

City of Santa Clarita

Community Development Block Grant CONSOLIDATED PLAN – 2024 - 2028

(July 1, 2024 through June 30, 2029)

ANNUAL ACTION PLAN – FY 2024-2025

(July 1, 2024 through June 30, 2025)



April 2024

City of Santa Clarita
Community Development Department
Community Preservation Division
23920 Valencia Boulevard, Suite 300
Santa Clarita, CA 91355

Table of Contents

EXECUTIVE SUMMARY	1
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)	1
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	1
PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l).....	2
PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)	13
NEEDS ASSESSMENT	16
NA-05 Overview	16
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, and c)	18
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2).....	37
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)	42
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	47
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)	49
NA-35 Public Housing – 91.205(b)	50
NA-40 Homeless Needs Assessment – 91.205(c).....	55
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	59
NA-50 Non-Housing Community Development Needs – 91.215 (f)	64
HOUSING MARKET ANALYSIS.....	66
MA-05 Overview.....	66
MA-10 Number of Housing Units – 91.210(a)&(b)(2)	67
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a).....	70
MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	73
MA-25 Public and Assisted Housing – 91.210(b)	76
MA-30 Homeless Facilities and Services – 91.210(c)	79
MA-35 Special Needs Facilities and Services – 91.210(d).....	82
MA-40 Barriers to Affordable Housing – 91.210(e)	86
MA-45 Non-Housing Community Development Assets – 91.215 (f)	88
MA-50 Needs and Market Analysis Discussion	96
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)	98
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3) Describe the jurisdiction’s increased natural hazard risks associated with climate change.	99
STRATEGIC PLAN	101
SP-05 Overview	101
SP-10 Geographic Priorities.....	102
SP-25 Priority Needs - 91.215(a)(2).....	103
SP-30 Influence of Market Conditions – 91.215 (b).....	107

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)	109
SP-40 Institutional Delivery Structure – 91.215(k).....	111
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	121
SP-55 Barriers to affordable housing – 91.215(h).....	122
SP-60 Homelessness Strategy – 91.215(d).....	124
SP-65 Lead based paint Hazards – 91.215(i).....	127
SP-70 Anti-Poverty Strategy – 91.215(j).....	129
SP-80 Monitoring – 91.230.....	131
2024-2025 ANNUAL ACTION PLAN	133
AP-15 Expected Resources – 91.220(c)(1,2)	133
Goals Summary	136
AP-35 Projects – 91.220(d).....	140
AP-38 Project Summary	142
AP-50 Geographic Distribution – 91.220(f).....	151
AFFORDABLE HOUSING.....	152
AP-55 Affordable Housing – 91.220(g).....	152
AP-60 Public Housing – 91.220(h).....	153
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	154
AP-75 Barriers to affordable housing – 91.220(j)	158
AP-85 Other Actions – 91.220(k).....	161
PROGRAM SPECIFIC REQUIREMENTS	166
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)	166
HOME Investment Partnership Program	167
Reference 24 CFR 91.220(l)(2)	167
APPENDIX A - OUTREACH ACTIVITIES	169
APPENDIX B - MAPS	170
APPENDIX C – CONTINGENCY STRATEGY.....	171
APPENDIX D – WAIVER DOCUMENT	2

EXECUTIVE SUMMARY

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

Introduction

The City of Santa Clarita (City) is located 35 miles northwest of Los Angeles and is adjacent to the San Gabriel and Santa Susana mountain ranges, which separate Santa Clarita from the San Fernando Valley and the Los Angeles Basin to the South and from the San Joaquin Valley, Mojave Desert, and the Angeles National Forest to the north. Santa Clarita was incorporated as a City in 1987 and is comprised of the following communities: Canyon Country, Newhall, Saugus, and Valencia. Since its incorporation, the City has grown rapidly, almost doubling in size. Since the 2019-2023 Consolidated Plan was adopted, the City annexed the Tesoro Del Valle neighborhood, adding 1,077 existing homes and 820 homes in development. The City's population is approximately 235,000.

Santa Clarita is an Entitlement community for the Community Development Block (CDBG) program authorized by the Housing and Community Development Act of 1974. The City is also a Participating Jurisdiction (PJ) for the Home Investment Partnerships Act (HOME) authorized under the Cranston-Gonzales National Affordable Housing Act. The City has been receiving entitlement funds since Fiscal Year (FY) 1991-1992 and became a HOME PJ in FY 2020-2021. Both CDBG and HOME are allocated and managed by the Community Planning and Development Office of the US Department of Housing and Urban Development (HUD). The City receives an allocation of CDBG and HOME funds annually. However, in response to the COVID-19 pandemic, Congress passed the CARES Act, providing additional CDBG funds to prevent, prepare for, and respond to the pandemic (CDBG-CV). These funds were a one-time allocation in 2020-2021.

CDBG funds must be used to provide decent housing, suitable living environments, and expanded economic opportunities, primarily for low- and moderate-income persons. HOME funds are used to provide incentives to develop and support affordable rental housing and homeownership affordability through a variety of allowable programs. HUD requires that every three to five years, the City develop a new Consolidated Plan (Con Plan). The Con Plan addresses the City's low- and moderate-income housing and community development needs, identifies CDBG Con Plan Priorities and sets forth a strategic plan, specific goals, and benchmarks for measuring progress. HUD also requires the submission of an Annual Action Plan, and an annual year-end report entitled the Consolidated Annual Performance and Evaluation Report (CAPER). The 2024-2028 Con Plan and FY 2024-2025 Action Plan are contained in this report.

As of the writing of this document, the actual amount of the FY 2024-2025 allocation has not been announced. Per HUD's guidance, the City is preparing this document using an estimate of the FY 2024-2025 CDBG Entitlement based on prior year funding. The Action Plan includes a Contingency Plan (Appendix C) which outlines how funding for each project will be adjusted once the actual CDBG Entitlement allocations are announced. All prior year unallocated funds and program income amounts used in preparing this plan are actuals.

Due to the delay in the announcement of the FY 2024-2025 CDBG funding, HUD has waived the requirements at 24 CFR 570.200 (h) and will allow the City to incur pre-award costs until such time that HUD

has approved the FY 2024-2025 Action Plan. Documentation of the need for the City to use the waiver is contained in the appendices to this document (Appendix D). Per the requirements at 24 CFR 570.200(h)(1)(ii) the City is providing the public with notification that these pre-award costs are limited to costs for those activities contained in this Action Plan, which comply with all HUD requirements.

Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

In the Needs Assessment section of this Con Plan, housing needs and homeless needs, non-homeless special needs, and non-housing community needs were identified. From that data, and with the public outreach and agency consultation information gathered, the City has identified the Priorities and Goals shown below.

HIGH PRIORITIES

Priority #1: Improve, Maintain, and Expand Affordable Housing

Goal #1: Rehabilitation of Owner-Occupied Homes

Goal #2: Assist in the Development of New Low-income Rental Housing Units

Priority #2: Improve and Expand Public Facilities and Infrastructure in Lower Income Areas

Goal #1: Remove Architectural Barriers in Public Facilities or Infrastructure Sites

Goal #2: Improve Infrastructure or Public Facilities in Lower Income Areas

Priority #3: Provide Services Addressing Homelessness and Homelessness Prevention

Goal #1: Provide Outreach Services to Homeless Individuals

Goal #2: Provide Emergency Housing Nights to Homeless Individuals and Families

Goal #3: Provide Households with Transitional Housing

Priority #4: Provide Supportive Human Services

Goal #1: Provide Supportive Human Services to Lower Income Individuals and Families

Goal #2: Provide Assistance to Disadvantaged Young Adults

Priority #5: Address the Impact of Covid-19 on Lower Income Residents

Goal #1: Provide Services to Lower Income Residents Impacted by Covid-19

Priority #6: Planning and Administration

Goal #1: Provide Effective Management of CDBG, CDBG-CV, and HOME Programs

Evaluation of past performance

During the 2019-2023 Con Plan period, the City undertook a variety of eligible activities which met those Con Plan Priorities. The Priorities identified in the 2019-2023 Con Plan were:

- Improve, Maintain, and Expand Affordable Housing

- Provide Supportive Human Services
- Improve and Expand Facilities and Infrastructure
- Provide Timely Assistance to Those Impacted by the COVID-19 Pandemic
- Planning and Administration

The advent of the pandemic in 2020 and its continuing significant impact well into 2023 changed the needs of the City's low- and moderate-income residents in ways which could not have been anticipated. Residents needed not only the previously identified services, but other unanticipated services as well. Pandemic-related stay-at-home orders and frequent upticks in infection rates kept residents at home and unable to access needed services in person. The City and other funded agencies adopted new and innovative ways of delivering services and pivoted to provide more and different services in response to changing community needs. CDBG-CV provided additional funds to provide a wide variety of pandemic-related services but did not solve the issue of how to provide services which could not be provided remotely.

The City rose to the challenge of the pandemic and provided public service subrecipients the greatest degree of flexibility possible, so that CDBG Entitlement programs could still be delivered to the residents who needed them. Even so, certain services, such as job training programs for disabled adults and transitional housing programs, struggled to find ways to safely deliver services. CDBG-CV funds were used to address issues unique to the pandemic, including the dramatically increased need for food services, rent and utility assistance, safe childcare locations, safe study resources, and virtual mental health services.

The CDBG entitlement funded Handyworker program (owner-occupied rehabilitation) was put on hold for a period since staff and workers could not safely enter the homes of the (primarily senior) applicants. Disruptions in the supply chain also contributed to difficulty executing Capital projects. Even when workers were again able to enter homes, the price of supplies for the Handyworker program skyrocketed, making it more expensive for each project which resulted in fewer projects being done. The increase in supply costs also required the Senior Center to delay handyworker projects.

Despite the multi-year challenge presented by the pandemic, through the end of the second quarter of FY 2023-2024 the Handyworker program was able to assist over 200 low- and moderate-income homeowners. The public services activities were able to serve 3,900 residents: over 70 percent of the 2019-2023 Con Plan goal.

Summary of citizen participation process and consultation process

The City conducted extensive public outreach to obtain citizen input on the development of the Con Plan priorities and associated goals. Residents were asked to provide feedback on the greatest needs of the low- and moderate-income community in the areas of facilities and infrastructure, affordable housing, homelessness, economic development, and social and human services.

- An in-person survey was conducted on October 7, 2023, in Canyon Country, an area with one of the highest numbers of low- and moderate-income residents. A public survey booth was set up as part of a larger neighborhood beautification event. Approximately 17 residents provided feedback.

- An in-person survey was conducted on December 2, 2023, in Newhall, an area with one of the highest numbers of low- and moderate-income residents. A public survey booth was set up as part of a farmers market event. Approximately 40 residents provided feedback.
- An on-line survey was conducted, asking the public to provide feedback on the needs of the low- and moderate-income community. The survey was available in both Spanish and English, with hard copies available upon request. A press release about the on-line survey was issued, resulting in an article in the local newspaper, and notices about the survey were posted on the City's website. Fliers with QR codes were prominently displayed at all three public library branches within the City, complemented by an active social media campaign across multiple City accounts. There were 254 individual respondents to the on-line survey.
- On February 27, 2024, a public hearing was held before the City Council on the results of the City's outreach efforts. The meeting was noticed in the local newspaper, encouraging the public to attend and provide comments.
- A public hearing before the City Council was held for the adoption of the draft FY 2024-2028 Con Plan and FY 2024-2025 Action Plan. The meeting was noticed in the local newspaper, encouraging the public to attend and provide comments.

Summary of public comments

No public comments were received.

Summary of comments or views not accepted and the reasons for not accepting them.

No public comments were not accepted.

Summary

The City of Santa Clarita has made good faith efforts to satisfy the requirements of their comprehensive Citizen Participation Plan and the requirements in 24 CFR 500.570.

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Santa Clarita	Community Development
HOME Administrator	City of Santa Clarita	Community Development

Table 1 – Responsible Agencies

Narrative

The City's CDBG and HOME programs are administered by the Community Preservation Division of the City of Santa Clarita Community Development Department.

Consolidated Plan Public Contact Information

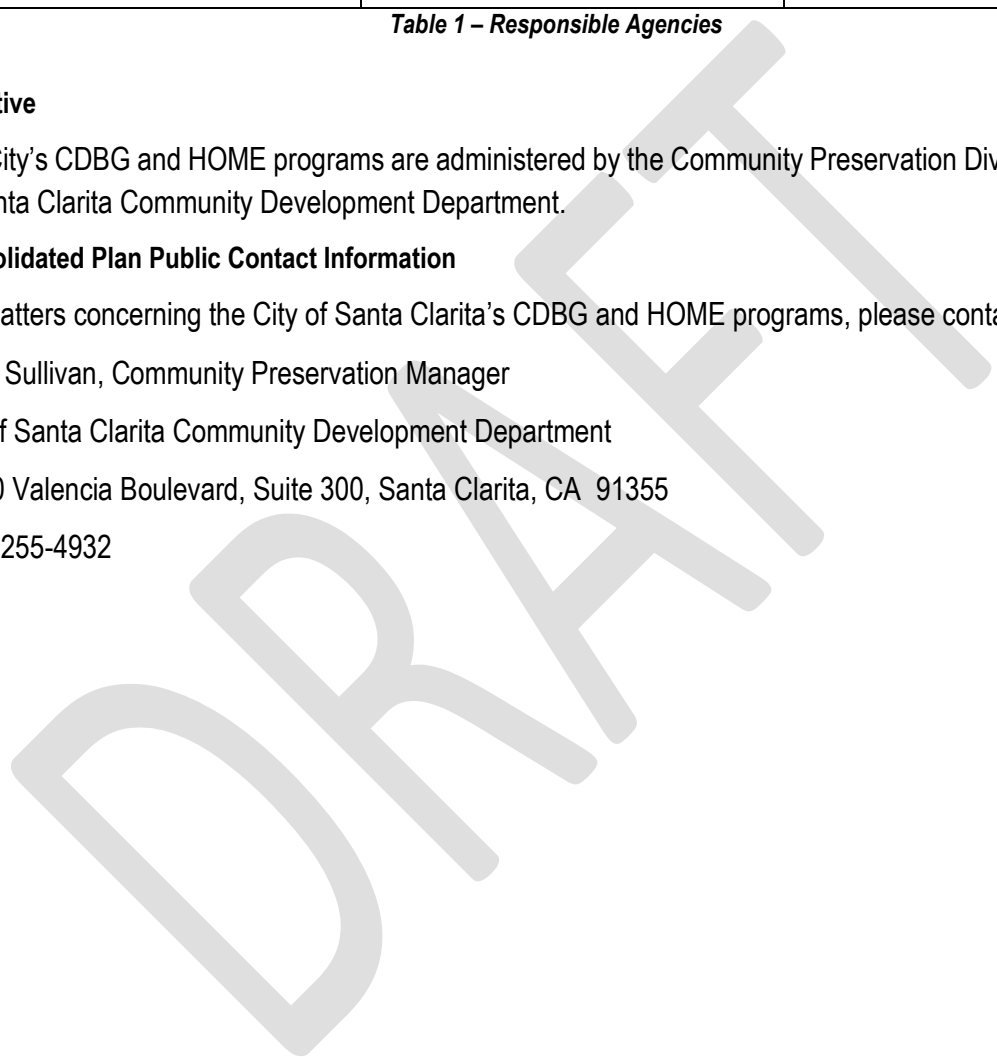
For matters concerning the City of Santa Clarita's CDBG and HOME programs, please contact:

Tracy Sullivan, Community Preservation Manager

City of Santa Clarita Community Development Department

23920 Valencia Boulevard, Suite 300, Santa Clarita, CA 91355

(661) 255-4932



PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(l) and 91.315(l)

Introduction

The City undertook an extensive public consultation process as detailed below.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City works closely with public, private, and nonprofit partners regarding health, mental health, and social service provision. As part of their day-to-day operations, City staff members across the organization work with outside agencies, increasing coordination through formal and informal collaborative efforts to serve City low- and moderate-income residents and refer to partner agencies when the individuals’ needs exceed the City’s response capacity. These efforts include working with the City’s Santa Clarita Community Task Force on Homelessness (Homeless Task Force), the San Fernando Valley Council of Governments (SFVCOG), L.A. Family Housing, and other partner agencies. The Homeless Task Force’s actions are detailed in the following section. The City also provides dedicated financial support to local nonprofit agencies.

In a further effort to enhance multi-organizational coordination, the City created a homeless coordinator/intern position, dedicated to facilitating the Homeless Task Force and increasing communication amongst the various local homeless service providers.

To assist in the development of this Con Plan, the City reached out to partner organizations, inviting their participation in evaluating the needs of low- and moderate-income residents in Santa Clarita. Their input, in conjunction with input from members of the public, directly informs the development of the 2024-2028 Con Plan Priorities and the use of the City’s CDBG funds over the next five years.

Actions that the City will continue to undertake to enhance coordination between public and private housing, health, and social service agencies include:

- Coordinating with the Los Angeles County Development Authority to provide information about Section 8 Housing Choice Vouchers.
- Coordinating with the County of Los Angeles Health Department, Childhood Lead Poisoning Prevention Program (CLPPP) to provide information about Lead-Based Paint (LBP) hazards.
- Using CDBG funds to contract with The Housing Rights Center to provide fair housing services and landlord/tenant complaint and mediation services to the residents of the City.
- Working with local service providers funded by the Los Angeles Homeless Service Agency (LAHSA) to provide homeless shelter and services.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The Los Angeles Homeless Services Authority (LAHSA) administers the Los Angeles County Continuum of Care (CoC). The City falls within the Los Angeles County CoC, with coordinated entry system services provided for the region in Service Planning Area (SPA) 2. Through funding from the CoC, L.A. Family Housing provides housing for individuals and families, and The Village Family Services provides housing for unaccompanied youth. In Santa Clarita in particular, nonprofit organizations Bridge to Home and Family Promise provide emergency and transitional housing to Santa Clarita residents and coordinate with the CoC agencies.

The City works closely with its network of partners to coordinate homeless needs and services, notably:

- In 2018, the City created the Homeless Task Force, bringing together governmental agencies, nonprofit partners, school districts, private sector partners, and faith-based partners to increase collaboration and work together to address homelessness. The Homeless Task Force is comprised of more than 30 organizations that meet quarterly. The Homeless Task Force prepares and works towards a bi-annual action plan (Plan), which details specific goals, with subcommittees focusing on specific sections of the Plan typically meeting monthly. These include increasing coordination among the agencies, increasing services provided for specific sectors, including youths and those with mental health needs, and evaluating ways to integrate with and expedite the process towards permanent housing.
- The City participates in the San Fernando Valley Council of Government's (SFVCOG) monthly homeless services coordination meeting with neighboring jurisdictions including the cities of Burbank, Glendale, Los Angeles, and San Fernando, the County (unincorporated areas), LAHSA, County Executive Office-Homeless Initiative, and Caltrans. These meetings allow for regional collaboration and direct interaction with the CoC administrator in addition to broader regional partners and governmental agencies.
- The City participates in L.A. Family Housing's monthly Homeless Coalition meetings, bringing together over 400 agencies across all sectors from SPA 2.

In addition to building and participating in coordination networks, the City directly supports homeless response within Santa Clarita. Using CDBG, General Fund, and County Measure H dollars, the City directly supports several nonprofit providers who provide homeless services, including donating the land for the Bridge to Home and Family Promise shelters currently under construction.

The City's Code Enforcement Officers routinely conduct joint outreach with Bridge to Home, one of the City's homeless services providers. These street teams reach out to individuals in remote, hard-to-access areas of the City to link the unhoused to service providers. These efforts are closely coordinated with a variety of CoC partners to ensure each person's needs are met to the greatest capacity of the CoC system.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.

The City of Santa Clarita does not receive ESG funds.

Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.

The City did extensive consultation with agencies and organizations with first-hand experience working with the low- and moderate-income community. An extensive description of the efforts and the comments by those agencies and organizations can be found in Appendix A.

1	Agency/Group/Organization	Los Angeles Department of Public Health
	Agency/Group/Organization Type	Services – Health Health Agency
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency’s website and DPH 2018-2023 Strategic Plan were consulted to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
2	Agency/Group/Organization	Los Angeles County Development Authority
	Agency/Group/Organization Type	PHA Services - Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency’s website and DPH 2018-2023 Strategic Plan were consulted to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
3	Agency/Group/Organization	Los Angeles Homeless Services Authority

	Agency/Group/Organization Type	Housing Other government – Local Other – Homeless Services (CoC)
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency’s website was consulted to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
4	Agency/Group/Organization	Los Angeles County Office of Education
	Agency/Group/Organization Type	Other – Public Education
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Unaccompanied Youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency’s website and the LACOE 2022-2025 Strategic Plan were consulted to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
5	Agency/Group/Organization	Henry Mayo Newhall Hospital
	Agency/Group/Organization Type	Services – Heath Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically Homeless Homelessness Strategy Health Agency

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency’s website was consulted to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
6	Agency/Group/Organization	Providence Holy Cross Hospital
	Agency/Group/Organization Type	Services – Health Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically Homeless Homelessness Strategy Health Agency
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency’s website was consulted to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
7	Agency/Group/Organization	California Institute of the Arts
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-Homeless - Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An agency representative was consulted via email to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
8	Agency/Group/Organization	College of the Canyons
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homelessness Strategy Non-Homeless – Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An agency representative was consulted via phone to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
9	Agency/Group/Organization	Newhall School District
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Unaccompanied Youth Non-Homeless – Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency website and the agency’s 2023-2024 Local Control and Accountability Plan were consulted to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
10	Agency/Group/Organization	Saugus Union School District
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Unaccompanied Youth Non-Homeless – Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency’s website was consulted to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
11	Agency/Group/Organization	Wm S. Hart School District
	Agency/Group/Organization Type	Services – Education
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Unaccompanied Youth Non-Homeless – Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The agency’s website and 2022-2027 Strategic Plan were consulted to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
12	Agency/Group/Organization	Bridge to Home
	Agency/Group/Organization Type	Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically Homeless Homeless Needs _ Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy Non-Homeless – Special Needs Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An agency representative was consulted via phone to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
13	Agency/Group/Organization	Carousel Ranch
	Agency/Group/Organization Type	Services – Children Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An agency representative was consulted via phone to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.

14	Agency/Group/Organization	Family Promise of SCV
	Agency/Group/Organization Type	Housing Services – Housing Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An agency representative was consulted via phone to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
15	Agency/Group/Organization	Fostering Youth Independence
	Agency/Group/Organization Type	Services – Housing Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Homeless Needs – Unaccompanied Youth Homelessness Strategy Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An agency representative was consulted via phone to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.

16	Agency/Group/Organization	Santa Clarita Valley Committee on Aging (Bella Vida Senior Center)
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An agency representative was consulted via phone to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
17	Agency/Group/Organization	Single Mothers Outreach
	Agency/Group/Organization Type	Services – Victims of Domestic Abuse Services – Children Services – Health
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Non-Homeless Special Needs Homeless Needs – Families with Children Homelessness Strategy Anti-Poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	An agency representative was consulted via phone to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.
18	Agency/Group/Organization	Salvation Army
	Agency/Group/Organization Type	Services - Homeless Services – Housing

	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Needs Assessment Homeless Needs – Chronically Homeless Homeless Needs – Families with children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy Anti-Poverty Strategy</p>
	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>An agency representative was consulted via phone to obtain information on the needs of the low/mod income community. Specific information on the feedback can be found in Appendix A.</p>

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting.

