with children with affordable options
  • Provide housing options for young professionals, such as workers in the aerospace industry
## Density and Housing Type

<table>
<thead>
<tr>
<th></th>
<th>34 du/ac</th>
<th>44 du/ac</th>
<th>64 du/ac</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres Needed for 2,712 Lower Income Units</td>
<td>80</td>
<td>62</td>
<td>43</td>
</tr>
</tbody>
</table>

*Density and housing types compared with acres needed for 2,712 lower income units at different densities.*
Understanding Density and Intensity
Understanding Density and Intensity

Density or intensity is the **amount of development** within a given area.

- **Residential uses** are generally calculated as **dwelling units** per acre (du/ac).
- **Commercial or mixed uses** are generally calculated as **Floor Area Ratio (FAR)** or the area of all buildings on a lot divided by the total square footage of the lot.
Floor Area Ratio

- 100% of site covered by 1-story bldg.  
  FAR = 1.0

- 50% of site covered by 2-story bldg.  
  FAR = 1.0

- 25% of site covered by 4-story bldg.  
  FAR = 1.0
Housing Type and Density

- **Single family residential uses** are typically calculated as **housing units per acre** (du/ac)

### Housing Types and Densities

- **Single family Lots**: 4 du/acre
- **Cottage Cluster**: 8 du/acre
- **Rowhouses**: 14 du/acre
Housing Type and Density

Multifamily residential may be measured as du/acre or FAR

- **Rowhouses**: 18 du/acre, 1.0 FAR
- **Townhouses**: 34 du/acre, 2.0 FAR
- **Stacked Flats**: 66 du/acre, 3.0 FAR
Housing Type and Density

Multifamily residential may be measured as du/acre or FAR

Building size depends on both number of units and size of units

Example:

Parcel size: One-acre
Building size: 48,000 SF

40 units and average unit size of 1,200 SF =**40 du/acre** or 1.1 FAR

48 units and average unit size of 1,000 SF =**48 du/acre** or 1.1 FAR

64 units and average unit size of 750 SF =**64 du/acre** or 1.1 FAR
Discussion

• What key housing policy areas should the City focus on?
• Should the City consider a more diverse mix of uses? If so, should the General Plan include targets for type of housing or density?
• What strategies should the City use to pursue more affordable housing?
AREAS OF STABILITY AND CHANGE
Direction from Phase 1 Engagement Process

- Open space, parks & views to the natural environment are important
- Desire for more housing to support the people who work in the City
- Need for a greater diversity of housing types
- Desire for more jobs to support the people who live in the City
- Recognize that the economy should expand and diversify
- Provide adequate infrastructure to support new development
Current General Plan
Existing Land Use
Activity Centers
GROUP ACTIVITY
Group Activity

- Please split into groups of four to five people
- Identify additional “areas of stability” where the character will remain the same
- Identify “areas of change”
  - Where do you think new development or changes in use could occur?
  - What types of uses should be there?
    - Housing, Jobs, Retail and Restaurants, Mixed Use and Other
- Identify any areas where development should not occur until infrastructure is available

Notes:
- Keep discussion at a high level by general area, not by parcel
- Information will be used to develop land use and growth alternatives
REPORT BACK
Next Steps

- Begin “alternatives” development process
- Continue discussion of policy topics, such as circulation and economic development

**December 2019**
- **Planning Commission Study Session**
  - December 12, 2019
  - 7:00 pm

**January-February 2020**
- **Land Use Alternatives Development**

**March 2020**
- **Alternatives Analysis**

**April-May 2020**
- **Community Workshop(s) #2**

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**City Council Workshop**
- December 17, 2019
- 7:00 pm

**GPAC #5**
- January 15, 2020
- 6:30 pm

**GPAC #6**
Public Comment

- Please state your name and keep your comments to a maximum of 2 minutes each.
HAPPY HOLIDAYS!

City of Palmdale

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661-267-5200

Email
generalplan@palmdale2045.org