All applicable agencies and agency types were consulted. The City reached out to over 100 agencies to inform them of the opportunity to provide input and the availability of CDBG funds. Each agency had the opportunity to attend one of two meetings, and the opportunity to contact the City directly to provide input. No agencies were eliminated from the consultation process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

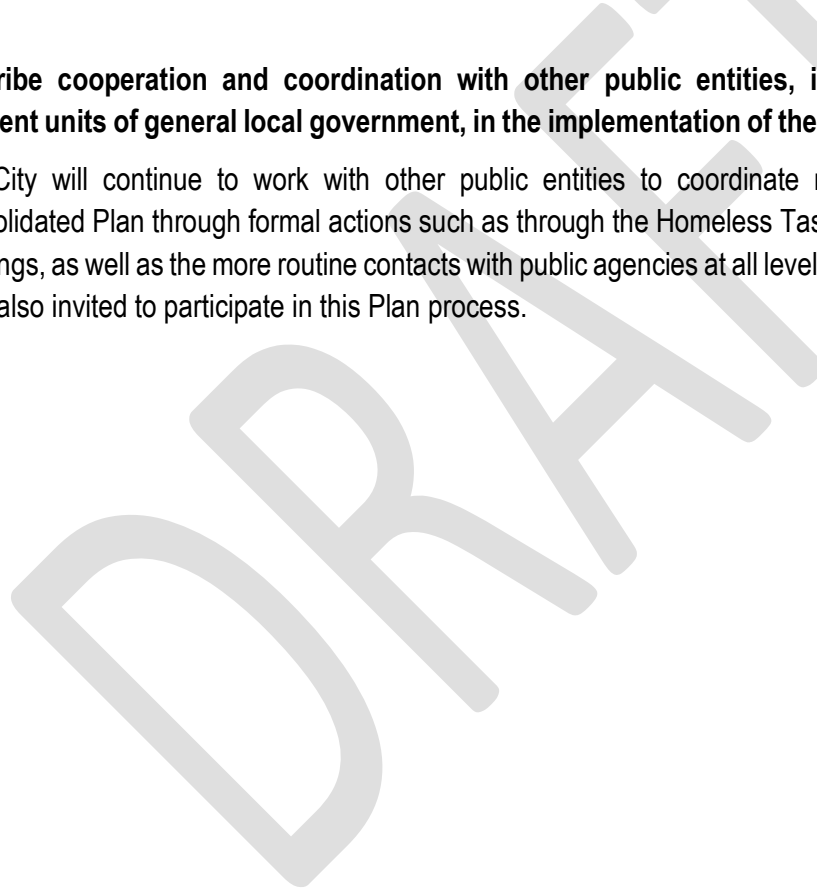
Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Housing Services Authority	Through the FY 2024-2028 Consolidated Plan outreach process, the City has identified homelessness and homeless prevention as a Strategic Plan goal, consistent with the needs identified by the CoC.
Community Plan to Address Homelessness	City of Santa Clarita	Through the FY 2024-2028 Consolidated Plan outreach process, the City has identified homelessness and homelessness prevention as a Strategic Plan goal, consistent with the needs identified by in the City's Community Plan to Address Homelessness, which was updated in 2022.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Element	City of Santa Clarita	Through the FY 2024-2028 Consolidated Plan outreach process, the City has identified homelessness and homelessness prevention as a Strategic Plan goal, consistent with the needs identified by in the City's current Housing Element. The Housing Element includes the estimate of housing needs from the Regional Housing Needs Assessment, contains over 20 programs and policies designed to address housing needs for low- and moderated-income persons.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(I))

The City will continue to work with other public entities to coordinate resources and implement this Consolidated Plan through formal actions such as through the Homeless Task Force and SFVCOG monthly meetings, as well as the more routine contacts with public agencies at all levels. Adjacent units of government were also invited to participate in this Plan process.



PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

Summary of citizen participation process/Efforts made to broaden citizen participation.

Summarize citizen participation process and how it impacted goal setting.

The City conducted extensive public outreach to obtain citizen input on the development of the Con Plan priorities and associated goals. Residents were asked to provide feedback on the greatest needs of the low- and moderate-income community in the areas of facilities and infrastructure, affordable housing, homelessness, economic development, and social and human services.

- An in-person survey was conducted on October 7, 2023, in Canyon Country, an area with one of the highest numbers of low- and moderate-income residents. A public survey booth was set up as part of a larger neighborhood beautification event. Approximately 17 residents provided feedback.
- An in-person survey was conducted on December 2, 2023, in Newhall, an area with one of the highest numbers of low- and moderate-income residents. A public survey booth was set up as part of a farmers market event. Approximately 40 residents provided feedback.
- An on-line survey was conducted asking the public to provide feedback on the needs of the low- and moderate-income community. The survey was available in both Spanish and English, with hard copies available upon request. A press release about the on-line survey was issued, resulting in an article in the local newspaper, and notices about the survey were posted on the City's website. Fliers with QR codes were prominently displayed at all three public library branches within the City, complemented by an active social media campaign across multiple City accounts. There were 254 separate respondents to the on-line survey.
- On February 27, 2024, a public hearing was held before the City Council on the results of the City's outreach efforts. The meeting was noticed in the local newspaper, encouraging the public to attend and provide comments.
- A public hearing before the City Council was held for the adoption of the draft 2024-2028 Con Plan and FY 2024-2025 Action Plan. The meeting was noticed in the local newspaper, encouraging the public to attend and provide comments.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary or response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
1	In-Person Outreach in Canyon Country	Non-targeted/broad community	17 residents provided input	See Appendix A for a summary of public comments.	There were no comments received that were not accepted.	
2	In-Person Outreach in Newhall	Non-targeted/broad community	40 residents provided input	See Appendix A for a summary of public comments.	There were no comments received that were not accepted.	
3	On-Line Survey	Non-targeted/broad community	254 residents provided input	See Appendix A for a summary of public comments.	There were no comments received that were not accepted.	
4	Press Release	Non-targeted/broad community	Not applicable	Not applicable	Not applicable	
5	Newspaper Notice of Public Hearing	Non-targeted/broad community	Not applicable	Not applicable	Not applicable	

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

Sort Order	Mode of Outreach	Target of Outreach	Summary or response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
6	Public Hearing	Non-targeted/broad community	On February 27, 2024, a public hearing was held before the City Council to consider the results of the Community Needs Assessment, which was conducted in November and December, 2023.	No public comments were received.	There were no comments received that were not accepted.	
7	Newspaper Notice of Public Hearing	Non-targeted/broad community	Not applicable	Not applicable	Not applicable	
8	Public Hearing	Non-targeted/broad community	On May 14, 2024, a public hearing was held before the City Council to consider the adoption of the 2024-2028 Con Plan and the FY 2024-2025 Annual Action Plan.	See Appendix A for a summary of public comments.	There were no comments received that were not accepted.	

Table 4 – Citizen Participation Outreach

NEEDS ASSESSMENT

NA-05 Overview

The Needs Assessment uses statistics from several sources. This statistical data contributes to the determination of Con Plan Priorities. Municipalities typically download a template provided by the U.S. Department of Housing and Urban Development (HUD) to structure their Consolidated Plans. The HUD Consolidated Plan template includes tables with demographic information primarily sourced from the 2013-2017 American Community Survey (ACS). The City utilizes this 2013-2017 ACS information on tables to analyze trends and construct narratives related to housing, economic conditions, and population demographics. However, when specific data is not provided by the template, the City incorporates the most up-to-date information available. As a result, the data is not all from the same period. Totals and values may also not be consistent throughout due to estimates. Nonetheless, its overarching purpose is to construct a narrative of trends aimed at informing the City's needs. The additional data sources include, but are not limited to:

- 2018-2022 American Community Survey Five-Year Estimates
- 2014-2017 and 2015-2019 Comprehensive Housing Affordability Strategy Data, Department of Housing and Urban Development
- 2022 Greater Los Angeles Homeless Count
- December 2021 Consumer Count by California ZIP Code and Residence Type, California Department of Developmental Services

For purposes of most housing and community development activities, HUD has established the income categories based on the Area Median Income (AMI) for the Metropolitan Statistical Area (MSA). HUD defines low- and moderate-income households as those earning up to 80% of AMI. However, some other data sources define low-income as those at or below 100% of AMI. According to 2014-2017 CHAS data, there were 45,970 owner households and 21,944 renter households in Santa Clarita (Table 5). About 52 percent of renter households (11,370) and 23 percent of owner households (10,790) earn low to moderate incomes. In the City overall, about one third of households (22,160) earn low to moderate incomes

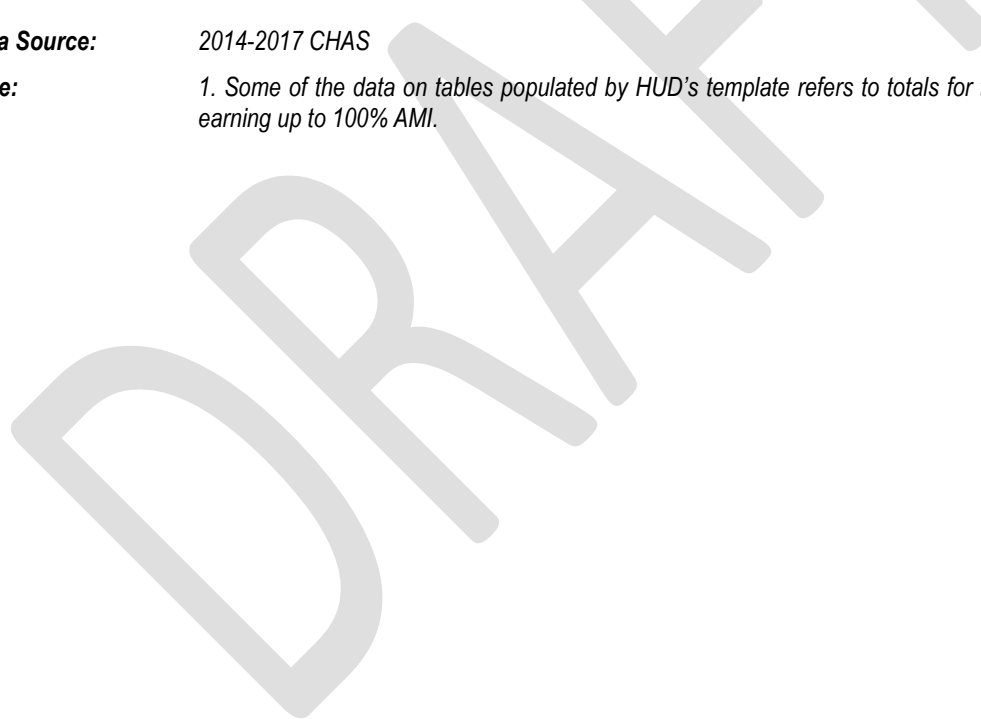
Renter / Owner Households

Income Distribution Overview	Renter	% of all Renter	Owner	% of all Owner	Total	% All HH
<= 30% AMI	3,495	16%	2,500	5%	5,995	9%
>30% to <=50% AMI	3,755	17%	2,935	6%	6,690	10%
>50% to <=80% AMI	4,120	19%	5,355	12%	9,475	14%
>80% to <=100% AMI	2,840	13%	3,985	9%	6,825	10%
>100% AMI	7,730	35%	31,195	68%	38,925	57%
Total	21,945	100%	45,970	100%	67,915	100%
Low/Mod Income <80% AMI	11,370	52%	10,790	23%	22,160	33%
Up to 100% AMI ¹	14,210	65%	14,775	32%	28,985	43%

Table 5 – Santa Clarita Household Income Distribution

Data Source: 2014-2017 CHAS

Note: 1. Some of the data on tables populated by HUD's template refers to totals for the City's population earning up to 100% AMI.



NA-10 Housing Needs Assessment - 24 CFR 91.205 (a, b, and c)

Summary of Housing Needs

As defined by HUD in the Comprehensive Housing Affordability Strategy (CHAS) data, there are four housing problems:

- 1) Housing unit lacks complete kitchen facilities (also referred to as substandard housing)
- 2) Housing unit lacks complete plumbing facilities (also referred to as substandard housing)
- 3) Household is overcrowded (housing units with more than one person per room)
- 4) Household is cost burdened (housing costs exceed 30 percent of gross income)¹

A household is said to have a housing problem if they have any one or more of these four problems. HUD CHAS data also provides information on subsets of the cost burdened and overcrowded households under the “severe” categories:

- Severely overcrowded (housing units with more than 1.5 person per room)
- Severely cost-burdened (housing costs including utilities exceed 50 percent of gross income)

Housing problems in the City impact renter-households more significantly, with 84 percent of renter-households earning <100% AMI experiencing at least one housing problem, compared to 63 percent of owner-households earning <100% AMI (Table 10). Moreover, about 83 percent of low and moderate (<80% AMI) renter households experience cost-burdens compared to 68 percent of low and moderate (<80%AMl) owner households (Table 15).

The extent of overcrowding in the City varies by tenure, income level and household type. While most (76 percent) of overcrowded households earning <100% AMI were single family households (Table 20), approximately 24 percent of overcrowded households (earning <100% AMI) were comprised of multiple, unrelated families living together in the same home. This may indicate that multiple families need to pool their resources in order to afford housing in Santa Clarita.

The quality of the City’s housing stock, which includes age and the condition of the structure, could also present potential housing issues for low- and moderate-income households. Approximately 58 percent of housing in the City, regardless of tenure, is over 30 years old (built before 1990) and potentially in need of rehabilitation (2018-2022 ACS estimates). Many low- and moderate-income households in Santa Clarita, particularly seniors and persons with disabilities, may be unable to afford the needed repairs for their homes. The City, in partnership with the Santa Clarita Valley Senior Center, has operated a Handyworker Program for low/mod owner-occupied residences for over 25 years. Despite additional funding and a significant increase in applicants in the last 10 years, the program continues to be significantly oversubscribed which may also indicate a need for repairs which homeowners cannot afford. To further dissect the housing problems, the following tables provide additional details. The reader should be aware that in some cases the

¹ For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payments, taxes, insurance, and utilities.

data being used may come from different sources and therefore there may be slight differences in total from table to table.

- Table 6 presents the population and household growth between 2009 and 2017 and between 2017 and 2022.
- Table 7 and Table 8 present the number of households by household types and income level.
- Table 9 and Table 10 present the number of households with a housing problem (substandard housing, overcrowding and severe overcrowding, severe cost burden (over 50 percent), and cost burden (30 percent)² by income and tenure.
- Table 11 and Table 12 summarize the number of households with severe housing problems by income and tenure. Severe housing problems are lacking complete kitchen or plumbing facilities/substandard housing³, severe overcrowding (1.51 persons or more per room), and housing cost burden greater than 50 percent.
- Table 13, Table 14, and Table 15 isolate those households with housing cost burden of over 30 percent (inclusive of those with cost burden of over 50 percent) by income and tenure.
- Table 16, Table 17, and Table 18 further isolate those households with cost burden of over 50 percent by income and tenure.
- Table 19, Table 20, and Table 21 present overcrowding by household type.
- Table 22 is intended to show overcrowding for households with children. However, the American Community Survey provides no data for the City.

² While HUD defined four conditions as housing problems (see below), the Consolidated Plan also considers other conditions as housing problems (zero/negative income, severe cost burden, severe overcrowding). Reader is advised to read the notes and table headers for context. The four housing problems defined by HUD CHAS are:

1. Housing unit lacks complete kitchen facilities (also referred to as substandard housing)
2. Housing unit lacks complete plumbing facilities (also referred to as substandard housing)
3. Household is overcrowded (housing units with more than one person per room); and
4. Household is cost burdened (housing costs exceed 30 percent of gross income)

³ Severe housing problems are a subset of cost burden and overcrowding. There is no subcategory for “severe” inadequate housing lacking plumbing or kitchen facilities. As noted earlier, reader is advised to read the notes and table headers for context.

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

Demographics	Base Year: 2009	Most Recent Year¹ 2017	% Change	2022	% Change 2017-2022
Population	168,538	209,489	24%	225,850	8%
Households	55,002	67,914	23%	73,362	8%
Median Income	\$82,60200	\$90,544.00	10%	116,186	28%

Table 6 – Housing Needs Assessment Demographics

Data Sources: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year in Template)
ACS 2018-2022 ACS (Most recent data available)

Number of Households Tables

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	Total
Total Households	5,995	6,690	9,475	6,825	38,910	67,895
Small Family Households	2,135	2,420	4,460	3,250	22,655	34,920
Large Family Households	685	1,039	1,300	755	4,720	8,499
Household contains at least one person 62-74 years of age	1,200	1,365	2,140	1,380	8,040	14,125
Household contains at least one person age 75 or older	980	1,389	1,225	754	2,245	6,593
Households with one or more children 6 years old or younger	1,148	1,475	1,700	1,294	4,800	10,417

Table 7 – Total Households Table

Data Source: 2013-2017 CHAS

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	Total
Total Households	5,995	6,690	9,475	6,825	38,910	67,895
Small Family Households	36%	36%	47%	48%	58%	51%
Large Family Households	11%	16%	14%	11%	12%	13%
Household contains at least one person 62-74 years of age	20%	20%	23%	20%	21%	21%
Household contains at least one person age 75 or older	16%	21%	13%	11%	6%	10%
Households with one or more children 6 years old or younger	19%	22%	18%	19%	12%	15%

Table 8 – Total Households Table (Percentages)

Data Source: 2013-2017 CHAS

Note: Percentages represent the % of total households in each income category made up by each household type. Ex. 36% of households earning 0-30% AMI are small family households.

Housing Needs Summary Tables

	Renter					Owner					Renters & Owners <100% AMI
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Renter <100% AMI	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Owner <100% AMI	
NUMBER OF HOUSEHOLDS											
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	220	90	65	420	0	4	4	4	12	432
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	290	345	195	20	850	20	10	35	15	80	930
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	400	500	500	275	1,675	25	170	180	45	420	2,095
Housing cost burden greater than 50% of income (and none of the above problems)	2,130	1,865	540	65	4,600	1,660	1,285	1,520	410	4,875	9,475

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Renter					Owner					Renters & Owners <100% AMI
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Renter <100% AMI	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Owner <100% AMI	
Housing cost burden greater than 30% of income (and none of the above problems)	125	655	2,060	1,530	4,370	455	515	1,590	1,395	3,955	8,325
Zero/negative Income (and none of the above problems) ²	205	0	0	0	205	195	0	0	0	195	400
Total w at least one problem ³	2,990	3,585	3,385	1,955	11,915	2,160	1,984	3,329	1,869	9,342	21,257
All Households ⁴	3,495	3,755	4,120	2,840	14,210	2,500	2,935	5,355	3,985	14,775	28,985

Table 9 – Housing Problems Table

Data Source: 2013-2017 CHAS

Notes: 1. This table displays the number of households with housing problems. Problems in this table are listed from most severe (at the top of the table) to least severe. If households have more than one of these problems, they are included in the count of households with the most severe housing problem. For example, if a household is both cost-burdened and lives in substandard housing, they would be counted in the category of households living in substandard housing.

Notes: 2. This field displays the number of households with negative income. These households are not included in the above categories. Income can be \$0 or negative due to self-employment or interest, dividends, and net rental income. Households with zero or negative income cannot actually have a cost burden, but still require housing assistance and therefore are counted separately.

3. Totals of rows above, excluding negative/zero income. Negative/zero income not one of the defined Housing Problems by HUD.

4. Households in each income category per 2014-2017 CHAS.

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Renter					Owner					Renters + Owners (<100%AMI)
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Renter <100% AMI	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Owner	
NUMBER OF HOUSEHOLDS¹											
Substandard Housing - Lacking complete plumbing or kitchen facilities	1%	6%	2%	2%	3%	0%	0%	0%	0%	0%	1%
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	8%	9%	5%	1%	6%	1%	0%	1%	0%	1%	3%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	11%	13%	12%	10%	12%	1%	6%	3%	1%	3%	7%
Housing cost burden greater than 50% of income (and none of the above problems)	61%	50%	13%	2%	32%	66%	44%	28%	10%	33%	33%
Housing cost burden greater than 30% of income (and none of the above problems)	4%	17%	50%	54%	31%	18%	18%	30%	35%	27%	29%

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Renter					Owner					Renters + Owners (<100%AMI)
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total Renter <100% AMI	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total Owner	
Zero/negative Income (and none of the above problems) ²	6%	0%	0%	0%	1%	8%	0%	0%	0%	1%	1%
Total w at least one problem ³	86%	95%	82%	69%	84%	86%	68%	62%	47%	63%	73%
All Households ⁴	3,495	3,755	4,120	2,840	14,210	2,500	2,935	5,355	3,985	14,775	28,985

Table 10 – Housing Problems Table (Percentages)

Data Source: 2013-2017 CHAS

Notes:

1. This table displays the number of households with housing problems. Problems in this table are listed from most severe (at the top of the table) to least severe. If households have more than one of these problems, they are included in the count of households with the most severe housing problem. For example, if a household is both cost-burdened and lives in substandard housing, they would be counted in the category of households living in substandard housing.
2. This field displays the number of households with negative income. These households are not included in the above categories. Income can be \$0 or negative due to self-employment or interest, dividends, and net rental income. Households with zero or negative income cannot actually have a cost burden, but still require housing assistance and therefore are counted separately.
3. Totals of rows above, excluding negative/zero income. Negative/zero income not one of the defined Housing Problems by HUD.
4. Households in each income category per 2014-2017 CHAS

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Renter					Owner					Renters + Owners <100%AMI
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Renters <100%AMI	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Owners <100%AMI	
NUMBER OF HOUSEHOLDS											
Having 1 or more of four housing problems	2,870	2,935	1,325	425	7,555	1,710	1,470	1,740	475	5,395	12,950
Having none of four housing problems	420	820	2,800	2,415	6,455	595	1,470	3,615	3,505	9,185	15,640
Household has negative income, but none of the other housing problems	205	0	0	0	205	195	0	0	0	195	400
All Households	3,495	3,755	4,120	2,840	14,210	2,500	2,935	5,355	3,985	14,775	28,985

Table 11 – Housing Problems

Data Source: 2013-2017 CHAS

	Renter					Owner					Renters + Owners <100%AMI
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Renters <100%AMI	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Owners <100%AMI	
NUMBER OF HOUSEHOLDS											
Having 1 or more of four housing problems	82%	78%	32%	15%	53%	68%	50%	32%	12%	37%	45%

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Renter					Owner					Renters + Owners <100%AMI
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	>80- 100% AMI	Total Renters <100%AMI	0-30% AMI	>30-50% AMI	>50- 80% AMI	>80- 100% AMI	Total Owners <100%AMI	
Having none of four housing problems	12%	22%	68%	85%	45%	24%	50%	68%	88%	62%	54%
Household has negative income, but none of the other housing problems	6%	0%	0%	0%	1%	8%	0%	0%	0%	1%	1%
All Households ¹	3,495	3,755	4,120	2,840	14,210	2,500	2,935	5,355	3,985	14,775	28,985

Table 12 – Housing Problems 1 (Percentages)

Data Source:
Notes

2013-2017 CHAS

Percentages represent the percent of households in that income category experiencing or not experiencing housing problems. Ex. 82 percent of renter households earning 0-30%AMI have 1 or more housing problems.

1.Total households per income category per 2014-2017 CHAS.

	Renter				Owner				Renters + Owners (<80%AMI)
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total Renters <80%AMI	0-30% AMI	>30-50% AMI	>50-80% AMI	Total Owners (<80%AMI)	
NUMBER OF HOUSEHOLDS									
Small Related	1,225	1,415	1,780	4,420	755	620	1,545	2,920	7,340
Large Related	465	650	410	1,525	175	264	335	774	2,299

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

Elderly	714	755	284	1,753	910	830	984	2,724	4,477
Other	540	635	605	1,780	320	190	374	884	2,664
Total need by income	2,944	3,455	3,079	9,478	2,160	1,904	3,238	7,302	16,780

Table 13 – Cost Burden > 30%

Data Source: 2013-2017 CHAS

	Renter				Owner				% of total Need ¹
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total Renters <80%AMI	0-30% AMI	>30-50% AMI	>50-80% AMI	Total Owners (<80%AMI)	
NUMBER OF HOUSEHOLDS									
Small Related	42%	41%	58%	47%	35%	33%	48%	40%	44%
Large Related	16%	19%	13%	16%	8%	14%	10%	11%	14%
Elderly	24%	22%	9%	18%	42%	44%	30%	37%	27%
Other	18%	18%	20%	19%	15%	10%	12%	12%	16%
Total need by income	2,944	3,455	3,079	9,478	2,160	1,904	3,238	7,302	16,780

Table 14 – Cost Burden > 30% (Percentages)

Data Source: 2013-2017 CHAS

Note: Percentages represent the percent of total need by income by household type. Ex. 42 percent of renter households earning 0-30% AMI that experience cost burdens are small-related households.

1. Renter + Owner (<80%AMI) divided by total need of incomes (<80AMI, i.e.16,780).

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Renter				Owner				Renter + Owner (<80% AMI)
	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total Renters <80%AMI	0-30% AMI	>30- 50% AMI	>50- 80% AMI	Total Owners (<80%AMI)	
Total need by income	2,944	3,455	3,079	9,478	2,160	1,904	3,238	7,302	16,780
Total Households	3,495	3,755	4,120	11,370	2,500	2,935	5,355	10,790	22,160
% Cost Burdened	84%	92%	75%	83%	86%	65%	60%	68%	76%

Table 15 – % Households with Cost Burden > 30%

Data Source: 2013-2017 CHAS

	Renter				Owner				Renter + Owner (<80% AMI)
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total Renters (<80%AMI)	0-30% AMI	>30-50% AMI	>50-80% AMI	Total Owners (<80%AMI)	
NUMBER OF HOUSEHOLDS									
Small Related	1,190	990	330	2,510	650	535	795	1,980	4,490
Large Related	390	235	55	680	160	229	100	489	1,169
Elderly	660	505	29	1,194	575	485	434	1,494	2,688
Other	495	540	150	1,185	320	130	204	654	1,839
Total need by income	2,735	2,270	564	5,569	1,705	1,379	1,533	4,617	10,186

Table 16 – Cost Burden > 50%

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

Data Source: 2013-2017 CHAS

	Renter				Owner				Renter + Owner (<80% AMI)
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total Renter (<80%AMI)	0-30% AMI	>30-50% AMI	>50-80% AMI	Total Owners (<80%AMI)	
NUMBER OF HOUSEHOLDS									
Small Related	44%	44%	59%	45%	38%	39%	52%	43%	44%
Large Related	14%	10%	10%	12%	9%	17%	7%	11%	11%
Elderly	24%	22%	5%	21%	34%	35%	28%	32%	26%
Other	18%	24%	27%	21%	19%	9%	13%	14%	18%
Total need by income	2,735	2,270	564	5,569	1,705	1,379	1,533	4,617	10,186

Table 17 – Cost Burden > 50% (Percentages)

Data Source: 2013-2017 CHAS

Note: Percentages represent the percent of household experiencing severe cost burden by household type per income category. Ex. 44 percent of renter households earning 0-30% AMI that experience severe cost burdens are small-related households.

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Renter				Owner				Renter + Owner
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	
Total need by income	2,735	2,270	564	5,569	1,705	1,379	1,533	4,617	10,186
Total Households	3,495	3,755	4,120	11,370	2,500	2,935	5,355	10,790	22,160
% Severely Cost Burdened	78%	60%	14%	49%	68%	47%	29%	43%	46%

Table 18 – % Households with Cost Burden > 50%

Data Source: 2013-2017 CHAS

	Renter					Owner					Renter + Owner (<100%AMI)
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Renter (<100% AMI)	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total (<100%AMI)	
NUMBER OF HOUSEHOLDS											
Single family households	670	780	675	215	2,340	35	155	175	15	380	2,720
Multiple, unrelated family households	20	85	35	30	170	10	25	40	45	120	290
Other, non-family households	4	0	0	49	53	0	0	0	0	0	53
Total need by income	694	865	710	294	2,563	45	180	215	60	500	3,063

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

Table 19 – Crowding Information

Data Source: 2013-2017 CHAS

	Renter					Owner					Renter + Owner (<100%AMI)
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total Renter (<100% AMI)	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total (<100%AMI)	
NUMBER OF HOUSEHOLDS											
Single family households	97%	90%	95%	73%	91%	78%	86%	81%	25%	76%	89%
Multiple, unrelated family households	3%	10%	5%	10%	7%	22%	14%	19%	75%	24%	9%
Other, non-family households	1%	0%	0%	17%	2%	0%	0%	0%	0%	0%	2%
Total need by income	694	865	710	294	2,563	45	180	215	60	500	3,063

Table 20 – Crowding Information

Data Source: 2013-2017 CHAS

Notes: Percentages represent the percent of households experiencing crowding by household type per income category. Ex.97 percent of renter households in the 0-30%AMI category that experience overcrowding are small-related households.

	Renter					Owner					Renter + Owner
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	
Total need by income	694	865	710	294	2,563	45	180	215	60	500	3,063

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

Total Households	3,495	3,755	4,120	2,840	14,210	2,500	2,935	5,355	3,985	14,775	28,985
% Overcrowded	20%	23%	17%	10%	18%	2%	6%	4%	2%	3%	10.6%

Table 21– % Overcrowded Households by Income Level

Data Source: 2013-2017 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 22 – Crowding Information – 2/2



Describe the number and type of single person households in need of housing assistance.

According to the 2018-2022 American Community Survey (ACS), there were approximately 13,132 single-person households in the City, comprising 18 percent of the City's households. Most single person households in the City were homeowners (62 percent), while 38 percent were renters. Furthermore, 47 percent (or 6,163) of the single-person households in the City were seniors (over 65 years old). Of these 6,163 senior single-person households, 65 percent were owners and 35 percent were renters.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with Disabilities: Persons with disabilities need housing assistance to address a spectrum of specific needs, ranging from accessible infrastructure and modified living spaces to supportive services that enhance their overall quality of life and foster independence. According to the 2018-2022 ACS, approximately ten percent of the population in the City has one or more disabilities. Special housing needs for persons with disabilities fall into two broad categories: physical design to address mobility impairments and in-home social, educational, and medical support to address developmental and mental impairments. Among persons living with disabilities in Santa Clarita, ambulatory disabilities were the most prevalent (49 percent), followed by independent living disabilities and cognitive disabilities (39 and 37 percent, respectively). The North Los Angeles County Regional Center serves residents with development disabilities in the North County area. The Center served about 4,598 persons from the zip codes that generally comprised the City of Santa Clarita in 2021. About 61 percent of these clients were children and about 89 percent lived at home with parents or guardians.

Victims of Domestic Violence: Victims of domestic violence often face homelessness due to financial control by their abuser, isolation from support networks, discrimination in the housing market, and the fear of retaliation, all of which contribute to their limited ability to secure and maintain stable housing. The CDC Intimate Partner Violence website estimates that 1 in 5 women and 1 in 7 men report having experienced severe physical violence from an intimate partner in their lifetime. This translates to about 22,807 women and 16,164 men in Santa Clarita.

According to the 2022 Greater Los Angeles Homeless Count, 47 percent of the homeless persons reported experiencing domestic violence with five percent of them being homeless due to fleeing a domestic violence situation. This translates to about 103 homeless persons in Santa Clarita being victims of domestic violence and 11 being homeless due to fleeing domestic violence.

What are the most common housing problems?

The most common housing problem in Santa Clarita is housing cost burden. Among the City's 11,915 renter-households earning up to 100% AMI with housing problems, about 75 percent of had problems related to housing cost burden (Table 9). Furthermore, approximately 95 percent of housing problems documented among Santa Clarita's owner-households earning up to 100% were related to cost burden. For low- and moderate-income households, cost burden was more widespread. About 83 percent of low and moderate

renter households experience cost burdens and 68 percent of low- and moderate-income owner households experience cost burdens (Table 15).

Are any populations/household types more affected than others by these problems?

Overall, housing cost burden impacted both renter- and owner-households evenly. Approximately 8,970 renter-households (earning up to 100% AMI) and 8,830 owner-households (earning up to 100% AMI) were cost-burdened (Table 9). Small low- and moderate-income households in Santa Clarita were also more likely than other household types to experience a housing cost burden. Of total low- and moderate-income households overpaying for housing (16,780), 44 percent were small households (Table 14).

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance.

Household incomes in Santa Clarita are higher than the average for Los Angeles County overall. Specifically, the 2018-2022 ACS estimated that the City's median household income was \$116,186, compared to \$83,411 for the County. However, as seen in Table 5, about 5,995 Santa Clarita households (nine percent) earned extremely low incomes.

Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. As of 2022, an estimated eight percent of Santa Clarita households (5,542 households) were headed by single parents; the majority of which were headed by females (65 percent). Data from the 2018-2022 American Community Survey (ACS) indicates that median household income for single-female headed households with children is approximately \$48,757 and about 21 percent of the City's female-headed households with children had incomes below the poverty level.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Households at risk of becoming homeless include those extremely low-income households with a severe housing cost burden (spending 50 percent or more of their income on housing). According to CHAS data, 2,735 extremely low-income renter-households and 1,705 extremely low-income owner-households in Santa Clarita had a severe cost burden (Table 16).

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness.

The limited availability of affordable housing is a significant risk factor for homelessness. When housing costs are high relative to income, individuals and families may struggle to secure and maintain stable housing.

Approximately 76 percent (16,780) of low- and moderate-income Santa Clarita households (22,160) were cost-burdened according to 2013-2017 ACS data (Table 15).

Several household characteristics are linked with an increased risk of homelessness. These risk factors can vary based on individual circumstances and local contexts, but some common characteristics include:

Low-income: Households with low or unstable incomes are at a higher risk of homelessness. Economic instability and lack of financial resources can make it challenging for individuals and families to maintain stable housing. There were approximately 22,160 lower income households (earning less than 80% AMI) in Santa Clarita according to 2013-2017 ACS estimates (Table 5).

Unemployment: Lack of employment or consistent income can contribute to housing instability. Job loss or underemployment may lead to difficulty paying rent and meeting other housing-related expenses. According to the California Employment Development Department, as of September 2023, unemployment rates in Santa Clarita were 4.7% compared to 5.0% in Los Angeles County.

Disability: Physical and mental disabilities, especially when coupled with high medical costs or lack of access to healthcare, can contribute to homelessness. About 10 percent of the City's population has a disability (21,925 persons).

Domestic Violence: Survivors of domestic violence are at an increased risk of homelessness. Escaping an abusive situation may lead individuals and families to seek emergency shelter and support services. Based on domestic violence statistics and the most recent Point-in-Time homeless counts, about 11 homeless persons in the City are fleeing domestic violence.

Understanding these household characteristics is crucial for developing targeted interventions and support systems to prevent homelessness and assist those at risk. Effective strategies often involve a combination of affordable housing initiatives, social services, and employment assistance.

Discussion

See discussion above.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing problems by income and race. The four housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than one person per room
4. Cost Burden greater than 30%

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	% with one or more Housing Problem
Jurisdiction as a whole	5,160	435	400	5,995	86%
White	2,495	294	205	2,994	83%
Black / African American	315	0	15	330	95%
Asian	360	70	125	555	65%
American Indian, Alaska Native	10	0	0	10	100%
Pacific Islander	0	4	0	4	0%
Hispanic	1,840	70	25	1,935	95%

Table 23 – Disproportionally Greater Need 0 - 30% AMI

Data Source: 2013-2017 CHAS

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	% with one or more Housing Problem
Jurisdiction as a whole	5,570	1,120	0	6,690	83%
White	2,440	745	0	3,185	77%
Black / African American	335	25	0	360	93%
Asian	300	59	0	359	84%
American Indian, Alaska Native	0	10	0	10	0%
Pacific Islander	0	0	0	0	N/A
Hispanic	2,390	275	0	2,665	90%

Table 24 – Disproportionally Greater Need 30 - 50% AMI

Data Source: 2013-2017 CHAS

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	% with one or more Housing Problem
Jurisdiction as a whole	6,710	2,765	0	9,475	71%
White	3,290	1,739	0	5,029	65%
Black / African American	270	25	0	295	92%
Asian	405	210	0	615	66%
American Indian, Alaska Native	50	19	0	69	72%

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	% with one or more Housing Problem
Pacific Islander	30	0	0	30	100%
Hispanic	2,425	710	0	3,135	77%

Table 25 – Disproportionally Greater Need 50 - 80% AMI

Data Source: 2013-2017 CHAS

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	% with one or more Housing Problem
Jurisdiction as a whole	3,830	2,990	0		
White	1,910	1,935	0	6,820	56%
Black / African American	410	20	0	3,845	50%
Asian	435	175	0	430	95%
American Indian, Alaska Native	4	0	0	610	71%
Pacific Islander	0	0	0	4	100%
Hispanic	995	810	0	0	N/A

Table 26 – Disproportionally Greater Need 80 - 100% AMI

Data Source: 2013-2017 CHAS

Disproportionally Greater Need (Low- and moderate-income Households <80%AMI)

Housing Problems	Has one or more of four housing problems	Total	% with one or more Housing Problem
Jurisdiction as a whole	17,440	22,160	79%
White	8,225	11,208	73%
Black / African American	920	985	93%
Asian	1,065	1,529	70%
American Indian, Alaska Native	60	89	67%
Pacific Islander	30	34	88%
Hispanic	6,655	7,735	86%

Table 27 – Disproportionally Greater Need (LMI Households <80%AMI)

Data Source: 2013-2017 CHAS

Discussion

Among low- and moderate-income households (<80% AMI), Black/African American and Pacific Islander households are disproportionately affected by housing problems (93 percent and 88 percent, respectively, compared to 79 percent of low- and moderate-income households in the City as a whole). The breakdown by income level is as follows:

- Among extremely-low-income households (0%-30% of AMI), American Indian/Alaska Native households are disproportionately affected by housing problems (100 percent compared to 86 percent in the jurisdiction as a whole).
- Among low-income households (30%-50% of AMI), Black/African American households are disproportionately affected by housing problems (93 percent compared to 83 percent in the jurisdiction as a whole).
- Among moderate income households (50%-80% of AMI), Black/African American and Pacific Islander Households are disproportionately affected by housing problems (21 percent and 29 percent respectively, compared to 71 percent in the jurisdiction as a whole).
- Among middle income households (80%-100%) Black, American Indian/Alaska Native, and Asian households are disproportionately affected by housing problems (39 percent, 44 percent, and 15 percent respectively, compared to 56 percent of households in the jurisdiction as a whole).

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of severe housing problems by income and race. The four severe housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than 1.5 persons per room
4. Cost Burden over 50%

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	% with one or more Housing Problem
Jurisdiction as a whole	4,580	1,015	400	5,995	76%
White	2,150	639	205	2,994	72%
Black / African American	250	65	15	330	76%
Asian	325	105	125	555	59%
American Indian, Alaska Native	0	10	0	10	0%
Pacific Islander	0	4	0	4	0%
Hispanic	1,730	180	25	1,935	89%

Table 28 – Severe Housing Problems 0 - 30% AMI

Data Source: 2013-2017 CHAS

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	% with one or more Housing Problem
Jurisdiction as a whole	4,405	2,290	0	6,695	66%
White	1,690	1,495	0	3,185	53%
Black / African American	325	34	0	359	91%
Asian	269	94	0	363	74%
American Indian, Alaska Native	0	10	0	10	0%
Pacific Islander	0	0	0	0	N/A
Hispanic	2,040	625	0	2,665	77%

Table 29 – Severe Housing Problems 30 - 50% AMI

Data Source: 2013-2017 CHAS

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	% with one or more Housing Problem
Jurisdiction as a whole	3,065	6,415	0	9,480	32%
White	1,385	3,640	0	5,025	28%
Black / African American	120	175	0	295	41%
Asian	199	415	0	614	32%
American Indian, Alaska Native	0	69	0	69	0%
Pacific Islander	30	0	0	30	100%

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	% with one or more Housing Problem
Hispanic	1,240	1,895	0	3,135	40%

Table 30 – Severe Housing Problems 50 - 80% AMI

Data Source: 2013-2017 CHAS

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems	Total	% with one or more Housing Problem
Jurisdiction as a whole	900	5,920	0	6,820	13%
White	440	3,395	0	3,835	11%
Black / African American	120	315	0	435	28%
Asian	105	510	0	615	17%
American Indian, Alaska Native	4	0	0	4	100%
Pacific Islander	0	0	0	0	N/A
Hispanic	220	1,585	0	1,805	12%

Table 31 – Severe Housing Problems 80 - 100% AMI

Data Source: 2013-2017 CHAS

Housing Problems	Has one or more of four housing problems	Total	% with one or more Housing Problem
Jurisdiction as a whole	12,050	22,170	54%
White	5,225	11,204	47%

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

Black / African American	695	984	71%
Asian	793	1,532	52%
American Indian, Alaska Native	0	89	0%
Pacific Islander	30	34	88%
Hispanic	5,010	7,735	65%

Table 32 – Severe Housing Problems (LMI Households < 80% AMI)

Data Source: 2013-2017 CHAS

DRAFT

Discussion

Among low- and moderate-income households (<80% AMI), Black/African American, Pacific Islander, and Hispanic households are disproportionately affected by severe housing problems (71 percent, 88 percent, and 65 percent respectively, compared to 54 percent of low- and moderate-income households in the jurisdiction as a whole). The breakdown by income level is as follows:

- Among extremely-low-income households (0% to 30% AMI), Hispanic households are disproportionately affected by severe housing problems (89 percent compared to 76 percent in the jurisdiction as a whole).
- Among low-income households (30% to 50% AMI), Black/African American and Hispanic households are disproportionately affected by severe housing problems (91 percent and 77 percent respectively, compared to 66 percent in the jurisdiction as a whole).
- Among moderate income households (50 % to 80% of AMI), Pacific Islander Households are disproportionately affected by severe housing problems (100 percent compared to 32 percent in the jurisdiction as a whole).
- Among middle income households (80 of 100% of AMI) Black/African American and American Indian/Alaska Native are disproportionately affected by severe housing problems (28 percent and 100 percent respectively, compared to 13 percent of households in the jurisdiction as a whole).

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing cost burden by race. Cost burdened means a household spends more than 30 percent of its income on housing costs.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)	Total	Cost Burdened (>30%)	Severely Cost Burdened (>50%)
Jurisdiction as a whole	41,405	14,815	11,235	435	67,890	38%	17%
White	26,110	7,725	5,760	205	39,800	34%	14%
Black / African American	1,225	885	670	15	2,795	56%	24%
Asian	4,240	1,305	815	140	6,500	33%	13%
American Indian, Alaska Native	144	70	0	0	214	33%	0%
Pacific Islander	18	15	15	0	48	63%	31%
Hispanic	8,615	4,380	3,665	45	16,705	48%	22%

Table 33 – Greater Need: Housing Cost Burdens AMI

Data Source: 2013-2017 CHAS
Note: 1. Sum of 30-50% and >50% divided by total

Discussion

Overall, 38 percent of Santa Clarita households had a housing cost burden (spent more than 30 percent of gross household income on housing). About 17 percent of households experienced a severe housing cost burden (spent more than 50 percent of gross household income on housing). Pacific Islander, Black/African American and Hispanic households were disproportionately experiencing cost burdens (63 percent, 56 percent, and 48 percent, respectively), compared to 38 percent citywide. Severe housing cost burden disproportionately affected Pacific Islander households (31 percent compared to 17 percent in the city as a whole). Severe housing problems also affected more Hispanic and Black households proportionally (at 24 percent and 22 percent), though not classified as disproportionately affected.

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NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

There are specific racial and ethnic groups facing disproportionately higher needs which vary across income levels. However, consistently, Black/African American, Pacific Islander, and Hispanic groups emerged as consistently experiencing a disproportionate impact. Please see discussions provided under specific needs by income group presented earlier.

If they have needs not identified above, what are those needs?

The housing needs of low- and moderate-income minority households have been previously identified. The narratives under the discussion earlier describe how households in certain racial and ethnic groups may be disproportionately affected by one or more of the four housing problems: lacking complete kitchen facilities, lacking complete plumbing facilities, overcrowding, and cost burden. These housing problems imply rehabilitation needs as well as needs for more affordable appropriately sized housing to avoid overcrowding and cost burdens.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Appendix B contains maps illustrating the concentrations of minority populations in Santa Clarita. Black residents and Pacific Islander residents are concentrated in tracts in North Valencia, West Saugus, and South Canyon County. Hispanic residents are also concentrated in these areas though their concentration is higher, and they are more widespread throughout more tracts in Saugus and Canyon County. Hispanic residents are also concentrated in South Newhall.

NA-35 Public Housing – 91.205(b)

Introduction

The only public housing complex in Santa Clarita is Orchard Arms, which is operated by the Los Angeles County Development Authority (LACDA). Orchard Arms is a 183-unit apartment project serving 100% low-income elderly residents. Orchard Arms was inspected by HUD’s Real Estate Assessment Center (REAC) in 2020. The property received a score of 97 out of 100 points. The units are in very good condition, and there are no substandard units or rehabilitation needs at the facility. Apartment units are already modified to serve disabled and elderly residents. No public housing units are anticipated to be lost through demolition or conversion.

As of November 2023, 266 households in Santa Clarita were receiving Housing Choice Vouchers (HCV). Some characteristics of these households included: 160 were elderly households (>62 years old); 150 included members with disabilities; 64 were homeless at the time of admission, and 73 were Hispanic households.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of unit vouchers in use	2	0		266	0	266	21	4	1

Table 34 - Public Housing by Program Type

* **Data Source:** LACDA, 2023

**includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition*

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	\$11,249	0		\$19,827	0	\$19,827	\$38,514	\$24,171
Average length of stay	4 years	0		11 years	0	11 years	4 years	4 years
Average Household size	2	0		2	0	2	2	3
# Homeless at admission	2	0		64	0	64	21	2
# of Elderly Program Participants (>62)	1	0		160	0	160	12	0
# of Disabled Families	2	0		150	0	150	15	1
# of Families requesting accessibility features	0	0		0	0	0	0	0
# of HIV/AIDS program participants	0	0		0	0	0	0	0
# of DV victims	0	0		0	0	0	0	0

Table 35 – Characteristics of Public Housing Residents by Program Type

Data Source: LACDA, 2023

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0		173	0	173	8	3	0
Black/African American	2	0		83	0	83	12	0	1
Asian	0	0		7	0	7	0	0	0
American Indian/Alaska Native	0	0		2	0	2	0	1	0
Pacific Islander	0	0		1	0	1	1	0	0
Other	0	0		0	0	0	0	0	0

Table 36 – Race of Public Housing Residents by Program Type

Data Source: LACDA, 2023

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0		73	0	73	7	2	0
Not Hispanic	2	0		193	0	193	14	2	1

Table 37 – Ethnicity of Public Housing Residents by Program Type

Data Source: LACDA, 2023

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The needs of public housing in the City are addressed by LACDA which operates one public housing project in Santa Clarita – Orchard Arms – a 183-unit, 100% senior development. The project has a low vacancy rate and long waiting period. According to HUD’s Picture of Subsidized Households (2022), the average time on waiting list for all LACDA owned/operated public housing is 25 months.

In 2012, the Housing Authority of the County of Los Angeles (HACoLA) completed a 504 Comprehensive Evaluation Report for Orchard Arms. Improvements completed include:

- Modernization/bridge installation for full ADA accessibility
- Common area doors replaced with push button ADA accessible doors
- New elevators

Recommendations from the 504 Compliance reports in LACDAs Capital Fund Five-Year plan were included in LACDA's FY 2022 Proposed Annual Plan. A new 504 Compliance Evaluation Report was scheduled to be completed in 2021-2022 for all Public Housing senior/disabled developments: however, data for this inspection at Orchard Arms is not yet available.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

As of November 2023, 266 households in Santa Clarita were receiving Housing Choice Voucher assistance through LACDA. Nearly 60 percent of the voucher users in the City have householders who are elderly (>62 years old), and 57 percent include persons with disabilities. These figures are higher than the average for all voucher users in the LACDA system where 32 percent of households using vouchers included seniors and 21 percent included members with disabilities.

The majority of Santa Clarita voucher users are White (65 percent) and Non-Hispanic (73 percent). In the LACDA system, however, White tenants constitute 49 percent of the tenant households and 65 percent of the tenants were identified as non-Hispanic.

How do these needs compare to the housing needs of the population at large

The long wait list reflects the significant shortage of affordable housing, which is consistent with the needs of the population at large.

Discussion

See discussion above.

DRAFT

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction

Factors contributing to homelessness include a lack of housing affordable to low- and moderate-income persons, increases in the number of persons whose income falls below the poverty level, reductions in subsidies to the poor, drug/alcohol abuse, and the de-institutionalization of the mentally ill. The housing market conditions have also resulted in some households, who had previously been housed, facing homelessness.

According to the Los Angeles Homeless Services Authority (LAHSA) 2022 Greater Los Angeles Homeless Count, the City has a homeless population of 220 persons, with 192 persons being unsheltered and 28 persons being sheltered. Detailed Populations and Subpopulations Homeless Count reports from the 2022 Greater Los Angeles Homeless Count are not available at the City level.

Santa Clarita's homeless count estimates accounted for 2.3% percent of Los Angeles Continuum of Care SPA 2's homeless population of 9,604. Therefore, the City's homeless needs assessment in the table below is estimated using the same percentage. No specific estimates are available for the number of persons entering and existing homelessness; a general 25 percent estimate is used. According to the Greater Los Angeles Homeless Count, in SPA 2 the average time a person experiences homelessness is 60 days. Information on total days homeless by subpopulation is not available.

DRAFT

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	34	6	38	10	10	60 days
Persons in Households with Only Children	1	0	1	1	1	60 days
Persons in Households with Only Adults	27	150	177	45	44	60 days
Chronically Homeless Individuals	13	80	92	24	23	60 days
Chronically Homeless Families	4	2	5	2	2	60 days
Veterans	1	8	9	3	3	60 days
Unaccompanied Child	1	0	1	1	1	60 days
Persons with HIV	1	3	4	1	1	60 days

Table 38 – Homeless Needs Assessment

Data Source: 2022 Greater Los Angeles Homeless Count - SPA 2, 2023 GREATER LOS ANGELES HOMELESS COUNT
Note: Values are computed by taking 2.3% of the reported values for SPA 2 and using standard rounding methodology (for any fraction under .5 the number is rounded down, for any fraction of .5 or more, the number is rounded up, as is used throughout this document)

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The 2022 Greater Los Angeles Homeless Count does not detail demographic information on homeless persons by jurisdiction so specific data on those entering and exiting homelessness in Santa Clarita is not available. A general estimate of 25% is used. Details on the homeless subpopulation for SPA 2, of which Santa Clarita is a part, are available and are shown below.

Chronically Homeless Individuals and Families: A household is considered chronically homeless if any of its members have (1) a long-term disabling condition; and (2) been homeless for 12 months or more within the last 3 years as specified by HUD. According to the 2022 Homeless Count, there were 3,982 chronically homeless individuals and 228 chronically homeless persons in families in SPA 2. In Santa Clarita, this would amount to 90 chronically homeless individuals and five chronically homeless persons in families.

Families with Children: The 2022 Homeless Count reported 1,661 of the homeless population were in families (least one minor and at least one person over 18). This is equivalent to 38 homeless persons in families in Santa Clarita.

Veterans and their families: Based on the 2022 Homeless Count, about 351 persons in the CoC's homeless population were veterans and four were veterans in homeless families. Based on this statistic, there were about eight homeless veterans in the City. The number of veterans in families cannot be calculated due to small values (2.3% of four is less than one).

Unaccompanied Youth: There were nine unaccompanied youths in SPA 2's homeless population. The number of unaccompanied youth cannot be calculated due to small values (2.3% of nine is less than one).

Nature and Extent of Homelessness:

Race	Sheltered	Unsheltered (optional)
White	12	64
Black or African American	22	17
Asian	1	2
American Indian or Alaska Native	1	3
Native Hawaiian/Pacific Islander	1	1
Mixed or Mult. (Non-Hispanic)	2	7
Ethnicity	Sheltered	Unsheltered (optional)
Hispanic	27	69
Not Hispanic	36	92

Table 39 – Nature and Extent of Homelessness

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Specific information by jurisdiction is not available. The 2022 Greater Los Angeles Homeless Count reported 1,661 of the homeless population were in families (at least one minor and at least one person over 18). This is equivalent to 38 homeless persons in families in Santa Clarita.

Based on the 2022 Homeless Count, there are 228 chronically homeless persons in families in SPA 2. In Santa Clarita, this would amount to five chronically homeless persons in families. Four persons in the SPA 2's homeless population were veterans in homeless families. The number of veterans in homeless families is estimated to be zero in Santa Clarita.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As documented by the 2022 Greater Los Angeles Homeless Count, the racial/ethnic composition of SPA 2's homeless population (and thus Santa Clarita's) was Hispanic (43 percent), followed by White (34 percent), Black (17 percent), Native American/Alaska Native (1.8 percent), Asian/Pacific Islander (1.3 percent), and Mixed/Multiple-races (4.0 percent).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Based on 2022 Greater Los Angeles Homeless Count estimates, there were 192 unsheltered homeless and 28 sheltered homeless in Santa Clarita. The majority of the City's homeless are unsheltered (87 percent).

Discussion

The 2022 Greater Los Angeles Homeless Count estimated there were 220 homeless persons in the City of Santa Clarita. The Homeless Statistics for Q2 (10/1/2022- 12/31/2022) released by LAHSA in January 2023 reported that there was a total of 155 persons assessed in the Coordinated Entry System (CES) and that the following services were provided to those assessed:

- Interim housing (23 persons)
- Rapid-Rehousing (92 persons)
- Street Outreach contacts and engagements (seven persons each)
- Other non-permanent services (51 persons)

In Q2, 58 persons were placed into permanent housing. Overall, the most frequent service being offered to the City's homeless population is rapid rehousing.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Certain households, because of their special characteristics and needs, may require special accommodation and may have difficulty finding housing due to their special needs. Special needs groups include the elderly, frail elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS, public housing residents, female-headed households, large households, and homeless persons and persons at-risk of homelessness (victims of domestic violence, veterans, extremely low-income households), and farmworkers.

Describe the characteristics of special needs populations in your community:

Elderly: While HUD defines elderly as persons over 62 years old, ACS data is not available in this age range. Data for elderly is presented here for persons over 65 years of age. According to 2018-2022 American Community Survey (ACS) estimates, an estimated 28 percent of households in the City had at least one individual who was 65 years of age or older and eight percent of households are persons over the age of 65 living alone. Furthermore, 2015-2019 CHAS data found that approximately 52 percent of elderly households in the City earned low- and moderate-incomes. Approximately 71 percent of elderly renter households experienced housing problems compared to only 35 percent of elderly owner households. Moreover, about two thirds of elderly renter households experienced cost burdens.

Frail Elderly: Data for frail elderly is not available.

Persons with Disabilities: According to the 2018-2022 ACS, approximately ten percent of the population in City has one or more disabilities. Among persons living with disabilities in Santa Clarita, ambulatory disabilities were the most prevalent (49 percent), followed by independent living disabilities and cognitive disabilities (39 and 37 percent, respectively).

Persons with Drug/Alcohol Addictions: In general, the residents of Santa Clarita are more likely to abuse pharmaceuticals than illicit drugs. The Los Angeles County Department of Public Health hosts a dashboard to track patterns in alcohol and other drug (AOD) use and its consequences, including availability, prevalence of use, driving under the influence, poisoning, healthcare utilization, deaths, and substance use disorder treatment in Los Angeles County. According to the most recent data available, about 16.5 percent of individuals aged 12 or older was affected by substance use disorders in 2021. No City specific data is available. The 2022 Homeless Count by LAHSA indicates that 2,366 homeless persons (27 percent of the homeless population counted) in SPA 2 had substance use disorders. This equates to about 60 homeless persons in Santa Clarita.

Persons with HIV/AIDS: According to the 2022 Annual HIV Surveillance Report by the Los Angeles County Public Health Department, Division of HIV and STD Programs/HIV Epidemiology, there are 2,463 persons living with diagnosed HIV in the East Valley Health District of the San Fernando SPA 2.

Public Housing Residents: The only public housing residents in Santa Clarita are those residing in Orchard Arms. This 182-unit complex is currently limited to seniors, although a few non-senior disabled have resided there since prior to the implementation of the senior limitation. While no specific information on the needs of the Orchard Arms residents was available, we can assume the needs of the disabled and senior residents are the same or similar to those of the general population, as noted above.

Female-Headed Households: According to the 2018-2022 ACS estimates, about eight percent of Santa Clarita households were headed by single parents; the large majority of which were headed by females (64 percent). Data from the 2018-2022 American Community Survey (ACS) indicates that approximately 21 percent of the City's female-headed households with children had incomes below the poverty level.

Large Households: Large households are those with five or more members. The 2018-2022 ACS estimated there were 10,172 large households in Santa Clarita, representing approximately 14 percent of all households. Among the City's large households, 71 percent owned their own homes, while 29 percent were renter-households. According to the 2015-2019 CHAS data, of the City large family-households, 36 percent were low- and moderate-income. About 79 percent of large renter households experienced housing problems, with 52 percent experiencing cost burden. Large owner households experienced housing problems and burdens at lower rates than large renter households (35 percent and 24 percent, respectively).

Homeless Persons: According to the 2022 Greater Los Angeles Homeless Count, the City has a homeless population of 220 persons, with 192 persons being unsheltered and 28 persons being sheltered. Of these 192 unsheltered persons, 84 lived in cars, vans, and RVs, 42 were living in tents or makeshift shelters, and 55 were living on the street. Details on the subpopulations of the homeless population of the City are not available but the estimates below are made using the statistics for SPA 2's homeless population.

- 79 percent were adults over the age of 25
- 10 percent were children in families
- Nine percent were over the age of 62
- Four percent were veterans
- 44 percent of persons were experiencing chronic homelessness
- 27 percent had a substance abuse disorder
- Two percent had HIV/AIDS
- 23 percent had a developmental disability
- 19 percent had a physical disability,
- 47 percent had experienced domestic or intimate partner violence

- Five percent were homeless due to fleeing domestic violence

Victims of Domestic Violence: According to the 2022 Greater Los Angeles Homeless Count, 4,047 homeless persons in SPA 2 had experienced domestic violence. Moreover, about 472 homeless persons were experiencing homelessness as a result of fleeing domestic violence. This data indicates that 93 homeless persons in Santa Clarita had experienced domestic violence, and 11 were homeless due to fleeing domestic violence (since Santa Clarita's homeless population is 2.3% of SPA 2's homeless population).

The Los Angeles County Domestic Violence Council reported Intimate Partner Violence-related emergency room visits as 3.1 per 100,000 persons in SPA 2 annually, indicating about seven emergency room visits in Santa Clarita annually may be attributed to domestic violence.

Veterans: The 2022 Homeless Count by LAHSA indicates that 351 homeless veterans are located in SPA 2 (four percent of the homeless population). This equates to eight homeless veterans in the City. The 2018-2022 ACS estimates that there are 5,816 veterans in the City.

Extremely-Low-income: According to most recent CHAS data available (2015-2019), there are approximately 7,285 extremely low-income households in the City (4,130 renters and 3,155 owners). About 86 percent of these extremely-low-income households experience cost-burdens and 73 percent are severely cost-burdened.

Farmworkers: Data on employment by industry and occupation from the 2018-2022 ACS indicates approximately 261 City residents were employed in the combined industry of agriculture, forestry, fishing, and mining.

What are the housing and supportive service needs of these populations and how are these needs determined?

Elderly: The elderly are gradually becoming a more substantial segment of a community's population. Elderly households are vulnerable to food insecurity, isolation, limited mobility, and declining physical and mental health. They may need services to assist with nutrition, in-home healthcare, and specialized activities to maintain and increase socialization. Seniors also may be residing in older housing units that require rehabilitation and improvements, including ADA improvements, to maintain their homes in a safe and habitable condition.

Frail Elderly: HUD defines Frail Elderly as a person over 62 years-of-age who is unable to perform at least three activities of daily living as defined 24 CFR 981.205. Frail elderly individuals need accessible and safe housing with modifications to support their physical limitations. In-home support services, healthcare access, and transportation assistance are crucial for maintaining independence. Social services, companionship, and fall prevention programs contribute to mental and physical well-being, while affordable housing options and community integration help create supportive environments for aging in place with dignity and comfort.

Persons with Disabilities: Persons with disabilities typically have lower incomes and limited housing choices due to mobility issues and lack of accessible housing. Housing discrimination also tends to impact persons with disabilities disproportionately. Special housing needs for persons with disabilities fall into two general categories: physical design to address mobility impairments and in-home social, educational, and

medical support to address developmental and mental impairments. The disabled may also be vulnerable to food insecurity, isolation, and mobility issues. The disabled may also require ADA improvements to their homes to maintain their homes to assist in mobility and safety.

Persons with Drug/Alcohol Addictions: During the process of becoming sober, they may need different services at different points during their recovery, including medically assisted detox, inpatient support during the early phases of addiction recovery, participation in a 12-step program, and aftercare support. The Los Angeles County Department of Public Health's Division of Substance Abuse Prevention and Control has developed a Strategic Plan to engage people at every stage of the recovery journey and expand the accessibility of the prevention, harm reduction, and treatment service options for those who need care. Sober living homes may provide a safe, supportive place to live while recovering from alcohol and drug addiction. A stable home and drug-free living environment is important for recovery as well.

Persons with HIV/AIDS: People with HIV/AIDS require stable and affordable housing, along with comprehensive support services. This includes case management for coordinating medical and social care, access to mental health services, legal assistance to address discrimination, and nutritional support. Transportation assistance is also vital for easy access to medical appointments and community resources. Collaboration among healthcare providers, community organizations, and support groups plays a vital role in creating a holistic network to address the diverse needs of individuals affected by HIV/AIDS.

Public Housing Residents: As noted above, the only public housing in Santa Clarita is Orchard Arms which houses seniors and the disabled. The residents of Orchard Arms are likely to face the same challenges as other seniors or disabled residents. Public housing residents often face economic challenges beyond affordable housing. Supportive services should include community-based initiatives, healthcare access within or near housing complexes, case management services, and legal assistance to address issues of discrimination. Additionally, education and awareness programs can help foster a supportive environment, and economic empowerment initiatives can enhance financial stability.

Single Parent Households: Single-parent households have needs for affordable and quality childcare. Despite the existence of resources, it is difficult for some families to qualify for subsidized services. Many single-parent households also need support services for parenting. Often, inadequate transportation service and high transportation costs are also concerns. Due to the high cost of housing, single parent households may only be able to afford overcrowded or substandard housing. More affordable housing would contribute to safety and housing stability.

Large Households: The limited availability of affordable adequately sized units is a problem faced by lower-income large households. Housing cost burdens and overcrowding typically impact large households disproportionately. Larger low-income households may need food assistance, rent and utility assistance, and job training to ensure a higher and more stable income.

Homeless Persons: Homeless individuals require immediate and stable housing solutions coupled with comprehensive support services. Emergency shelters, transitional housing programs, and rapid rehousing initiatives can provide immediate relief. Supportive services should address mental health, substance abuse,

and medical needs. Case management and outreach programs are essential to help homeless individuals access healthcare, employment, and social services, facilitating their transition to stable housing.

Victims of Domestic Violence: There is a need for affordable housing options, ranging from safe houses, emergency housing arrangements, transitional, and affordable permanent housing options. Victims of domestic violence also need access to job training and jobs, counseling, and legal assistance.

Veterans: Affordable housing, job opportunities, and health care (especially mental health care) are some of the top needs for veterans. Older low-income veterans may need food assistance and opportunities for socialization to avoid isolation.

Extremely-Low-income Households: Targeted housing subsidies and rental assistance programs can alleviate financial housing burdens. Supportive services should include job training, educational opportunities, and access to healthcare. Collaborative efforts with community organizations can create a network of support, addressing both immediate housing needs and the long-term well-being of extremely low-income households.

Farmworkers: Farm workers would typically have similar needs as other persons with similar incomes. The extreme physical labor required and the increased exposure to climate-change related heat exposure may exacerbate those needs for farm workers.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area.

According to the 2022 Annual HIV Surveillance Report by the Los Angeles County Public Health Department, Division of HIV and STD Programs/HIV Epidemiology, there were 2,463 persons living with diagnosed HIV in the East Valley Health District of the San Fernando Service Planning Area (SPA 2).

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

The City (as the Participating Jurisdiction – PJ) does not plan to operate a Tenant-Based Rental Assistance (TBRA) program during the Con Plan period.

Discussion

See discussion above.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities.

Some of the City's public facilities which were built before the incorporation of the City in 1987 are not accessible to the disabled. This includes physical barriers to mobility and a mismatch between the services the facility offers and the recreational needs of some of the City's developmentally disabled residents. Several public parks should be rehabilitated to address both issues.

The City has a significant need for transitional housing to help the sheltered and unsheltered homeless transition into stable housing. There is also a need for supported housing which will allow disabled residents to live independently.

How were these needs determined?

These needs were determined using the results of the City's 2022 Public Opinion Poll, community outreach results, and discussion with City staff experienced in serving the low- and moderate-income community. The City additionally maintains a comprehensive asset condition report, which contains an itemized listing of City facilities which staff reevaluates annually to assess needs. This list is regularly consulted when determining CDBG funding priorities.

Describe the jurisdiction's need for Public Improvements.

Older infrastructure in the City can often pose difficulties to those residents with mobility issues. The lack of curb ramps, and street medians which protrude into crosswalks are some examples. These problems are more pronounced in lower income areas, which are often the oldest areas of the City which were developed prior to 1987.

How were these needs determined?

These needs were determined using the results of the City's 2022 Public Opinion Poll, the City's comprehensive asset condition report which tracks the condition and needs of public facilities, community outreach results, and discussion with City staff experienced in serving the low- and moderate-income community.

Describe the jurisdiction's need for Public Services.

The City's low- and moderate-income residents and the homeless have a great need for public services (social services) Local non-profit organizations currently use CDBG and other funds to provide a wide array of public services, but these are often oversubscribed, indicating a significant unmet need. The greatest demand for public services appears to be in homelessness, mental health, services for disadvantaged young adults, and childcare subsidies for lower income residents.

Many of the public services available through CDBG-funding include those which not only address homelessness directly, but those which also provide services to address those residents who have a higher risk of homelessness due to lower-income, mental health issues, disabilities, and age.

How were these needs determined?

These needs were determined using results of the City's 2022 Public Opinion Poll, outreach results, and discussion with City staff experienced in serving the low- and moderate-income community.

DRAFT

HOUSING MARKET ANALYSIS

MA-05 Overview

Housing Market Analysis Overview

The City of Santa Clarita had about 75,751 housing units in 2021, representing a 27 percent increase from the 2010 Census and 44 percent increase from the 2000 Census. The majority of the City's housing was built less than 30 years ago, and units built prior to 1979 represent just 31 percent of the total housing stock. Given their age, some of the pre-1980 units may require rehabilitation and improvements.

According to DQNews, median home sale prices in the region ranged from \$485,500 in Palmdale to \$1,085,000 in Glendale during August 2022. Santa Clarita's median home price (\$800,000) was comparable to the Countywide median (\$820,000).

DRAFT

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to 2013-2017 ACS data, the majority of the City’s housing stock is comprised of single-family homes (71 percent). About one-quarter (27 percent) of the City’s housing units are multi-family homes. The vast majority (83 percent) of the City’s ownership housing was comprised of larger units (i.e., with three or more bedrooms). By comparison, only 33 percent of the City’s rental housing was comprised of these larger units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	41,530	60%
1-unit, attached structure	7,430	11%
2-4 units	3,360	5%
5-19 units	8,130	12%
20 or more units	6,675	10%
Mobile Home, boat, RV, van, etc.	2,670	4%
Total	69,795	100%

Table 40 – Residential Properties by Unit Number

Data Source: 2013-2017 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	65	0%	605	3%
1 bedroom	660	1%	4,275	19%
2 bedrooms	7,055	15%	9,905	45%
3 or more bedrooms	38,170	83%	7,165	33%
Total	45,950	99%	21,950	100%

Table 41 – Unit Size by Tenure

Data Source: 2013-2017 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are six properties in Santa Clarita financed by Multi-Family Revenue Bonds, with 354 units which were made affordable through regulatory agreements that are monitored by the Los Angeles County Development

Authority. Other buildings with affordable units include Hidaway Apartments (14 units), which was made affordable through loans from the County, Bouquet Canyon Senior Apartments (264 units), Canyon Country Senior Apartments (200 units), and Three Oaks Apartments (29 units), which all received tax credit financing. Canterbury Village Senior Apartments (64 units) and Valencia Villas (75 units) are two HUD-funded affordable projects, Fountain Glen Apartments (eight units) was made affordable through the approval of conditions by the City, and Orchard Arms (183 units) received assistance from the Los Angeles County Housing Authority. Lastly, Whispering Oaks (33 units) was developed with a loan from Los Angeles County. These properties have a total of 1,167 units for lower income family and senior households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are currently 1,167 affordable units for lower-income family and senior households located in the City. Over time, affordability covenants and deed restrictions may expire, potentially resulting in the affordable units converting to market-rate housing. Specifically, there are two affordable housing developments which are at risk of conversion to market rate before 2031. Those include Hidaway Apartments (14 senior units) and Valencia Villas (75 senior units). Hidaway Apartments was made affordable through a Los Angeles County FHA loan and the County will be managing any opportunity to prevent conversion to market-rate. Valencia Villas is a Section 8 project-based development which is based on a direct agreement with HUD. Historically, each time Valencia Villas has come up for conversion, they have negotiated with HUD and agreed to a new five-year affordability agreement.

The at-risk units could be protected through purchase by a nonprofit owner using a combination of bond funds and the four percent tax credit, or replaced through bond and tax-credit-financed new construction of either mixed-income projects or projects that are 100 percent affordable. City staff will continue to monitor these developments and work with the owners, HUD, and the Los Angeles County Development Authority to determine if there are alternatives to maintain the affordability of units at-risk of conversion to market-rate.

Does the availability of housing units meet the needs of the population?

According to the CHAS data by HUD, mismatches in terms of supply and affordability exist in the City. Affordability is defined as paying no more than 30% of gross household income for housing. Approximately 5,104 households earning less than 30 percent of AMI reside in the City; however, there are only 430 rental dwelling units affordable to those at this income level. The City has 7,405 households earning between 31 and 50 percent of AMI and only 1,160 rental housing units and 1,018 ownership housing units affordable to those at this income level. There are 20,410 households in the City earning between 51 and 80 percent of AMI, but only 9,225 housing units affordable to those in this income level. However, a housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. This mismatch in a cost affordable to residents at lower income levels and the actual cost of available unit contributes to the severe and very severe housing cost burden discussed earlier.

In addition, according to the 2017-2021 ACS, approximately 14 percent of the households in Santa Clarita were large households (comprised of five or more persons). The limited availability of affordable adequately sized rental units is a problem faced by these households. The vast majority (83 percent) of the City's

ownership housing was comprised of larger units (i.e., with three or more bedrooms). By comparison, only 33 percent of the City's rental housing was comprised of these larger units.

Describe the need for specific types of housing.

Very-low and extremely low-income households are disproportionately impacted by the market-rate rental housing costs due to their limited ability to pay market-rate rents. A disproportionate number of disabled and senior households fall into these categories. Larger (5 or more household members) low- and moderate-income households also face difficulty finding large enough units at affordable rates. Additional affordable housing for all extremely low- and very low-income households is needed to create housing stability and avoid the risk of homelessness.

Discussion

See discussion above.

DRAFT

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

The information in the following tables is based on HUD CHAS data or the most recent Census data available.

Cost of Housing

	Base Year: 2009 (2000 Census)	Most Recent Year: 2017 (2013-2017 ACS)	% Change
Median Home Value	488,800	461,500	(6%)
Median Contract Rent	1,341	1,633	22%

Table 42 – Cost of Housing

Data Source: 2000 Census (Base Year), 2013-2017 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	1,029	4.7%
\$500-999	1,835	8.4%
\$1,000-1,499	6,200	28.3%
\$1,500-1,999	8,100	36.9%
\$2,000 or more	4,790	21.8%
Total	21,954	100.1%

Table 43 - Rent Paid

Data Source: 2013-2017 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	430	No Data
50% HAMFI	1,160	1,018
80% HAMFI	6,570	2,655
100% HAMFI	No Data	5,552
Total	8,160	9,225

Table 44 – Housing Affordability

Data Source: 2013-2017 CHAS

Fair Market Rents

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,777	\$2,006	\$2,544	\$3,263	\$3,600
High HOME Rent	\$1,415	\$1,518	\$1,823	\$2,097	\$2,320
Low HOME Rent	\$1,103	\$1,182	\$1,418	\$1,639	\$1,828

Table 45 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Note: Fair Market Rents (FMRs) are used to determine payment standard amounts for the Housing Choice Voucher program, initial renewal rents for some expiring project-based Section 8 contracts, initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), rent ceilings for rental units in both the HOME Investment Partnerships program and the Emergency Solutions Grants program, maximum award amounts for Continuum of Care recipients and the maximum amount of rent a recipient may pay for property leased with Continuum of Care funds, and flat rents in Public Housing units. The U.S. Department of Housing and Urban Development (HUD) annually estimates FMRs for Office of Management and Budget (OMB) defined metropolitan areas, some HUD defined subdivisions of OMB metropolitan areas, and each nonmetropolitan county. 42 USC 1437f requires FMRs be posted at least 30 days before they are effective and that they are effective at the start of the federal fiscal year (generally October 1). Fair Market Rents, as defined in 24 CFR 888.113 are estimates of 40th percentile gross rents for standard quality units within a metropolitan area or nonmetropolitan county.

Is there sufficient housing for households at all income levels?

According to the CHAS data by HUD, mismatches in terms of supply and affordability exist in the City. Approximately 8,090 households earning less than 30 percent of AMI reside in the City; however, there are only 430 rental dwelling units affordable to those at this income level and 1,018 ownership dwelling units affordable to households earning less than 50 percent of AMI. The City has 7,405 households earning between 31 and 50 percent of AMI and only 1,160 rental housing units and 1,018 ownership housing units affordable to those at this income level. There are approximately 9,225 housing units in the City that are affordable to households earning between 51 and 80 percent AMI, less than the number of households (11,185) in Santa Clarita at this income level. A housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than what is presented by the CHAS data.

How is affordability of housing likely to change considering changes to home values and/or rents?

The City of Santa Clarita is a very desirable City in which to live. Newer infrastructure, award-winning schools, low crime, and extensive resident services will contribute to its continued desirability. It is unlikely that it will become more affordable organically. To develop even limited affordability for residents at all income levels the City will need to invest existing resources and seek out additional resources for the development of affordable housing units. Even with this intervention, issues with cost burden would continue to impact the most vulnerable segments of the community.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on a survey of rental listings on www.zillow.com, market rents in the City area vary by size. Market rents are comparable but slightly higher than the Fair Market Rents shown in Table 45 for all units ranging in size from no bedrooms to five bedrooms.

Discussion

The City's Housing Element has over 20 policies/programs intended to encourage the development of affordable housing. A Request for Qualifications is being prepared to identify an affordable housing developer which the City would partner with to develop an affordable housing project.

DRAFT

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Assessing housing conditions in Santa Clarita can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. The American Community Survey (ACS) defines a "selected condition" as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on this definition, 50 percent of renter-households but only 31 percent of owner-households had at least one selected condition.

As stated earlier in this document, statistics from table to table may vary slightly based on the source of the data.

Definitions

For Con Plan purposes, the City of Santa Clarita uses the following definitions:

- **Substandard Housing:** Substandard housing conditions may exist where there is evidence that a dwelling unit, attached garage, or attached accessory structure are in violation of City, County, or State regulations applicable to fire and life safety, structural safety, electrical, plumbing, mechanical, gas piping, sanitation, utilities, and/or maintenance.
- **Substandard Condition, but Suitable for Rehabilitation:** Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	14,365	31%	11,020	50%
With two selected Conditions	340	1%	2,345	11%
With three selected Conditions	4	0%	25	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	31,245	68%	8,550	39%
Total	45,954	100%	21,940	100%

Table 46 - Condition of Units

Data Source: 2013-2017 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	9,300	20%	3,855	18%
1980-1999	20,365	44%	11,490	52%
1950-1979	15,680	34%	6,144	28%
Before 1950	615	1%	455	2%
Total	45,960	99%	21,944	100%

Table 47 – Year Unit Built

Data Source: 2013-2017 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	16,295	35%	6,599	30%
Housing Units Built Before 1980 with Children Present	7,929	17%	4,545	21%

Table 48 – Risk of Lead-Based Paint

Data Source: 2013-2017 ACS (Total Units) 2013-2017 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2,457	NA	2,457
Abandoned Vacant Units	1,083	NA	1,083
REO Properties	NA	NA	NA
Abandoned REO Properties	NA	NA	NA

Table 49 - Vacant Units

Data Source: 2017-2021 ACS

Note: Other vacant units in 2017-2021 ACS are assumed to be abandoned units. No information is available on number of REO properties or physical conditions of vacant units. All vacant units are assumed to be suitable for rehabilitation.

Need for Owner and Rental Rehabilitation

Given the young age of the housing stock in the City, the number of substandard housing units is relatively low, though isolated substandard conditions nonetheless exist. Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time, especially when maintenance is deferred.

According to ACS, between 2013 and 2017, only 31 percent of Santa Clarita's housing stock was constructed prior to 1980. Approximately 33 percent of owner-occupied housing and 28 percent of renter-occupied housing in the City was built before 1980.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the federal government prohibited the use of LBP on residential property. National studies estimate that 75 percent of all residential structures built prior to 1970 contain LBP. Housing built prior to 1940 is highly likely to contain LBP (estimated at 90 percent of housing units nationally), and in housing built between 1960 and 1979, 62 percent of units are estimated to contain LBP.

Nationally, potential lead-based paint hazards are estimated by multiplying the number of units built prior to 1980 by 75%. Using this metric, the estimated number of units with lead-based paint hazards in Santa Clarita is 17,171 units (75 percent of 16,295 owner-occupied units built before 1980 and 75 percent of 6,599 renter-occupied units built before 1980). Furthermore, approximately 17 percent of the owner-households and 21 percent of the renter-households built before 1980 have children present. Therefore, the number of units with potential LBP hazards and occupied by households with children is estimated at 3,110 units (2,078 owner-occupied units and 1,032 renter-occupied units).

Discussion

See discussion above.

DRAFT

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The only public housing complex in Santa Clarita is Orchard Arms, which is operated by the Los Angeles County Development Authority (LACDA). The table below summarizes data provided by LACDA for public housing and Housing Choice Vouchers for the entire service area covered by LACDA. Data specific to the City of Santa Clarita is not available.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	261	2,962	21,798	1	21,797	1,264	1,357	558
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 50 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments.

Orchard Arms is the only public housing in Santa Clarita and has a total of 183 units.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan.

In 2020, Orchard Arms was inspected by HUD’s Real Estate Assessment Center (REAC). The property received a score of 97 out of 100 points. In addition, each individual unit is inspected once per year for habitability. Any issues identified are remedied in a timely manner. The units are in very good condition, and there are no substandard units or rehabilitation needs at the facility. Apartment units are already modified to serve disabled and elderly residents. No public housing units are anticipated to be lost through demolition or conversion.

Public Housing Condition

Public Housing Development	Average Inspection Score
Orchard Arms	97

Table 51 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction.

In 2012, LACDA completed a 504 Comprehensive Evaluation Report for Orchard Arms. Improvements completed include:

- Modernization/bridge installation for full ADA accessibility
- Common area doors replaced with push button ADA accessible doors
- New elevators

In 2020, Orchard Arms was inspected by HUD’s Real Estate Assessment Center (REAC). The property received a score of 97 out of 100 points. In addition, each individual unit is inspected once per year for habitability. Any issues identified are remedied in a timely manner. No restoration or modernization needs are currently identified.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing.

LACDA has adopted the following goals and objectives to maintain and improve the living environment of its public housing stock, including the following:

- Implement public housing security improvements
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

Over the last several years, LACDA has designated 12 public housing senior developments as housing for elderly only, including Orchard Arms. Through senior designation, LACDA addresses the specific and growing housing needs of the elderly.

- Partner with community-based organizations and local colleges and universities through service learning to provide educational prevention/intervention activities.
- Provide Smoke-Free housing for all of our residents with specified open areas 20 feet from a LACDA building labeled as a “Smoking Designated Area” However, small housing developments that do not have a feasible “Smoking Designated Area”, will be completely non-smoking (Orchard Arms is a completely non-smoking property).
- Partner with other county agencies to identify and provide housing and supportive services to the homeless population.

Discussion

See discussion above.

DRAFT

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

According to the Los Angeles Homeless Services Authority (LAHSA) 2022 Greater Los Angeles Homeless Count, on any given day, there were 220 homeless persons in Santa Clarita, including 192 unsheltered and 28 sheltered. Among the unsheltered, most were living on the street, in cars, in RVs/campers, and in tents. Agencies that provide shelter and transitional beds for the homeless in Santa Clarita include:

- Bridge to Home Emergency Shelter currently has 60 beds for adults and is almost finished with construction on a shelter expansion which will add 32 additional beds for families with children.
- Domestic Violence Shelter of the Santa Clarita Valley has nine beds for families with children.
- Family Promise of Santa Clarita Valley currently has a transitional housing facility which can house five families (15 beds) and is in construction on another transitional housing location which will have five additional family units (3 emergency beds and 12 transitional beds).

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	35	0	27	0	0
Households with Only Adults	60	0	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 52 - Facilities and Housing Targeted to Homeless Households

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

The City of Santa Clarita participates in the County of Los Angeles' Continuum of Care system that provides services and facilities for the homeless and is comprised of local government jurisdictions, federal agencies, non-profit service and housing providers, technical assistance organizations, and organizations from the faith community.

Mental Health Services

According to the LAHSA 2023 Point in Time (PIT) homelessness statistics, 30.6% of homeless individuals suffer from mental illness. Services offered by the Los Angeles County Department of Mental Health (DMH) include assessments, case management, crisis intervention, medication support, peer support and other rehabilitative services. The County's Santa Clarita Valley Mental Health Center is located in Valencia.

Health Services

The Los Angeles County Department of Health Services (DHS) aims to ensure access to high-quality, patient-centered, cost-effective health care to Los Angeles County residents, including the homeless, through direct services at DHS facilities and through collaboration with community and university partners. The DHS provides a range of family, emergency, and specialty health services. The Los Angeles County Department of Public Social Services (DPSS) is another County resource that offers various programs to promote health to County residents who are homeless or at risk of homelessness.

Support for Homeless Students

The local community college, College of the Canyons, and all seven High Schools serving residents of Santa Clarita provide services to their homeless students. Services include counseling, free breakfast and lunch, free transportation, clothing, and modified graduation criteria.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Emergency Shelters: Emergency shelters offer temporary overnight sleeping accommodations day-to-day. Consecutive nights are usually available for up to a month, although some may offer longer stays up to 180 days. Emergency shelters provide a means of temporarily housing homeless persons, but also offer opportunities to provide referrals and services. Emergency shelters operating in the City include:

- Bridge to Home Emergency Shelter currently has 60 beds for adults and is almost finished with construction on a shelter expansion which will add 33 additional beds for families with children.
- Domestic Violence Shelter of the Santa Clarita Valley has nine beds for families with children.

Transitional Housing: Transitional housing is distinguished from emergency shelters in that it provides shelter for an extended period and generally includes integration with other social services and counseling programs to assist in the transition to self-sufficiency through the attainment of a permanent income and housing. The City uses CDBG Public Services funds to support a four-bedroom transitional living house located in Castaic operated by Family Promise of the Santa Clarita Valley (FP SCV). While the location of the transitional living house is outside the City limits, the City's CDBG funds serve Santa Clarita residents. The City also recently donated land to FP SCV for the construction of a new transitional housing facility in the Newhall neighborhood of the City. The new facility is expected to be completed in 2024 and will add units to serve five families as well as new office space and community space for the FP SCV clients and their children.

Permanent Supportive Housing: LA Family Housing serves as a Family Solutions Centers (FSC) through LAHSA's Family Solutions System (FSS) for SPA 2, which includes Santa Clarita Valley. The FSS, through each regional FSC, is designed to keep homeless families together and connect them to housing and services within their own local community. FSS provides system-wide tracking of progress by following a homeless or at-risk family from the time they enter the system, through placement in permanent, stable housing. One of the main goals of the ESS program offered by LSS is to work directly with families to obtain permanent housing in addition to obtaining employment and an increased income.

DRAFT

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

A variety of services and facilities targeting persons with special needs are available in Santa Clarita.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify and describe their supportive housing needs.

Elderly: Low-income is usually a main factor affecting many seniors regarding their ability to secure adequate housing. With limited incomes, seniors face the challenges of high housing cost as well as high costs in other areas which may further limit the amount of income they can use for housing. Elderly homeowners may need assistance to maintain their homes in safe and habitable condition. Those with mobility issues may require accessibility improvements such as grab bars and ramps. As seniors age they may become more isolated and require home-delivered services for food, healthcare, and socialization.

Frail Elderly: Statistical information about the needs of the Frail Elderly is not available. However, it may be assumed that those needs of the Elderly will be intensified by frailty and they may experience housing problems and housing discrimination due to limited income, prevalence of physical or mental disabilities, limited mobility, and high health care costs.

Persons with Disabilities: Persons with disabilities often have limited incomes and may need subsidized housing in order to be able to afford housing costs. They also may need other services related to housing including housing modifications for accessibility. These modifications can be expensive and may be out of reach financially for disabled residents. Furthermore, as the majority (58 percent) of the City's housing stock was constructed prior to 1990 (before the passage of the American with Disabilities Act), accessible housing is also limited in supply. Persons with disabilities also need supportive services to help them gain independent living and self-sufficiency.

Persons with Alcohol/Drug Addiction: Persons with alcohol/drug addiction may require specialized housing before and after they become sober. Sober living homes may provide a safe, supportive place to live while recovering from alcohol and drug addiction. A stable home and drug-free living environment is important for recovery as well.

Persons with HIV/AIDS: It has been estimated that as many as half of all people living with HIV/AIDS will need housing assistance at some point in their illness. For many of those, short-term assistance with rent, mortgage, or utility costs alone will provide the necessary support to remain healthy and in stable housing. However, those struggling with multiple diagnoses of HIV and mental illness and/or substance use may need in-home supportive services in addition to housing assistance.

Stable, affordable housing offers the best opportunity for persons living with HIV/AIDS to access drug therapies and treatments and supportive services that will enhance the quality of life for themselves and their families. When housed, they can more easily access and adhere to drug treatments and therapies and require fewer hospitalizations and less emergency room care.

Public Housing Residents: As noted above, the only public housing in Santa Clarita is Orchard Arms which houses seniors and the disabled. Since they are already housed, their basic housing needs are addressed. However, since the population residing in Orchard Arms are disabled and/or senior, they may face needs related to in-home supportive services. Supportive services should include community-based initiatives, healthcare access within or near housing complexes, case management services, and legal assistance to address issues of discrimination. Additionally, education and awareness programs can help foster a supportive environment, and economic empowerment initiatives can enhance financial stability.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

LACDA assists residents who are exiting mental and physical health institutions and need supportive housing with direct clinical and/or case management services from the Family Resource Center. Frequent issues encountered include domestic violence, child abuse, mental illness, aging-related issues, and general crisis intervention. Special support is provided for the homeless and emancipated youth housed at the sites and a clinician is on-call to conduct emergency mental health assessments. In addition, the Assisted Living Waiver Program has been implemented at several senior/disabled sites supporting residents who would have to live in a nursing home if they were not receiving services from this program.

Residential care facilities also provide supportive housing for persons with disabilities. The need for these residential care facilities far outstrips the availability in the community.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e).

See below for the City of Santa Clarita's response to this question.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Given the limited CDBG funding, the City proposes focusing CDBG public service funds on improving supportive human services for the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, and public housing residents. A variety of services will be available to assist these populations, including, physical and mental health services, food services, disabled services, emergency and transitional housing, and services for those with dual diagnoses. CDBG-CV funds will also be used to assist the non-homeless special needs individuals in similar ways.

CDBG funds will be used to make ADA improvements to parks and public facilities to make them more accessible to the elderly, frail elderly, and those with disabilities. In addition, the City plans to use HOME funds for the development of additional affordable housing units during the Con Plan period. Some of the

specific activities the City intends to undertake in FY 2024-2025 are shown below. A full list of the FY 2024-2025 projects and programs may be found in AP-35 of the FY 2024-2025 Action Plan.

Elderly: The Santa Clarita Valley Committee on Aging (SCVCOA) operates Bella Vida – the local senior center. During FY 2024-2025, the City will continue to use CDBG and General Funds to support the services for the elderly provided by Bella Vida. A wide variety of supportive services are provided to all seniors including food services, social services and support, assistance with obtaining other government services and financial assistance, and enrichment programs like dance, ping-pong, and computer classes. Because many seniors struggle with low-income and food insecurity, Bella Vida offers a free lunch pick-up program, free congregate lunches on-site, and a free meal delivery program, which together serve 1,800 seniors per day. The City will continue to fund Bella Vida’s Community Access Services Program and the Handyworker Program which provides home repair services to low-income homeowners.

Frail Elderly: Bella Vida also provides services to the frail elderly. In FY 2024-2025, the City will continue to support Bella Vida through FY 2024-2025 CDBG funding for the Community Access Services Program and the Handyworker Program. Frail elderly homeowners may require accessibility modifications to their homes in order to address disabilities or mobility issues. The Handyworker Program will be funded in FY 2024-2025 to provide these services. In FY 2024-2025 the City will also contribute General Funds to support Bella Vida’s services to the frail elderly.

Persons with Disabilities: Many of the senior residents who participate in the Bella Vida programs outlined above have disabilities and derive great benefit from the services they provide. In FY 2024-2025, the City will continue to support Bella Vida in their efforts to serve persons with disabilities by continuing to fund the Community Access Services Program and Handyworker Program. Disabled homeowners may require accessibility modifications to their homes to address their individual disability. The Handyworker Program will continue to provide these services in FY 2024-2025.

In FY 2024-2025, Carousel Ranch will also be funded through CDBG to provide two programs for the disabled: a therapeutic horseback riding program for disabled children, and a work readiness and job training program for young adults. The City will also use CDBG-CV funds to assist the disabled by funding a program which provides rent and utility assistance to the disabled.

Using CDBG-CV funds, the City will fund Avenues for Supported Living to provide transportation of their disabled clients to job training, appointments, and community activities. The Salvation Army will also be funded through CDBG-CV to provide short-term rent assistance and utility assistance to lower income clients to help them avoid homelessness.

Persons with Alcohol/Drug Addiction: There are three advertised sober houses located in the City of Santa Clarita. The City will continue to authorize citing of sober living facilities per the State of California guidelines. In addition, Action Family Counseling provides medically assisted detox, inpatient support during the early phases of addiction recovery, participation in a 12-step program, and aftercare support.

Persons with HIV/AIDS: Based on the 2022 Greater Los Angeles Homeless Count, there are an estimated 4-5 homeless individuals with HIV/AIDS residing in the City. The needs of those individuals are the same as

many other special needs groups. Using CDBG public service funds, the City provides grants to subrecipients which can provide a variety of services to those in need, including those with HIV/AIDS. In addition, the City plans to use HOME funds to increase the supply of affordable housing available on a long-term basis.

Public Housing Residents: The needs of public housing residents are addressed directly by LACDA, however all low- and moderate-income public housing residents may be served by public service programs funded through CDBG, and by other programs serving the low- and moderate-income population in Santa Clarita.

DRAFT

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City has worked diligently to ameliorate the effects of public policy on the development of affordable housing and other residential developments. In May 2023, the City adopted an update to its Housing Element for the 6th cycle covering 2021-2029 and submitted it to the State of California Housing and Community Development Department (HCD). It was certified by HCD in August 2023.

The 2021-2029 Housing Element contains over 20 programs and policies designed to address the housing needs for low- and moderate-income households and remove or ameliorate the negative effects of public policies which serve as barriers to affordable housing. The implementing programs include, but are not limited to:

- Identifying and maintaining a sufficient inventory of sites suitably zoned for housing at all income levels.
- Offering incentives for projects which include affordable housing, including priority processing of subdivision maps, expedited review of development applications, and modifications of development requirements designed to reduce the projects overall cost.
- Developing a formal Request for Proposal process to encourage affordable housing developers to submit viable affordable housing proposals.
- Prioritizing affordable housing funding (as available) for the development of extremely low-income units.
- An Expedited Processing for Affordable Housing Projects program.
- Maintaining the existing Affordable Housing Density Bonus.
- Giving funding preference of housing subsidies to extremely low-income households in new affordable development.
- Limiting code enforcement activities to those which pose an immediate threat to public health and safety.

There are public policies which are out of the City's control which can impact the cost of developing all housing. These higher costs have a disproportionate impact on the development of affordable housing.

Environmental Protection: State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing. Furthermore, opponents often use the CEQA process to block or delay housing development.

Physical and Environmental Constraints: A sizable portion of the City is subject to development constraints due to the presence of oak trees, flood zones, hillsides and ridgelines, or seismic hazards.

Hillsides, ridgelines, and floodplains must be protected from over-development to prevent erosion, flooding, and damage from landslides. Preservation of significant oak trees is also defined in the City's General Plan as a community goal because these trees are important biological resources. These constraints affect the development of all housing, not just affordable housing.

Planning and Development Fees: Revenue from local development fees also contributes to the cost of housing. The local development fees go toward maintaining a suitable living environment by funding road maintenance, providing services for libraries and parks, and funding safety contracts. Application processing fees in the City have been established by Resolution to ensure adequate funds to meet these goals.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when local municipalities use public funds to construct any public improvement, including affordable housing. The prevailing wage is generally higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon, the federal wage act requirement, also requires the payment of higher than market-rate wages when federal funds are used, which also adds to housing costs.

Build America, Buy America Act (BABA): BABA was passed in 2021 and adds significant purchasing requirements when housing is built using federal funds. BABA has extremely limited situations in which higher costs of covered goods can be considered. This results in higher costs for any affordable housing built with federal funds.

DRAFT

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The State Employment Development Department (EDD) reported that 112,400 Santa Clarita residents are in the labor force (December 2023), with an unemployment rate of 4.9 percent. Certain employment sectors, however, may have mismatches between available jobs and number of workers, potentially resulting in high unemployment rates in those sectors or commuting outside of City for employment (as shown in the “Business Activity” table). In Santa Clarita, the largest mismatches were found in the Information and Professional/Scientific/Management Services sectors with fewer jobs available than the number of those available to fill them. In contrast, there were more retail trade, arts entertainment, and accommodations, construction, manufacturing, and transportation and warehousing jobs in Santa Clarita than residents employed in those fields. Unemployment rates vary by age groups, and the rate was highest among young adults between 16 and 24 (19 percent), according to the ACS.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	848	12	1	0	-1
Arts, Entertainment, Accommodations	11,969	9,396	13	14	1
Construction	5,044	5,293	6	8	2
Education and Health Care Services	16,838	12,666	18	19	0
Finance, Insurance, and Real Estate	5,798	3,272	6	5	-1
Information	7,734	816	8	1	-7
Manufacturing	8,376	8,262	9	12	3
Other Services	3,040	2,216	3	3	0
Professional, Scientific, Management Services	8,633	4,240	9	6	-3

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Public Administration	0	0	0	0	0
Retail Trade	9,568	9,487	10	14	4
Transportation and Warehousing	3,150	3,063	3	5	1
Wholesale Trade	3,826	2,527	4	4	0
Total	84,824	61,250	--	--	--

Table 53 - Business Activity

Data Source: 2013-2017 ACS (Workers), 2017 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	111,482
Civilian Employed Population 16 years and over	103,530
Unemployment Rate	7.14
Unemployment Rate for Ages 16-24	19.15
Unemployment Rate for Ages 25-65	4.72

Table 54 - Labor Force

Data Source: 2013-2017 ACS

Occupations

Occupations by Sector	Number of People
Management, business and financial	31,184
Farming, fisheries and forestry occupations	4,514
Service	9,225
Sales and office	25,500
Construction, extraction, maintenance and repair	6,955
Production, transportation and material moving	4,210

Table 55 – Occupations by Sector

Data Source: 2013-2017 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	43,755	47%
30-59 Minutes	31,760	34%
60 or More Minutes	18,475	20%
Total	93,990	100%

Table 56 - Travel Time

Data Source: 2013-2017 ACS

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,435	810	2,935
High school graduate (includes equivalency)	14,585	1,035	4,520
Some college or Associate's degree	32,510	1,965	7,200
Bachelor's degree or higher	33,385	1,520	6,035

Table 57 - Educational Attainment by Employment Status

Data Source: 2013-2017 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	90	690	1,495	2,330	1,619
9th to 12th grade, no diploma	1,655	1,430	1,860	2,380	1,400
High school graduate, GED, or alternative	5,350	4,525	4,530	11,105	5,480
Some college, no degree	8,875	7,550	6,375	15,885	6,365
Associate's degree	1,495	2,785	2,700	6,390	1,745
Bachelor's degree	1,845	7,349	7,274	13,600	4,195
Graduate or professional degree	55	2,115	3,625	6,980	2,545

Table 58 - Educational Attainment by Age

Data Source: 2013-2017 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	55,730
High school graduate (includes equivalency)	84,075
Some college or Associate degree	101,945
Bachelor's degree	147,550
Graduate or professional degree	154,640

Table 59 – Median Earnings in the Past 12 Months

Data Source: 2013-2017 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Santa Clarita’s local economy is primarily service based. The major service employment sectors are Arts, Entertainment, Accommodations; Retail Trade; Education and Health Care Services; and Manufacturing. These sectors represent nearly one-quarter of the employment opportunities available in the City. Overall, service sector occupations represent approximately two-thirds of employment opportunities in the City.

Describe the workforce and infrastructure needs of the business community.

There are more than 9,900 businesses located in Santa Clarita, including numerous sound stages and active movie ranches. The addition of more jobs and housing will increase traffic congestion in the area. Improvements to the infrastructure of the transportation system will be important to address this increased congestion. This will allow for continued economic growth, which in turn creates more job opportunities for City residents. Because of the thriving economic climate, businesses do not typically require or request City funding for infrastructure improvements as part of their entitlement packages.

To prepare for this increase and relieve congestion in the Santa Clarita Valley, Metro and Caltrans District 7, will be making operational and safety enhancements along the Interstate 5 (I-5) freeway in the northern part of LA County from the State Route 14 (SR-14) interchange in Santa Clarita to just south of Parker Rd in Castaic. Enhancements are estimated to be completed in 2026.

The enhancements include:

- Addition of one High Occupancy Vehicle (HOV)/carpool lane in each direction along I-5
- Extension of the northbound truck lane from SR-14 to Calgrove Boulevard
- Addition of southbound truck lane from Calgrove Boulevard to SR-14
- Addition of soundwalls at four locations
- Replacement of Weldon Canyon Bridge
- Intelligent Transportation System (ITS) improvements between the I-405 and I-210 interchanges
- Addition of auxiliary lanes (additional outside lanes extending between an on-ramp and a subsequent off-ramp).

The City also continues to maintain an aggressive schedule of maintenance and rehabilitation of the streets, sidewalks, lighting, and drainage throughout the City.

The City is working toward a more sustainable jobs-housing balance. Currently, many of the City's more highly educated residents are traveling to neighboring cities to work because there are not enough jobs available in the City matching the skills and related pay levels of those residents. One of the City's goals is to attract more high-paying, high-quality jobs and develop new high-paying, high-quality positions. This means working with businesses and companies already based in the area to expand and bring new jobs to Santa Clarita, relocate companies to the City, and support business start-ups looking to launch new businesses in the area. The City has targeted six main industry clusters for expansion: Aerospace and Defense, Bioscience and Medical Devices, Advanced Manufacturing, Digital Media and Entertainment, Information Technology, and Corporate Header Quarters and Professional Services. These industries already have a strong base of business in the area.

On the other side of the jobs-housing equation, there are many local businesses which have a difficult time finding City residents to fill lower paying jobs. The cost of housing in Santa Clarita can be significantly higher than that of neighboring areas which can make it difficult for families with lower incomes to live in the City.

Lower paying jobs are often filled by workers who travel into the City from neighboring communities, which increases traffic and pollution and adds additional financial burdens on workers already earning lower wages. Addressing the needs of business to find employees which can live comfortably on jobs which pay less requires addressing the high cost of housing through projects or programs which create housing affordability. The City currently has over 1,000 affordable rental housing units and has over 100 in construction. The City also has HOME funds which will be using in the coming years to develop more affordable housing. The City's State-approved Housing Element contains many policies and programs designed to make the development of affordable housing easier and less expensive.

The City also works to ensure opportunities for education and training are available to low- and moderate-income residents which will increase residents' earning power. Collaborative efforts with other agencies designed to assist residents increase their earning capacity include:

- College of the Canyons - twice yearly job fairs
- Santa Clarita Economic Development Corporation – Live Work SCV on-line job boards
- America's Job Center – employment assistance and job preparation training
- Valencia Industrial Association - Connecting to Success (CTS) workforce preparation program

The City will continue to work with local educational institutions, employers, real estate developers and others to review changes in Santa Clarita's workforce needs and anticipate changes occurring in employment demands. Together with these groups, the City can promote job training, skill enhancement, and education meeting the needs of jobs and careers available within the Santa Clarita Valley.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

According to the SCVEDC's Santa Clarita Valley Business Survey, the COVID-19 pandemic impacted local business and job growth, creating a need for business support in several areas:

- **Workforce:** The most significant stressor for companies in the SCV, as in most places, is the ability to find workers. The COVID-19 pandemic caused a reduction of employees by about one-third across the board. SCV's ability to provide workers is critical to attracting and retaining companies and is cited as the most significant factor in location decisions.
- **Talent Attraction and Development:** Finding qualified candidates continues to challenge businesses, with executive level and 3-5 years relevant experience hardest to fill, and more specifically software developers, IT professionals and engineers the most challenging skillsets to hire. Industry-specific technical skills training is the top workforce development need as identified by almost half of respondents, followed closely by professional skills, computer skills, and customer service skills. The influx of retirements amidst the pandemic also caused a need for executive, and more than 35% of respondents reported an interest in transition/ succession planning programs.

- **Need for More Capital:** More than 50% of SCV businesses increased pay/ benefits for their remaining employees, especially in manufacturing sectors.
- **Shift to Remote Work:** To remain competitive and offer more flexibility to employees, many companies are shifting to remote and hybrid working models. Thus, broadband and Internet Access was reported to be the most important Infrastructure priority in SCV overall, with 46% of respondents identifying this a key priority.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the ACS, a sizable portion of the active workforce living in the Santa Clarita area was well educated. About 37 percent of all workers have completed a college education. However, active workers with no more than a high school education account for 31 percent of the workforce, which reflected the substantial number of jobs in the service and entertainment sectors.

The City is focused on creating a quality jobs/housing balance, attracting companies in targeted industry sectors to ensure the needs of the community and its residents are met. The City has targeted six main industry clusters for expansion: Aerospace and Defense, Bioscience and Medical Devices, Advanced Manufacturing, Digital Media and Entertainment, Information Technology, and Corporate Header Quarters and Professional Services. Industries in Santa Clarita already have a strong base of business in the area and the Santa Clarita Valley boasts trained and qualified professionals ready to meet the needs of these unique industries.

The City will continue to work with local educational institutions, employers, real estate developers and others to review changes in Santa Clarita's workforce needs and anticipate changes occurring in employment demands.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

A number of workforce training initiatives and programs are available to Santa Clarita residents, including:

- **College of the Canyons:** The City of Santa Clarita maintains an essential partnership with the College of the Canyons (COC). The Small Business Development Center, Employee Training Institute, and School of Personal and Professional Learning are co-located at COC and provide a comprehensive one-stop location for business, employment, and training services. COC also houses several workforce programs that foster talent in specific industries, including: Fast Track, a program that provides skills-based education for employment in aerospace and advanced manufacturing, and the Strong Workforce Apprenticeship Group (SWAG), which allows companies to develop their own talent in occupations in Cyber Security, Advanced Manufacturing, Allied Health, Logistics, and Education.
- **America's Job Center of California – Santa Clarita:** America's Job Center of California's mission is to deliver equitable workforce services that empower people, communities, and businesses to

grow, succeed, and thrive in Los Angeles County. This mission is achieved through effective workforce driven solutions that enhance and uplift local employers to create equitable economic, social and environmental opportunities for self-sufficiency and success.

- **Valley Industry Association:** The Valley Industry Association (VIA) of Santa Clarita has represented business interests in Santa Clarita for more than 40 years and offers several business resources, including the VIA Connecting to Success (CTS) Program. VIA CTS is a high impact workforce preparation program in a business conference format. Over 100 volunteer mentors from the business community lead students from local high schools through role-playing, case studies, group discussions, and individual assessments to build workplace professionalism and the ability to influence others as responsible adults.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDs)?

Yes, see discussions above and below.

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

This Con Plan establishes the priority, Improve and Expand Public Facilities and Infrastructure in Lower Income Areas. The following CED's address that Con Plan priority.

- Develop a five-year plan to strategically expand the installation of fiber Citywide to support businesses.
- Complete a comprehensive update of the Old Town Newhall Specific Plan.

Discussion

See discussion above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated (include a definition of "concentration")?

Housing problems impact low- and moderate-income households disproportionately compared to non-low- and moderate-income households. Therefore, areas with concentrations of low- and moderate-income households are likely to have higher rates of housing problems.

HUD defines a Low- and moderate-income area as a census tract or block group where over 51 percent of the population is low- and moderate-income. However, HUD provides exceptions to communities with significantly lower than average and significantly higher than average concentrations of low- and moderate-income population in order to qualify more households in these communities. The City is an exception city (with lower-than-average concentration of low- and moderate-income population). For Santa Clarita, a low- and moderate-income area is one with 49.7 percent of low- and moderate-income population. A map in Appendix B identifies the low- and moderate-income areas in the City by Census Block Group. Areas with larger Hispanic populations also tend to have more low- and moderate-income households. Low- and moderate-income areas can be seen along Railroad Avenue as well as in Canyon Country—west of Whites Canyon Road near Soledad Canyon Road.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated (include a definition of "concentration")?

A minority concentration area is defined as a Census Tract whose proportion of a non-White population is at least 20 percentage points higher than countywide average, according to HUD's Rental Assistance Determination (RAD) Minority Concentration Analysis Tool. A map in Appendix B illustrates the location of these census tracts. There are five census tracts in the City which are considered minority concentration areas. Three are along Railroad Avenue and two are east of Canyon Country.

What are the characteristics of the market in these areas/neighborhoods?

In Santa Clarita, minority concentrated census tracts are also areas of low- and moderate-income concentrations. While most of the City's affordable housing is not necessarily located within these low- and moderate-income or minority concentration areas, many are located near these neighborhoods.

Are there any community assets in these areas/neighborhoods?

The City has made providing parks and community centers a priority throughout the City. In the first 20 years of its existence, the City developed numerous parks and all neighborhoods in the City are now well served, although some parks need renovation and improvement.

One of the lowest income areas in Santa Clarita, which is also an area of minority concentration (along Railroad Avenue as noted above), was the location for the City's first Community Center, built in 2001. This Center hosted over 120,000 residents in FY 2022-2023. These residents participated in programs, classes, and neighborhood events. East Canyon Country, noted as an area of minority concentration and an area of low- and moderate-income, is the location of the City's newest Community Center, built in 2020, had over 128,000 visitors in FY 2022-2023. This area is also the location of the City's first inclusionary park project, in

which the entire play area was replaced with a play area geared toward the seamless inclusion of the disabled and senior residents.

The City has a strong network of active and dedicated nonprofit organizations and community groups that work to address the housing and community development needs in these neighborhoods and in the City at large. Specifically, the Boys and Girls Club Youth Centers are in or adjacent to the concentration areas noted above. A number of other agencies have also situated their offices in or adjacent to these areas to make their services more accessible to their low- and moderate-income clients.

Are there other strategic opportunities in any of these areas?

The City will continue to collaborate with the agencies and surrounding communities in the North Los Angeles County area to ensure services and programs are delivered in a cost-effective manner and provide assistance to those who are most in need.

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MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

According to U.S. Census data, 96.2% of households in Santa Clarita have a broadband internet subscription. Individual household income appears to be a factor in the absence of broadband internet subscriptions at home. Among households earning less than \$20,000 annually, 82.3% had a broadband internet subscription. In households earning between \$20,000 and \$80,000 annually, 95% had a broadband internet subscription, and among households earning over \$75,000, the broadband internet subscription rate was 97.9%. Today, internet access is widely available in urban communities such as Santa Clarita. Many people, especially among the younger age groups, have already discarded land-line services.

Broadband adoption is a measure of households with infrastructure (broadband deployment) having a fixed connection. The California Public Utilities Commission (CPUC) has an interactive mapping tool (the California Broadband Mapping Tool) that depicts the served and underserved areas of broadband deployment. The term “served” depends on the internet speed standards and has varying thresholds at the state and federal level. The State’s “served” speed standard is 6 megabits per second (Mbps) downstream/1 Mbps upstream while current Federal Communications Commission (FCC) standards are 25 Mbps up/3 Mbps down.

According to the California Broadband Mapping Tool, most of the City’s fixed broadband services meet the State’s minimum service standards and is being served. According to the maps, broadband adoption is 80 percent or above in most of the City (this tool’s highest rate of adoption is 80%). Some very small areas of Newhall, Canyon County, Saugus, and Valencia have adoption rates of 60-80 percents, and an extremely small area of Newhall and Canyon Country are below 60 percent. While some areas with lower broadband adoption rates were also lower income areas, others were higher income areas, suggesting reasons other than income alone for the lower adoption rate.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

According to the State of California Interactive Broadband Map tool, broadband services are provided within the City primarily by T-Mobile and AT&T Service Inc. Charter Communications, Inc. and Verizon Wireless also provide broadband services, but to a much smaller number of households. The availability of broadband services and the competition between providers appears to be adequate.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

ClimateCheck.com evaluated the City's climate change risks and identified fire, heat, and drought as being the top three greatest risks to the City. Less impactful risks were flood risk and storm risk. The risks were quantified on a scale of 1 to 100 as shown below:

- Fire Risk – 74
- Heat Risk – 51
- Drought Risk – 50
- Flood Risk – 43
- Storm Risk – 30

ClimateCheck.com further evaluated that in all of Santa Clarita's 71 census block groups at least 50% of the buildings are at a significant risk for fire. The data for Santa Clarita's temperature shows that in the years between 1985 and 2005, the City averaged seven days with temperatures over 100.3 annually. Droughts in Santa Clarita, as well as the rest of the Santa Clara watershed have been increasing in frequency and intensity since 2000. Seven of the census block groups in Santa Clarita have a significant risk of flooding.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

Low- and moderate-income households are more vulnerable to the impacts of fire, heat, drought, and flood. Some of those impacts relate directly to a lack of financial resources to prepare for and survive the impacts of climate change. The impacts of the three most significant climate change hazards on the lower income households include:

Fire Risk: The fire risk in Santa Clarita is scattered throughout the area, with the greatest risk of fire in the areas adjacent to the wildland-urban interface. This includes a mix of the lowest and highest income areas in Santa Clarita. Lower income areas may be at greater risk of an extreme economic impact due to a lack of financial resources to maintain adequate fire hazard insurance on their homes, private property, and vehicles. Lower income households also have less savings and therefore fewer options for temporary housing if a wildfire impacts their home.

Heat Risk: In 2021, Los Angeles County conducted a Climate Vulnerability Study. This study identified the Santa Clarita and San Fernando Valleys as the areas which will experience the largest increase in extreme heat. According to American Community Survey (ACS), lower income households house a larger percentage of the City's senior and disabled population. Both seniors and the disabled are more vulnerable to heat related impacts. Data from ACS also indicates that housing in lower income neighborhoods is more likely to suffer from more deferred maintenance which may include air conditioning units. Further, due to a lack of financial resources to pay the higher costs related to increased use of electricity to operate air conditioning units, lower income households may forgo using those air conditioning which may result in indoor temperatures which are not safe.

Drought Risk: Since 2000, ClimateCheck.com reports that the City and other areas in the Santa Clarita watershed has experienced significantly more weeks of drought, extreme drought, and exceptional drought. Drought risk impacts the entire City, but lower income households have fewer resources to address those impacts. Increased costs for the household water supply may discourage households from watering vegetation, increasing fire risks. The risk of having their water service discontinued due to non-payment of bills is also a greater concern for lower income households. As noted in the review of Heat Risk, lower income households also house a larger percentage of the City's senior and disabled population. These populations are more vulnerable to risk associated with a potentially limited drinking water supply. The Los Angeles Climate Vulnerability Study also noted that a drought may increase the costs associated with farming and food production, disproportionately affecting lower income households which have fewer resources to absorb those increased costs.

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STRATEGIC PLAN

SP-05 Overview

The 2024-2028 Consolidated Plan (Con Plan) establishes the Priorities which will guide the City's CDBG program from July 1, 2024 to June 30, 2029. The preceding Needs Assessment and Market Analysis sections use data and information about the City to identify the types of needs in the City. The Strategic Plan uses the information in those sections to set the framework needed to describe Con Plan Priorities as well as their associated goals and objectives. Based on all the preceding data, information, and analysis, including the public input and agency consultations, the following Con Plan Priorities were established.

Improve, Maintain, and Expand Affordable Housing

The City will increase, improve and maintain its supply of affordable housing for low- and moderate-income residents. This includes activities such as housing rehabilitation and affordable housing construction.

Improve and Expand Public Facilities and Infrastructure

Through various capital improvement projects, the City will improve and expand infrastructure and community facilities that benefit low- and moderate-income neighborhoods and residents.

Provide Services Addressing Homelessness and Homelessness Prevention

The City will address homelessness by funding services which provide outreach, emergency housing, case management, assistance with obtaining transitional housing, and referrals to other services.

Provide Supportive Human Services

The City will provide supportive human services for low- and moderate-income persons in a wide variety of areas, including but not limited to childcare assistance and services for disadvantaged youth.

Address the Impact of Covid-19 on Lower Income Residents

Using CDBG-CV funds, the City will provide services to lower income residents who have been impacted by Covid-19. Services will include those deemed most appropriate and needed at the time they are provided.

Planning and Administration

The City will continue to effectively manage the CDBG, CDBG-CV, and HOME Programs.

SP-10 Geographic Priorities

The City believes that the needs of the low- and moderate-income community exist City-wide. Currently, there is no intent to allocate CDBG investments geographically. The City has not determined the way in which HOME funds will be used to provide affordable housing and will consider whether a geographic priority is appropriate at the time a plan is formulated.

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SP-25 Priority Needs - 91.215(a)(2)

1	Priority Need Name	Improve, Maintain, and Expand Affordable Housing
	Priority Level	High
	Population	Extremely Low, Low, and Moderate Income Large Families, Families with Children, and Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Rehabilitation of Owner-Occupied Homes New Affordable Rental Units
	Description	The City will increase, improve and maintain its supply of affordable housing for extremely low-, low-, and moderate-income residents. This includes activities such as housing rehabilitation and affordable housing construction.
	Basis for Relative Priority	Affordable housing has been identified nationwide as a key cause of homelessness. Housing has been identified as a High Priority based on the community outreach response, the high cost of housing in Santa Clarita, and its connection to the increase in homelessness.
2	Priority Need Name	Improve and Expand Public Facilities and Infrastructure
	Priority Level	High
	Population	Extremely Low, Low, and Moderate Income Elderly, Frail Elderly, and Persons with Mental and/or Physical Disabilities Non-housing Community Development
	Geographic Areas Affected	Citywide
	Associated Goals	Improve Infrastructure or Public Facilities in Low-income Neighborhoods Remove Architectural Barriers in Public Facilities or Infrastructure

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

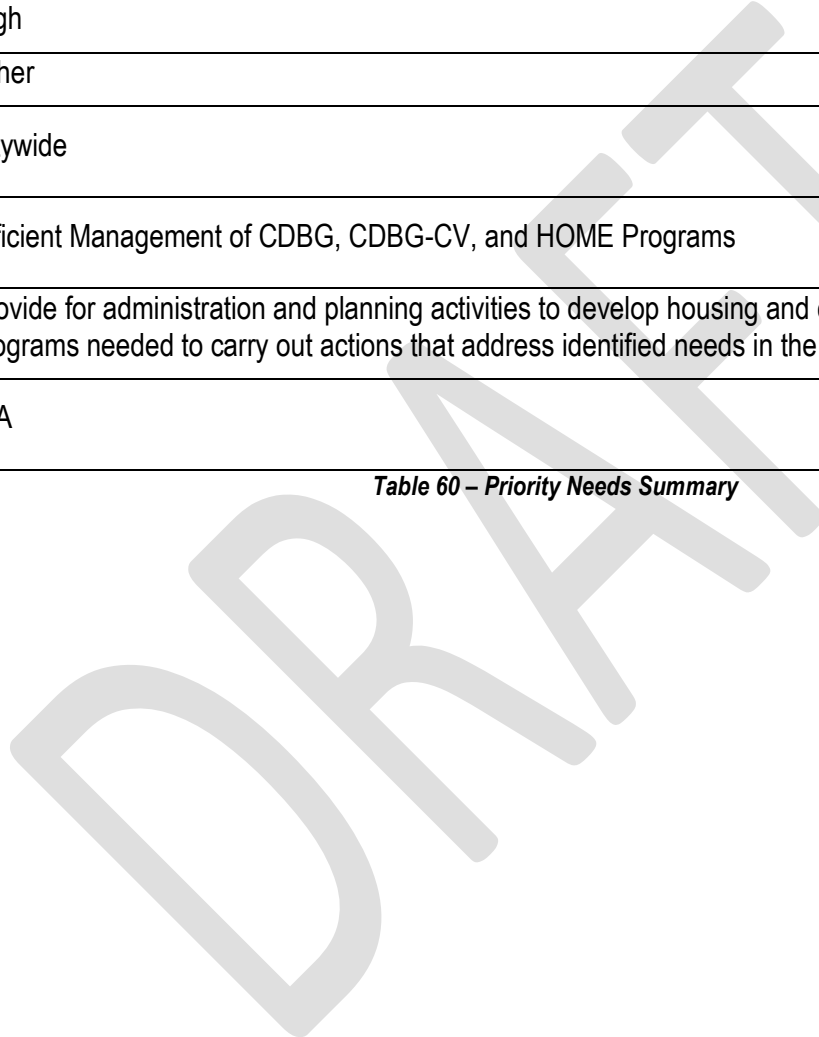
	Description	Through various capital improvement projects, the City will improve and expand infrastructure and community facilities that benefit low- and moderate-income neighborhoods and residents. These may include activities such as the removal of architectural barriers at government and other community facilities, assisting in the development of facilities for seniors, and the improvement of public infrastructure in lower income areas.
	Basis for Relative Priority	The City's lower income population is statistically more likely to be disabled or elderly. This population needs safer paths of travel and options for recreation. This was also identified as a High Priority during the community outreach process.
3	Priority Need Name	Homelessness and Homelessness Prevention
	Priority Level	High
	Population	Extremely Low, Low, and Moderate Income Chronically Homeless, Individuals, and Families with Children
	Geographic Areas Affected	Citywide
	Associated Goals	Homeless Outreach Services Emergency Shelter Transitional Housing
	Description	The City will address homelessness by funding services which provide outreach, emergency housing, case management, assistance with obtaining transitional housing, and referrals to other services.
	Basis for Relative Priority	Homelessness is a nationwide epidemic. Since 2015, homelessness in Los Angeles County, of which Santa Clarita is a part, has increased 70%. Community outreach identified this as a High Priority.
4	Priority Need Name	Supportive Human Services
	Priority Level	High

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Population	Extremely Low, Low, and Moderate Income Large Families, Families with Children Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Victims of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Supportive Human Services to Lower Income Individuals and Families Assistance to Disadvantaged Young Adults
	Description	The City will provide supportive human services for low- and moderate-income persons in a wide variety of areas, including but not limited to childcare assistance and services for disadvantaged youth.
	Basis for Relative Priority	The City has used the full 15% of their CDBG Entitlement funds for Supportive Human Services for over 20 years. The demand for these funds each year exceeds the supply by over 100%. Mental health services, senior services, services for disadvantaged young adults, and childcare, which all fall under the Supportive Social Services umbrella, were identified as very important during the public outreach process. The City has therefore named this as a High Priority.
5	Priority Need Name	Address the Impacts of Covid-19
	Priority Level	High
	Population	Extremely Low, Low, and Moderate Income
	Geographic Areas Affected	Citywide
	Associated Goals	Services to Address the Impact of Covid-19
	Description	Using CDBG-CV funds, the City will provide services to lower income residents who have been impacted by Covid-19. Services will include those deemed most appropriate and needed at the time they are provided.
	Basis for Relative Priority	Covid-19 continues to impact City residents. The City has unspent CDBG-CV funds which may only serve those impacted by Covid-19. This need is therefore identified as a High Priority.

6	Priority Need Name	Administration and Planning
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Citywide
	Associated Goals	Efficient Management of CDBG, CDBG-CV, and HOME Programs
	Description	Provide for administration and planning activities to develop housing and community development strategies and programs needed to carry out actions that address identified needs in the Consolidated Plan.
	Basis for Relative Priority	N/A

Table 60 – Priority Needs Summary



SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	TBRA is not a CDBG eligible activity. The City became a Participating Jurisdiction for HOME funds in 2020 and at this point has insufficient funds to do any HOME eligible activities, including TBRA. Since the supply of housing, affordable and market-rate, is insufficient, the City has determined that when sufficient HOME funds become available, they will invest those funds in the development of new affordable rental housing units.
TBRA for Non-Homeless Special Needs	TBRA is not a CDBG eligible activity. The City became a Participating Jurisdiction for HOME funds in 2020 and at this point has insufficient funds to do any HOME eligible activities, including TBRA. Since the supply of housing, affordable and market-rate, is insufficient, the City has determined that when sufficient HOME funds become available, they will invest those funds in the development of new affordable rental housing units.
New Unit Production	The construction of new affordable housing is not a CDBG eligible activity, but it can be used for land acquisition and off-site improvements associated with the development of affordable housing units. The City became a Participating Jurisdiction for HOME funds in 2020 and at this point has insufficient HOME funds to undertake the development of new affordable housing units. The City is currently seeking an affordable housing developer with whom to partner in determining the best way to use HOME funds to develop new affordable rental units.
Rehabilitation	Much of the City’s housing stock is over 30 years old and may need rehabilitation. The City’s current residential rehabilitation program is consistently oversubscribed, with a long waiting list. This is an indicator of the need for rehabilitation programs for low- and moderate-income homeowners. The City will continue to invest funds in programs which provide residential rehabilitation for low- and moderate-income homeowners.
Acquisition, including preservation	The construction of new affordable housing is not a CDBG eligible activity, but it can be used for land acquisition and off-site improvements associated with the development of affordable housing units. The City became a Participating Jurisdiction for HOME funds in 2020 and at this point has insufficient HOME funds to undertake the development of new affordable housing units. The City is currently seeking an affordable housing developer with whom to partner in determining the best way to use HOME funds to develop new affordable rental units. Depending on the availability of CDBG funds at that time, the City may use CDBG funds for land acquisition. The high cost of preserving current affordable housing whose affordability covenants are expiring make it infeasible for the City at this time.

Table 61 – Influence of Market Conditions

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SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City anticipates receiving CDBG Entitlement and HOME funds annually during the Con Plan period. As of the writing of this document, HUD had not informed the City of the actual amount of the FY 2024-2025 allocation. Per HUD’s guidance, the City is preparing this document using an estimate of the FY 2024-2025 CDBG Entitlement based on prior year funding. When final FY 2024-2025 CDBG and HOME funding is announced, the City will apply the Contingency Plan in Appendix C and adjust all project allocations accordingly.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	public - federal	Acquisition Admin and Planning Housing Public Improvements Public Services	\$1,504,349	\$0	\$226,502	\$1,730,851	\$6,000,000	This is the first program year for the 2024-2028 Con Plan. The City anticipates a similar allocation in the next four program years.
HOME	public - federal	Acquisition Multifamily rental new construction New construction for ownership	\$628,735	\$0	\$2,261,584	\$2,890,319	\$2,500,000	This is the first program year for the 2024-2028 Con Plan. The City anticipates a similar allocation in the next four program years.

Table 62 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The City is allocated approximately \$1,500,000 in CDBG funds and \$600,000 in HOME funds annually. The City will pursue other funds with which to leverage CDBG and HOME funds. HOME funds have matching requirements which must be met at the time a HOME project is funded. The City intends to use HOME funds to create affordable rental housing, however, a specific project has not yet been identified. The City will determine the appropriate matching fund source when a project is developed.

CDBG does not have match requirements, but the City will leverage CDBG funds when possible. The City has general funds, developer funds, housing successor funds, Los Angeles County's Measure H funds, and State of California Housing and Community Development Department loan repayments with which to leverage CDBG and HOME funds. In addition, the City will actively pursue or support the pursuit of other local, state, and federal funds by other entities provided that the intended uses are consistent with the Consolidated Plan or the General Plan of the City.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City does not own any land or property which is appropriate to be used to meet the needs identified in the plan.

Discussion

See discussion above.

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SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Santa Clarita	Government	Homelessness Non-Homeless Special Needs <ul style="list-style-type: none"> • Public Facilities • Neighborhood Improvements • Public Service • Economic Development Planning	Jurisdiction
Los Angeles County Development Authority	Government	Affordable Housing <ul style="list-style-type: none"> • Ownership • Rental 	Region
Housing Authority of the County of Los Angeles	Government	Public Housing	Region
Los Angeles Homeless Services Authority	Government	Homelessness Non-homeless Special Needs	Region
Los Angeles County Department of Mental Health	Government	Non-Homeless Special Needs <ul style="list-style-type: none"> • Public Services 	Region

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Los Angeles County Department of Public Health	Government	Public Services	Region
Los Angeles County Sheriff's Department	Government	Non-Homeless Special Needs <ul style="list-style-type: none"> • Public Services 	Jurisdiction
San Fernando Valley Council of Governments	Regional Organization	Housing, Transportation, Homelessness	Region
Los Angeles Family Housing	Partner	Homelessness	Region
Village Family Services	Non-profit	Homelessness	Region
Bridge to Home	Non-profit	Homelessness	Jurisdiction
Family Promise of SCV	Non-profit	Homelessness	Jurisdiction
Village Family Services	Non-profit	Homelessness	Region

Table 63 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City works closely with a wide range of public and community social service agencies to meet and address the various needs in the community as outlined in this Plan. The City primarily serves in a coordinating role between these agencies, ensuring the resources and referrals are directed for the best utility of network operators and residents receiving services. The City additionally created a homeless coordinator/intern position, dedicated to facilitating the Homeless Task Force and increasing communication amongst the various local homeless service providers.

Across the various institutions listed above, coordination is needed to both ensure that programs offered are known by all relevant agencies, as well as to accurately assess the needs of residents and the system as a whole. The organizations address a range of housing, community development, and social service issues including tenants’ rights; services for children, youth, seniors, and persons with disabilities; affordable housing; job training; and the CDBG and HOME funding process.

Including coordinating efforts related to homelessness as discussed in subsequent sections, the City’s Community Development Department and specifically Planning Division considers all revisions and/or updates to City housing policy, issues, and services, working within and beyond the City organization to address community needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services.

	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance			
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	

Supportive Services			
Alcohol & Drug Abuse	X	X	
Childcare	X		
Education		X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation		X	
Other			
Other			

Table 64 - Homeless Prevention Services Summary

Describe the extent to which services targeted to homeless person and persons with HIV and mainstream services, such as health, mental health and employment services are made available to and used by homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families and unaccompanied youth) and persons with HIV within the jurisdiction.

According to the 2022 Greater Los Angeles Homeless Count, there are an estimated 4-5 homeless persons with HIV/AIDS residing in the City. There are several agencies in Santa Clarita which provide services targeted to homeless persons, including chronically homeless, families with children, veterans, and unaccompanied youth and those with HIV/AIDS.

Bridge To Home (BTH) conducts extensive outreach to the homeless in Santa Clarita and has a 60-bed shelter. They are currently constructing a 92-bed facility on land donated by the City. There will be 60 beds dedicated to individuals and 32 beds for families. Construction will be completed and BTH anticipates full operation by the end of 2024. BTH provides a wide range of services to the homeless and those at-risk of homelessness. Shelter, food services, personal care and hygiene, case management, life skills training, and linkages to other services are provided on-site at their facility. BTH collaborates with other local public and non-profit agencies to obtain mental health, physical health, and employment services to the homeless. The Northeast Valley Health Corporation provides case management services for homeless individuals and others living with HIV. These services are based out of the Van Nuys office, but they assist all LA County residents. Residents of Santa Clarita learn of these services through the organization’s mobile clinic.

The Domestic Violence Shelter of the Santa Clarita Valley has nine beds for families with children who are homeless due to fleeing domestic violence. Family Promise of Santa Clarita Valley currently has a transitional housing facility which can house five families and is in construction on another transitional housing location on land donated by the City. The new location will have five additional family units.

The City consistently uses its CDBG funds to fund services which address the needs of homeless persons, including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The City also collaborates with local public agencies, including Los Angeles Homeless Service Authority (LAHSA), which is the lead authority to plan homeless services throughout the region. The City maintains a network of non-profit agencies through its Homelessness Task Force.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above.

The City has a strong service delivery system, anchored by the Homelessness Task Force, which is a coalition of governmental agencies, nonprofit partners, school districts, private sector partners, and faith-based partners. The City also has staff with extensive experience in addressing the needs of the homeless and providing homeless residents with linkages to local service providers. The City's continued strong support for BTH and Family Promise SCV, which provides emergency housing and transitional housing, ensures that a wide variety of services are available to homeless residents.

The biggest gap in the service delivery system is the lack of affordable permanent supportive housing. The high cost of developing affordable housing is the most significant barrier to addressing this gap. The City became a HOME Participating Jurisdiction in 2020 but receives only approximately \$600,000 annually. The City has determined that when sufficient HOME funds become available, they will invest those funds in the development of new affordable rental housing units.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs.

The City has developed a strong institutional structure which includes a wide spectrum of partners and does not believe there are significant gaps in the institutional structure. The City will continue to foster collaborative ties with and between the agencies providing homeless, housing, and other social support services. In addition to the services described earlier in this Con Plan, the City's Recreation and Community Services Department directly provides accessible, affordable enrichment and recreation opportunities for youth and families. Specific programs address the needs of at-risk youth, promote volunteerism, encourage healthy lifestyles, and celebrate the community's cultural and family identity.

SP-45 Goals Summary – 91.215(a)(4)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Owner-Occupied Homes	2024	2028	Affordable Housing	N/A	Improve, Maintain, and Expand Affordable Housing	CDBG: \$1,912,500	225 Homeowner Housing Rehabilitated
2	New Affordable Rental Units	2024	2028	Affordable Housing	N/A	Improve, Maintain, and Expand Affordable Housing	HOME: \$2,698,639	5 Rental Units Constructed
3	Improve Infrastructure or Public Facilities in Low-income Neighborhoods	2024	2028	Non-Housing Community Development	N/A	Improve and Expand Public Facilities and Infrastructure	CDBG: \$1,282,359	1 Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
4	Remove Architectural Barriers	2024	2028	Non-Housing Community Development	N/A	Improve and Expand Public Facilities and Infrastructure	CDBG: \$1,282,359	2 Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit
5	Homeless Outreach	2024	2028	Homeless	N/A	Services Addressing Homelessness	CDBG: \$116,887	425 Homeless
6	Emergency Shelter	2024	2028	Homeless	N/A	Services Addressing Homelessness	CDBG: \$191,262	467 Homeless Person Overnight Shelter
7	Transitional Housing	2024	2028	Homeless	N/A	Services Addressing Homelessness	CDBG: \$74,375	42 Homeless Person Overnight Shelter

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

8	Supportive Human Services	2024	2028	Non-Homeless Special Needs	N/A	Supportive Human Services	\$401,858	2,218 Public Service Activities Other than Low/Moderate Income Housing Benefit
9	Services to Disadvantaged Youth	2024	2028	Non-Homeless Special Needs	N/A	Supportive Human Services	\$174,362	148 Public Service Activities Other than Low/Moderate Income Housing Benefit
10	Services to Low Income Residents Impacted by Covid-19	2024	2028	Non-Homeless Special Needs	N/A	Addressing the Impact of Covid-19	N/A	CDBG-CV funds are allocated and accomplishments are reported in a prior year Action Plan
10	Planning and Administration			Planning and Administration	N/A	Planning and Administration	\$1,278,696	Planning and Administration

Table 65 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation of Owner-Occupied Homes
	Goal Description	The City will increase, improve and maintain its supply of affordable housing for low- and moderate-income residents through the rehabilitation of owner-occupied housing units.
2	Goal Name	Develop New Low Income Rental Units
	Goal Description	The City will increase, improve and maintain its supply of affordable housing for low- and moderate-income residents through the construction new affordable housing units.

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

3	Goal Name	Improve Infrastructure of Public Facilities in Low-Income Neighborhoods
	Goal Description	Through various capital improvement projects, the City will improve and expand infrastructure and community facilities that benefit low- and moderate-income neighborhoods and residents. These may include activities such as the removal of architectural barriers at government and other community facilities, assisting in the development of facilities for seniors, and the improvement of public infrastructure in lower income areas.
4	Goal Name	Remove Architectural Barriers in Public Facilities or Infrastructure Sites
	Goal Description	Through various capital improvement projects, the City will remove architectural barriers at government and other community facilities, or at infrastructure sites.
5	Goal Name	Homeless Outreach
	Goal Description	The City will address homelessness by funding services which provide outreach to the homeless.
6	Goal Name	Emergency Shelter
	Goal Description	The City will address the needs of the homeless by funding services which provide emergency overnight housing for the homeless.
7	Goal Name	Transitional Housing
	Goal Description	The City will address the needs of the homeless by funding services which provide transitional housing.
8	Goal Name	Supportive Human Services
	Goal Description	The City will provide supportive human services for low- and moderate-income persons in a wide variety of areas, including but not limited to childcare assistance and services for disadvantaged youth.
9	Goal Name	Services to Disadvantaged Youth
	Goal Description	The City will provide supportive human services for low- and moderate-income disadvantaged youth.

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

10	Goal Name	Services to Address Residents Impacted by Covid-19
	Goal Description	Using CDBG-CV funds, the City will provide services to lower income residents who have been impacted by Covid-19. Services will include those deemed most appropriate and needed at the time they are provided.
13	Goal Name	Planning and Administration
	Goal Description	The City will continue to effectively manage the CDBG, CDBG-CV, and HOME Programs

DRAFT

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City anticipates the development of five affordable housing units during the Con Plan period using HOME funds. The City also estimates providing rehabilitation assistance to 225 owner-occupied housing units owned by low- and moderate-income residents during this Con Plan period.

DRAFT

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The only public housing complex in Santa Clarita is Orchard Arms, which is operated by the Los Angeles County Development Authority (LACDA). In 2012, HACoLA completed a 504 Comprehensive Evaluation Report for Orchard Arms. Improvements completed include:

- Modernization/bridge installation for full ADA accessibility
- Common area doors replaced with push button ADA accessible doors
- New elevators

Within LACDA's FY 2022 Proposed Annual Plan, LACDA has included recommendations from the 504 Compliance reports in its Capital Fund Five-Year plan. A new 504 Compliance Evaluation Report was scheduled to be completed in 2021-2022 for all Public Housing Senior/Disabled developments; however, data for this inspection at Orchard Arms is not yet available.

Activities to Increase Resident Involvements

The City does not own or manage any public housing and therefore is not involved in activities to increase resident involvement. The Housing Authority of the County of Los Angeles (HACoLA) owns and manages the only public housing located in the City. HACoLA promotes residents' involvement through the Resident Councils. The role of a Resident Council is to improve the quality of life and resident satisfaction in self-help initiatives to enable residents to create a positive living environment for individuals and families living in public housing. Resident Councils serve as the voice of the housing communities that elect them. They have their individual priority programs and goals depending upon the demographics, needs, and aspirations of their communities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

There are public policies which are out of the City's control which can impact the cost of developing all housing. These higher costs have a disproportionate impact on the development of affordable housing.

Lack of Affordable Housing Funds: The most critical barrier to building affordable housing is a lack of funds. The City receives an average of \$600,000 annually in HOME funds. These funds can be used to build affordable housing, but the allocation is insufficient to fund it. CDBG funds may be used to acquire land for affordable housing and for off-site improvements, but those costs are only a small fraction of the cost of affordable housing.

Environmental Protection: State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing. Furthermore, opponents often use the CEQA process to block or delay housing development.

Physical and Environmental Constraints: A significant portion of the City is subject to development constraints due to the presence of oak trees, flood zones, hillsides and ridgelines, or seismic hazards. Hillsides, ridgelines, and floodplains must be protected from over-development in order to prevent erosion, flooding, and damage from landslides. Preservation of significant oak trees is also defined in the General Plan as a community goal because these trees are important biological resources. These constraints affect the development of all housing, not just affordable housing.

Planning and Development Fees: Revenue from local development fees also contributes to the cost of housing. They are used to create a suitable living environment through road maintenance, library and park services, and safety contracts. Application processing fees in the City of Santa Clarita have been established by Resolution to ensure adequate funds to meet these goals.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when local municipalities use public funds to construct any public improvement, including affordable housing. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon, the federal wage act requirement, also requires the payment of higher than market-rate wages when federal funds are used, which also adds to housing costs.

Build America, Buy America Act (BABA): BABA was passed in 2021 and adds significant purchasing requirements when housing is built using federal funds. BABA has very limited situations in which higher costs of covered goods can be considered. This results in higher costs for any affordable housing built with federal funds.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City will pursue other funds with which to leverage HOME and CDBG funds in the development of affordable housing units. The City is currently developing a Request for Qualifications for an affordable

housing developer with whom to partner in identifying available land and other funding resources for affordable housing development.

The City has worked diligently to ameliorate the effects of public policy on the development of affordable housing and other residential developments. In May 2023, the City adopted an update to its Housing Element for the 6th cycle covering 2021-2029 and submitted it to the State of California Housing and Community Development Department (HCD). It was certified by HCD in August 2023.

The 2021-2029 Housing Element contains over 20 programs and policies designed to address the housing needs for low- and moderate-income households and remove or ameliorate the negative effects of public policies which serve as barriers to affordable housing. The implementing programs include, but are not limited to:

- Identifying and maintaining a sufficient inventory of sites suitably zoned for housing at all income levels.
- Offering incentives for projects which include affordable housing, including priority processing of subdivision maps, expedited review of development applications, and modifications of development requirements designed to reduce the projects overall cost.
- Developing a formal Request for Proposal process to encourage affordable housing developers to submit viable affordable housing proposals.
- Prioritizing affordable housing funding (as available) for the development of extremely low-income units.
- An Expedited Processing for Affordable Housing Projects program.
- Maintaining the existing Affordable Housing Density Bonus.
- Giving funding preference of housing subsidies to extremely low-income households in new affordable development.
- Limiting code enforcement activities to those which pose an immediate threat to public health and safety.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City has made addressing homelessness a high priority in the FY 2024-2028 Con Plan. During the Con Plan period, CDBG funds will be used to address homelessness by funding agencies which outreach to the homeless and assess their individual needs. The City's Code Enforcement Officers routinely conduct joint outreach with Bridge to Home, one of the City's homeless services providers. These street teams reach out to individuals in remote, hard-to-access areas of the City, to link the unhoused to service providers which offer them resources. The Homelessness Task Force's Direct Services Subcommittee brings together local non-profit homeless service providers to help coordinate their efforts, including individualized outreach to homeless persons. These efforts are closely coordinated with a variety of CoC partners to ensure the person's needs are met to the greatest capacity of the CoC system.

The City will continue to support Bridge to Home (BTH) and Family Promise SCV (Family Promise) to address the needs of homeless persons and families. BTH conducts significant outreach to unsheltered homeless to provide services and housing. Both agencies evaluate each person served to create a service plan which addresses their individual needs.

LAHSA also partners with the County of Los Angeles to integrate services and housing opportunities to ensure a wide distribution of service and housing options throughout the Los Angeles Continuum of Care. The City is located in SPA2 and will continue to collaborate with LAHSA and other local agencies in providing services for homeless persons.

Addressing the emergency and transitional housing needs of homeless persons

As part of the City's Con Plan priority to address homelessness, agencies who address the emergency and transitional housing needs of the homeless population will continue to be supported. This support may include public service funds to provide subrecipient grants, or capital funding to provide additional shelter or transitional housing resources.

There are several agencies in Santa Clarita which provide services targeted to homeless persons, including chronically homeless, families with children, veterans, and unaccompanied youth.

Bridge To Home (BTH) conducts extensive outreach to the homeless in Santa Clarita and has a 60-bed shelter. They are currently constructing a 92-bed facility on land donated by the City. There will be 60 beds dedicated to individuals and 32 beds for families. Construction will be completed and BTH anticipates full operation by the end of 2024. BTH provides a wide range of services to the homeless and those at-risk of homelessness. Shelter, food services, personal care and hygiene, case management, life skills training, and linkages to other services are provided on-site at their facility. BTH collaborates with other local public and non-profit agencies to obtain mental health, physical health, and employment services to the homeless.

Family Promise provides transitional housing which includes case management and the development of a plan to move their residents into stable permanent housing. Staff are available around the clock to work directly with the residents. The goal of the Family Promise program is to move residents into stable permanent

housing. Family Promise is currently in construction on a second facility which will have room for five additional families. Family Promise also provides motel vouchers for emergency housing when needed. BTH works closely with Family Promise to move families from the shelter to transitional housing.

The Domestic Violence Shelter of the Santa Clarita Valley has nine beds for families with children who are homeless due to fleeing domestic violence. Family Promise currently has a transitional housing facility which can house five families and is in construction on another transitional housing location on land donated by the City. The new location will have five additional family units.

Service providers in the area also partner with other groups, including faith-based groups for temporary shelter on an individual basis. Some organizations, including Family Promise, operate motel voucher programs as funds allow for temporary stays beyond the capacity of the interim house.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Local homeless service providers utilize HMIS to transition unhoused persons and families from emergency shelter to permanent housing. HMIS is used to connect unhoused individuals with available resources, including interim and permanent shelter and relevant supportive services. This data is used to assist case managers in assisting individuals and families out of homelessness. In addition to direct services like those provided for participants in the Bridge to Home shelter, the City also supports local nonprofits that seek to prevent individuals from becoming homeless in the first place by providing subsistence payments or other training programs to assist with temporary setbacks and/or long-term developmental opportunities.

Specific needs of individual clients are unique and varied. The City and its partners work to address the full scope of individuals' needs in order to prevent homelessness from occurring and to work towards rapidly addressing their needs when homelessness does occur.

BTH provides emergency shelter as well as case management. Each person served is evaluated and a personal care plan is developed which includes case management and linkages to other agencies who can help the homeless move to stable permanent housing and avoid becoming homeless again. BTH is currently expanding its facility to include an additional 33 beds for the homeless.

Family Promise provides transitional housing for families with children, which includes case management and the development of a plan to move their residents into stable permanent housing. Staff are available around the clock to work directly with the residents. The goal of the Family Promise program is to move residents into stable permanent housing and avoid homelessness in the future. Family Promise currently has an additional facility under construction which will have room for five additional families. BTH works closely with Family Promise to move families from the shelter to transitional housing.

The Domestic Violence Shelter of the Santa Clarita Valley has nine beds for families with children who are homeless due to fleeing domestic violence. Family Promise of Santa Clarita Valley currently has a transitional housing facility which can house five families and is in construction on another transitional housing location on land donated by the City. The new location will have five additional family units.

The City will also continue to work with L.A. Family Housing to provide housing for individuals and families and The Village Family Services to provide housing for unaccompanied youth.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

Supportive Human Services has been identified as a priority in the FY 2024-2028 Con Plan. The City will use CDBG funding to fund agencies that provide supportive services to non-homeless low-income individuals, families, and households in the areas of mental and physical health, work readiness, education, life skills, case management, and property rehabilitation. Emergency rent and utility assistance are also available under the Supportive Human Services priority which helps low- and moderate-income residents avoid the loss of their housing due to unforeseen circumstances.

The City will continue to coordinate with local publicly funded institutions and systems of care to ensure that low-income individuals discharged from those institutions and systems of care are aware of the supportive services available. The City's Homelessness Task Force helps agencies coordinate to identify and reach out to residents who are receiving assistance from public or private agencies to ensure they receive any services that they need.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards.

During the FY 2024-2028 Con Plan period, the City will promote lead-hazard free housing and continue to work to reduce lead-based paint (LBP) hazards to comply with 24 CFR Part 35. Due to the mean age of the City's housing, homes containing lead-based paint are not believed to be a significant problem. However, the City will continue to evaluate and reduce lead-based paint hazards through the following actions and activities:

- Making information available to landlords, renters, and various property management agencies regarding the dangers of lead-based paint and appropriate mitigation strategies, as part of the City's contract with the Housing Rights Center.
- Providing written information through one-on-one contact with contractors, building inspectors, code enforcement officers, and the public at the City's Permit Center.

The City will also continue to encourage landlords to correct substandard conditions to minimize LBP hazards, especially owners of units where children live. The City will continue to fund programs which assist in correcting substandard conditions, which contribute to LBP hazards. For several years, the City has funded the Handyworker Program operated by the Senior Center. This program will assist eligible homeowners with both interior and exterior home repairs.

All staff involved in either of the programs above are required to complete the HUD Visual Assessment Training. All homeowners who are approved for either grant received the most updated Environmental Protection Agency's (EPA) Protect Your Family From Lead in Your Home pamphlet. When work which will disturb paint in a pre-1978 home is needed, all repairs are conducted in accordance with HUD's Lead-Safe Housing Rules and the City's policies and procedures. For each project in which lead-based paint may be disturbed, testing, abatement, and clearance procedures are followed.

How are the actions listed above related to the extent of lead poisoning and hazards?

Statistically, the incidence of lead-based paint hazards in Santa Clarita is very low. Nationally, potential lead-based paint hazards are estimated by multiplying the number of units built prior to 1980 by 75%. Using this metric, the estimated number of units with lead-based paint hazards in Santa Clarita is 17,171 units (75 percent of 16,295 owner-occupied units built before 1980 and 75 percent of 6,599 renter-occupied units built before 1980). Furthermore, approximately 17 percent of the owner-households and 21 percent of the renter-households built before 1980 have children present. Therefore, the number of units with potential LBP hazards and occupied by households with children is estimated at 3,110 units (2,078 owner-occupied units and 1,032 renter-occupied units). The actions outlined above will sufficiently address the limited lead-based paint hazards in Santa Clarita.

How are the actions listed above integrated into housing policies and procedures?

The actions listed above are codified in policy for implementation of the Handyworker Program and Code Enforcement Rehabilitation Programs, as well as established standard practices by Department of Public Health.

DRAFT

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City works within its network of local and County resources to provide assistance and services to low- and moderate-income residents, typically operating in a referral capacity, and coordinating efforts where possible to allow for more efficient delivery of services.

During the Consolidated Plan period, the City will continue to implement a strategy to help poverty-level families achieve economic independence and self-sufficiency. This strategy includes utilizing existing County job training and social service programs, and supporting local agencies that host similar programs. The City will allocate up to 15 percent of its CDBG funds annually to public service agencies that offer supportive services in the fight against poverty. Other special community benefit needs are also addressed through the Community Services Grant Program which provides funding to various local agencies.

Improved employment opportunities are important in reducing the number of people living in poverty. The City addresses this issue by increasing resident's employability through training and increasing the number of higher paying local jobs. Several workforce training initiatives and programs are available to Santa Clarita residents, including:

1. **College of the Canyons:** The City of Santa Clarita maintains an essential partnership with the College of the Canyons (COC). The Small Business Development Center, Employee Training Institute, and School of Personal and Professional Learning are co-located at COC and provide a comprehensive one-stop location for business, employment, and training services. COC also houses several workforce programs that foster talent in specific industries, including Fast Track, a program that provides skills-based education for employment in aerospace and advanced manufacturing, and the Strong Workforce Apprenticeship Group (SWAG), which allows companies to develop their own talent in occupations in Cyber Security, Advanced Manufacturing, Allied Health, Logistics, and Education.
2. **America's Job Center of California – Santa Clarita:** America's Job Center of California's mission is to deliver equitable workforce services that empower people, communities, and businesses to grow, succeed, and thrive in Los Angeles County. This mission is achieved through effective workforce driven solutions that enhance and uplift local employers to create equitable economic, social and environmental opportunities for self-sufficiency and success.
3. **Valley Industry Association:** The Valley Industry Association (VIA) of Santa Clarita has represented business interests in Santa Clarita for more than 40 years and offers several business resources, including the VIA Connecting to Success (CTS) Program. VIA CTS is a high impact workforce preparation program in a business conference format. Over 100 volunteer mentors from the business community lead students from local high schools through role-playing, case studies, group discussions, and individual assessments to build workplace professionalism and the ability to influence others as responsible adults.

Many of the City's residents are traveling to neighboring cities for work, because there are not enough jobs available in the City matching the skills of residents. To this end, the City is focused on creating a quality jobs-housing balance, attracting companies in targeted industry sectors to ensure the needs of the community and its residents are met. The City has targeted six main industry clusters for expansion: Aerospace and Defense, Bioscience and Medical Devices, Advanced Manufacturing, Digital Media and Entertainment, Information Technology, and Corporate Header Quarters and Professional Services. The City's Economic Development Department will continue its efforts to aid the economic growth of the City, which will continue to result in quality employment opportunities and support the overall economic health of the City and its residents.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

In addition to the efforts described above, the City will allocate up to 15% of its CDBG funds annually to public service agencies that offer supportive services for poverty-level families/individuals. Many of these agencies also provide assistance with securing affordable housing, life skills training, mental health services, and case management.

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SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

CDBG staff participates in an internal planning process to ensure that activities carried out by the City comply with HUD regulations and are consistent with the Consolidated Plan and the Annual Action Plan. All City staff working on CDBG-funded projects and programs will receive on-going training and supervision by staff experienced in CDBG regulations and program administration. Before funding is proposed in the Annual Action Plan, each project is evaluated for activity eligibility, compliance with a National Objective, and compliance with any other required cross-cutting federal regulations. All CDBG-funded activities are subject to internal auditing, annual program monitoring, and project reviews are conducted by City staff to ensure consistency with the City's housing policies, General Plan, Zoning Code, and other policy and regulatory documents.

When CDBG projects are carried out directly by the City, CDBG staff are part of the project team, participating in the development of bid and contract documents, addressing issues related to eligibility of activities, and attending progress meetings. All CDBG costs are evaluated and approved by CDBG staff prior to being approved for payment.

In the execution of projects carried out by subrecipients, the City places strong emphasis on establishing positive relationships and maintaining frequent contact. Each subrecipient enters into a City contract which clearly defines City and HUD requirements. Reports are required from each subrecipient monthly or quarterly, and invoices are not paid without thorough staff review of submitted reports.

All CDBG subrecipients are also subject to either a desk review or on-site monitoring visits based on the HUD-required Risk Assessment process. All new programs are automatically subject to an on-site monitoring visit. On-site monitoring visits include examination of source files and back-up documents to ensure thoroughness, accuracy, and compliance with HUD regulations, including documentation that the assigned National Objective is being met. Should any significant problems be discovered, further technical assistance is offered, and additional monitoring visits are scheduled. This more intensive monitoring is continued until all problems are resolved to the City's satisfaction. On-site monitoring visits will be reported in detail in the CAPER reports. When staff determine that on-site monitoring visits are not necessary, a desk monitoring for that program/activity will be conducted outlining performance and reporting standards. Desk monitoring documentation will be sent to the subrecipient, and a copy will be kept in the project file.

Finally, the City fully complies with the U.S. Office of Management and Budget (OMB) regulations through the submittal of all required audits, including the Single Audit. This audit requires the incorporation of the Federal Financial Assistance Schedule, which identifies amounts and sources of all Federal funds. This report is reviewed for completeness, accuracy, and compliance with applicable policies and regulations. Any necessary reconciliation of municipal financial records is undertaken by the City's Finance Division and auditors, to ensure that the financial information transmitted to HUD is correct and complete. Any errors or

deficiencies in the financial management system are corrected and resolved by the City's CDBG Program staff, Finance Division, and Department Budget Officer.

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2024-2025 ANNUAL ACTION PLAN

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The FY 2024-2025 Action Plan is the first year of implementation of the FY 2024-2028 Con Plan. As of the writing of this document, HUD had not informed the City of the amount of the actual FY 2024-2025 allocation. Per HUD's guidance, the City is preparing this document using an estimate of the FY 2024-2025 CDBG Entitlement based on prior year funding. The Action Plan made available during the public comment period included a Contingency Plan which outlined how funding for each project would be adjusted once the actual CDBG Entitlement allocations were announced.

Other housing and community development resources are currently available in the City of Santa Clarita. They include:

- HUD Section 8 Rental Assistance Program (through the Los Angeles County Development Authority)
- State transportation funds
- General funds

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Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan	Narrative Description
			Annual Allocation	Program Income	Prior Year Resources	Total		
CDBG	public - federal	Acquisition Admin and Planning Housing Public Improvements Public Services	\$1,504,349	\$0	\$226,502	\$1,730,851	\$6,000,000	This is the first Action Plan for the 2024-2025 Con Plan period.
HOME	public - federal	Acquisition Multifamily rental new construction New construction for ownership	\$628,735	\$0	\$2,261,584	\$2,890,319	\$2,500,000	This is the first Action Plan for the 2024-2025 Con Plan period.

Table 66 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.

The City will seek out private, state, and local funds to leverage the use of CDBG and HOME funds whenever possible. The City uses the maximum amount allowed (15%) of each year's CDBG entitlement funds to provide grants to local non-profits who provide a variety of much-needed services to the low- and moderate-income community as CDBG subrecipients. Each one of these subrecipients leverages the CDBG funds received with other grant funding from other government agencies and private funds from donations and fundraising efforts.

The City's CDBG-funded capital projects often include local general funds to leverage the CDBG funds which are invested. The City has received HOME funds since 2020 and plans to use those funds to create new affordable rental housing units. The HOME funds will be leveraged with local developer funds and with State funds, which, depending on the final nature of the development, may include funds from the tax credit program, Multifamily Housing Program, Affordable Housing and Sustainable Communities Program, Infill Infrastructure Grant Program, or No Place Like Home Program.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The City does not currently have land which will be used to address needs identified in the Con Plan. However, the City does plan to partner with an affordable housing developer to identify a location on which .to develop affordable rental housing units. If a piece of City property is identified as appropriate for that use it may be considered.

Discussion

See discussion above.

Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Rehabilitation of Owner-Occupied Homes	2024	2028	Affordable Housing	N/A	Improve, Maintain, and Expand Affordable Housing	CDBG: \$450,000	60 Homeowner Housing Rehabilitated
2	Develop New Low-Income Rental Units	2024	2028	Affordable Housing	N/A	Improve, Maintain, and Expand Affordable Housing	HOME: \$2,890,319	2 Rental Units Constructed
3	Improve Infrastructure or Public Facilities in Low-income Neighborhoods	2024	2028	Non-Housing Community Development	N/A	Improve and Expand Public Facilities and Infrastructure	CDBG: \$754,329	1 Public Facility or Infrastructure Activity Other than Low/Moderate Income Housing Benefit
4	Removal of Architectural Barriers in Public Facilities or Infrastructure Sites	2024	2028	Non-Housing Community Development	N/A	Improve and Expand Public Facilities and Infrastructure	CDBG: \$0	N/A
5	Homeless Outreach	2024	2028	Homeless	N/A	Provide Services Addressing Homelessness and Homelessness Prevention	CDBG: \$55,006	200 Homeless

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

6	Transitional Housing	2024	2028	Homeless	N/A	Provide Services Addressing Homelessness and Homelessness Prevention	CDBG: \$35,000	20 Homeless Person Overnight Shelter
7	Supportive Human Services	2024	2028	Non-Homeless Special Needs	N/A	Provide Supportive Human Services	CDBG: \$94,555	522 Public Service Activities Other than Low/Moderate Income Housing Benefit
8	Services to Disadvantaged Youth	2024	2028	Non-Homeless Special Needs	N/A	Provide Supportive Human Services	CDBG: \$41,090	35 Public Service Activities Other than Low/Moderate Income Housing Benefit
9	Services to Address Covid-19	2024	2028	Non-Homeless Special Needs	N/A	Provide Supportive Human Services	CDBG-CV: \$231,970	152 Public Service Activities Other than Low/Moderate Income Housing Benefit
10	Planning and Administration	2024	2028	Planning and Administration	N/A	Planning and Administration	CDBG: \$275,870 CDBG-CV: \$0 HOME: \$0	Planning and Administration

Table 67 – Goals Summary

Goal Descriptions

1	Goal Name	Rehabilitation of Owner-Occupied Homes
	Goal Description	The City will increase, improve and maintain its supply of affordable housing for low- and moderate-income residents through the rehabilitation of owner-occupied housing units.
2	Goal Name	Develop New Low Income Rental Units
	Goal Description	The City will increase, improve, and maintain its supply of affordable housing for low- and moderate-income residents through the construction new affordable housing units.
3	Goal Name	Improve Infrastructure of Public Facilities in Low-Income Neighborhoods
	Goal Description	Through various capital improvement projects, the City will improve and expand infrastructure and community facilities that benefit low- and moderate-income neighborhoods and residents. These may include activities such as the removal of architectural barriers at government and other community facilities, assisting in the development of facilities for seniors, and the improvement of public infrastructure in lower income areas.
4	Goal Name	Remove Architectural Barriers in Public Facilities or Infrastructure Sites
	Goal Description	Through various capital improvement projects, the City will remove architectural barriers at government and other community facilities, or at infrastructure sites.
5	Goal Name	Homeless Outreach
	Goal Description	The City will address homelessness by funding services which provide outreach to the homeless.
6	Goal Name	Emergency Shelter
	Goal Description	The City will address the needs of the homeless by funding services which provide emergency overnight housing for the homeless.
7	Goal Name	Transitional Housing
	Goal Description	The City will address the needs of the homeless by funding services which provide transitional housing.
8	Goal Name	Supportive Human Services
	Goal Description	The City will provide supportive human services for low- and moderate-income persons in a wide variety of areas, including but not limited to childcare assistance and services for disadvantaged youth.
9	Goal Name	Services to Disadvantaged Youth
	Goal Description	The City will provide supportive human services for low- and moderate-income disadvantaged youth.

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

10	Goal Name	Services to Address Residents Impacted by Covid-19
	Goal Description	Using CDBG-CV funds, the City will provide services to lower income residents who have been impacted by Covid-19. Services will include those deemed most appropriate and needed at the time they are provided.
11	Goal Name	Planning and Administration
	Goal Description	The City will continue to effectively manage the CDBG, CDBG-CV, and HOME Programs

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Projects

AP-35 Projects – 91.220(d)

Introduction

This Action Plan outlines the steps that the City of Santa Clarita will use to address housing and community development needs in the City. The plan includes a listing of activities that the City will undertake during FY 2024 (July 1, 2024 through June 30, 2025) using CDBG and HOME funds.

Projects

#	Project Name
1	CDBG Planning and Administration
2	Fair Housing Services
3	Case Management (Fostering Youth Independence)
4	Household Support (Family Promise of Santa Clarita Valley)
5	Mental Health Services (Single Mothers Outreach)
6	Project Special Children of the Valley (Carousel Ranch)
7	Ready to Work! (Carousel Ranch)
8	Intake Specialist (Bridge to Home SCV)
9	Community Access Services (Santa Clarita Valley Committee on Aging)
10	Handyworker Program (Santa Clarita Valley Committee on Aging)
11	Newhall Community Center Improvements (City)
12	HOME Affordable Housing Project (City)

Table 68 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.

The City will fund High Priorities in FY 2024-2025. These were identified through the public outreach process and evaluation of past and present unmet needs in the community. The greatest obstacle to meeting

underserved needs is the lack of funding. The groups with the greatest underserved needs identified in the Con Plan include are the homeless, those at-risk of homelessness, the disabled, female-headed households, and very low-income families.

The City allocates the maximum allowable funds (15 percent of the Entitlement allocation) to public services each year. Despite this limited funding, the City is serving those groups with the greatest underserved needs in FY 2024-2025. The City is a relatively new HOME Participating Jurisdiction and must bank HOME funds until an adequate level can be accumulated to pursue an affordable housing project with an affordable housing developer or Community Housing Development Organization (CHDO).

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AP-38 Project Summary

Information in this section contains the projects planned for FY 2024-2025 using CDBG Entitlement funds. CDBG-CV Programs are not listed here since they were already authorized under an Amendment to the FY 2020-2021 Action Plan. As of the writing of this document, HUD had not informed the City of the amount of the actual FY 2024-2025 allocation. Per HUD’s guidance, the City is preparing this document using an estimate of the FY 2024-2025 CDBG Entitlement based on prior year funding. The Action Plan made available during the public comment period includes a Contingency Plan (Attachment B) which outlines how funding for each project will be adjusted once the actual CDBG Entitlement allocations are announced.

1	Project Name	CDBG Planning and Administration
	Target Area	N/A
	Goals Supported	Provide Effective Management of CDBG, CDBG-CV, and HOME Programs Improve, Maintain, and Expand Affordable Housing Improve and Expand Public Facilities and Infrastructure Provide Services Addressing Homelessness and Homelessness Prevention Provide Supportive Human Services
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$275,870
	Description	Planning and Administration
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	The CDBG program will be administered from Santa Clarita City Hall and will support the CDBG and HOME programs citywide.

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Planned Activities	Funds will be used for general management, monitoring and oversight of the CDBG and HOME programs, and the provision of fair housing services. In addition to general management activities, staff respond to citizen inquiries and facilitate the services of local non-profit agencies.
2	Project Name	Fair Housing Services
	Target Area	N/A
	Goals Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$25,000
	Description	CDBG administrative funds will be used for a contract with The Housing Rights Center to provide fair housing services to the residents of Santa Clarita
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	This program is administered by The Housing Rights Center and is available to residents City-wide.
Planned Activities	This program will provide fair housing information to renters and homeowners, landlords, lenders, and developers. Fair housing complaints will be investigated, and litigation will be undertaken when appropriate. Fair housing testing will also be conducted.	
3	Project Name	Case Management (Fostering Youth Independence)
	Target Area	N/A
	Goals Supported	Provide Supportive Human Services

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Needs Addressed	Provide Assistance to Disadvantaged Young Adults
	Funding	CDBG: \$41,090
	Description	CDBG will fund services for current and former foster youth to ensure the complete a post-secondary education and achieve stability.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 35 youth will be assisted
	Location Description	This program is administered by Fostering Youth Independence and is available to residents City-wide.
	Planned Activities	This program will provide assessment, case management, and advocacy for foster youth pursuing post-secondary education.
4	Project Name	Household Support (Family Promise of Santa Clarita Valley)
	Target Area	N/A
	Goals Supported	Provide Services to At-Risk Households to Prevent Homelessness Provide Emergency Housing Nights to Homeless Individuals and Families Provide Households with Transitional Housing
	Needs Addressed	Provide Services Addressing Homelessness and Homelessness Prevention
	Funding	CDBG: \$35,000
	Description	This program provides homeless and those at-risk of homelessness with case management, meals, shelter, and short-term rental assistance.
	Target Date	6/30/2025

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Estimate the number and type of families that will benefit from the proposed activities	An estimated 20 individuals may be assisted.
	Location Description	This program is administered by Bridge To Home and is available to individuals citywide.
	Planned Activities	Supportive services to homeless and those on the brink of homelessness with case management, meals, shelter and short-term rental assistance
5	Project Name	Mental Health Services (Single Mothers Outreach)
	Target Area	N/A
	Goals Supported	Provide Supportive Human Services to Lower Income Individuals and Families
	Needs Addressed	Provide Supportive Human Services
	Funding	CDBG: \$30,000
	Description	This program provides mental health services to single parents and their children.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 100 families may be assisted.
	Location Description	This program is administered by Single Mothers Outreach and is available to individuals citywide.
	Planned Activities	Individual and group counseling, coordinated case management, provision of basic need supplies, connection to housing services, and access to activities that build sustainability
6	Project Name	Project Special Children of the Valley (Carousel Ranch)
	Target Area	N/A
	Goals Supported	Provide Supportive Human Services to Lower Income Individuals and Families
	Needs Addressed	Provide Supportive Human Services

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Funding	CDBG: \$10,710
	Description	This program will provide equestrian therapy scholarship for disabled children and adults.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 12 individuals with disabilities may be assisted.
	Location Description	This program is administered by Carousel Ranch located in Agua Dulce and is available to disabled individuals citywide.
	Planned Activities	Provide equestrian therapy services to low- and moderate-income disabled children and adults to help improve vertical and horizontal balance, muscle tone and motor coordination. This program also yields social and psychological benefits such as decreased isolation, effective communication and improved self-esteem to those who would not be able to participate in other circumstances.
7	Project Name	Ready to Work! (Carousel Ranch)
	Target Area	N/A
	Goals Supported	Provide Assistance to Disadvantaged Young Adults
	Needs Addressed	Provide Supportive Human Services
	Funding	CDBG: \$13,385
	Description	This program will provide scholarships to Severely Disabled Adults to participate in a job readiness program.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 10 severely disabled adults may be assisted.

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Location Description	This program is administered by Carousel Ranch located in Agua Dulce and is available to severely disabled adults citywide.
	Planned Activities	Provide classes in job readiness skills, as well as job search assistance, and on-going support to ensure the participants are successful.
8	Project Name	Intake Specialist (Bridge To Home)
	Target Area	N/A
	Goals Supported	Provide Outreach Services to Homeless Individuals
	Needs Addressed	Provide Services Addressing Homelessness and Homelessness Prevention Provide Emergency Housing Nights to Homeless Individuals and Families
	Funding	CDBG: \$55,006
	Description	This program pays for staff to conduct intake and assessment for those individuals experiencing homelessness.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 200 homeless individuals may be assisted.
	Location Description	This program is administered by Bridge To Home and is available to homeless persons citywide.
	Planned Activities	The Intake Specialist will conduct outreach and initial assessment for those individuals experiencing homelessness. Those assessed will be provided case management, connected with the Bridge To Home shelter services, and services from other providers.
9	Project Name	Community Access Services (Santa Clarita Valley Committee on Aging)
	Target Area	N/A
	Goals Supported	Provide Supportive Human Services to Lower Income Individuals and Families
	Needs Addressed	Provide Supportive Human Services

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Funding	CDBG: \$40,460
	Description	This program provides Comprehensive Assessments to adults 50 years-of-age and older to assess their housing and social service needs.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 400 individuals may be assisted.
	Location Description	This program is administered by Santa Clarita Valley Committee on Aging and is available to age-eligible individuals citywide.
	Planned Activities	Provide adults 50 years of age or older with comprehensive assessment to determine their needs for meals, assistance completing forms and documents, housing referral, financial counseling and advocacy. Services will be provided or appropriate referrals to other agencies will be made.
10	Project Name	Handyworker Program (Santa Clarita Valley Committee on Aging)
	Target Area	N/A
	Goals Supported	Rehabilitation of Owner-Occupied Homes
	Needs Addressed	Improve, Maintain, and Expand Affordable Housing
	Funding	CDBG: \$450,000
	Description	This program provides rehabilitation services to help low-income homeowners maintain the safety and habitability of their homes.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 60 low/mod homeowners may be assisted.

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

	Location Description	This program is administered by Santa Clarita Valley Committee on Aging and is available to homeowners citywide.
	Planned Activities	The program will assess the needs of the low-income homeowner and provide minor housing rehabilitation services which may include plumbing, electrical, roofing, HVAC, and other minor repairs. Program staff or contractors will complete the needed repairs.
11	Project Name	Newhall Community Center Improvements (City)
	Target Area	N/A
	Goals Supported	Improve Infrastructure or Public Facilities in Lower Income Areas
	Needs Addressed	Improve and Expand Public Facilities and Infrastructure
	Funding	\$754,329
	Description	Funds will be used to improve provide repairs and improvements to the Newhall Community Center.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 13,880 households will benefit.
	Location Description	TBD
	Planned Activities	Repairs and improvements of the 23-year-old Community Center to retain the ability to serve the low/mod community.
12	Project Name	HOME Affordable Housing Project (City)
	Target Area	N/A
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Improve, Maintain, and Expand Affordable Housing
	Funding	HOME: \$2,890,319

CITY OF SANTA CLARITA 2024-2028 CONSOLIDATED PLAN

Description	This funding will be used to acquire land for affordable housing development. The City will be actively pursuing partner opportunities with Community Housing Development Organizations (CHDOs) for affordable housing development.
Target Date	6/30/2027
Estimate the number and type of families that will benefit from the proposed activities	Acquire land to construct affordable housing to benefit one household
Location Description	To be determined
Planned Activities	Release NOFA, combining FY 20-21, 21-22, 22-23, 23-24, and 2024-2025 HOME allocations, to purchase land for affordable housing development.

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City believes that the needs of the low- and moderate-income community exist City-wide. There is no plan to allocate FY 2024-2025 CDBG funds geographically, however, some subrecipients may locate their offices and service locations in areas most accessible to low- and moderate-income neighborhoods to be accessible to their clients living in those areas. The City has not determined the way in which HOME funds will be used to provide affordable housing and will consider whether a geographic priority is appropriate at the time a plan is formulated.

Geographic Distribution

Target Area	Percentage of Funds
N/A	0%

Table 69 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

In the City of Santa Clarita, areas of low-income concentration tend to be smaller, pocket areas spread throughout the City. The City believes that making Public Services and the Handyworker Program available city-wide is the best way to ensure the largest number of eligible residents can access the services. As noted above, a HOME Project has not yet been identified. When it is, the City will evaluate the effectiveness of targeting specific areas for those activities.

Discussion

See discussion above. This subcommittee has been focusing efforts on identifying mental health services and substance use disorder services for those individuals who are at-risk or experiencing homelessness, with an overall goal to streamline service delivery and maximize overall impact.

AFFORDABLE HOUSING

AP-55 Affordable Housing – 91.220(g)

Introduction

The City has limited resources with which to address affordable housing. The City will use CDBG funds to support housing rehabilitation a through the Handyworker Program which is expected to provide minor rehabilitation assistance to 60 households. These funds are allocated to qualified low/mod income homeowners on a first-come, first-served basis. HOME funds will be allocated to a project in FY 2024-2025 for the development of affordable housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0
Total	0

Table 70 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	60
Acquisition of Existing Units	0
Total	62

Table 71 - One Year Goals for Affordable Housing by Support Type

Discussion

As outlined in AP-75, many other programs funded by the City, and in collaboration with other government agencies contribute to low and moderate-income residents obtaining and maintaining stable affordable housing.

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing.

Orchard Arms is the only public housing located in the City. It is owned by the County of Los Angeles and is managed by the Housing Authority of the County of Los Angeles (HACoLA). This 183-unit apartment project serves the low-income elderly. Elevators and covered pathways between buildings were added in the past couple of years to improve accessibility. The units are in good condition, and there are no substandard units or rehabilitation needs at the facility.

Actions to encourage public housing residents to become more involved in management and participate in homeownership.

HACoLA encourages the participation of public housing residents through Resident Councils. Orchard Arms has an active Resident Council. The role of a Resident Council is to improve the quality of life and residential satisfaction in self-help initiatives to enable residents to create a positive living environment for individuals and families living in public housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

The Housing Authority of the County of Los Angeles (HACoLA) is not considered troubled.

Discussion

See discussion above.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The Los Angeles Homeless Service Authority (LAHSA), a Joint Powers Authority (JPA), is the lead agency in the Los Angeles Continuum of Care and coordinates funds for programs providing shelter, housing, and services to homeless persons in Los Angeles County. LAHSA partners with the County of Los Angeles to integrate services and housing opportunities to ensure a wide distribution of service and housing options throughout the Los Angeles Continuum of Care. The City is located in the Service Planning Area 2 (SPA2) and will continue to collaborate with LAHSA and other local agencies in providing services for homeless persons.

In June 2022, the City updated the Community Plan to Address Homelessness. This document lays out concrete policies to confront the challenges of a growing unhoused population. The City designed the plan to align local resources, both in the non-profit and private sectors, with Los Angeles County investments. The plan facilitated strategic planning sessions among local stakeholders and led to the creation of the Community Task Force on Homelessness (Task Force) - a city-led committee dedicated to streamlining communication, enhancing information sharing, and coordinating projects.

The Task Force is comprised of service providers, government agencies, faith-based organizations, and schools - each member participates in one of the four Task Force sub-committees: 1) Advocacy and Coordination of Resources, 2) Direct Services 3) Prevention, and 4) Housing. The Task Force meets periodically to coordinate action-items related to the plan's priorities including developing a year-round emergency shelter, increasing affordable housing options, enhancing mental health services, and streamlining information sharing and opportunities for collaboration.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The Homelessness Task Force's Direct Services subcommittee brings together local non-profit homeless service providers to help coordinate their efforts, including outreach to the homeless. This subcommittee has been focusing efforts on identifying mental health services and substance use disorder services for those individuals who are at-risk or experiencing homelessness, with an overall goal to streamline service delivery and maximize overall impact. During FY 2024-2025, CDBG funds will be used to address homelessness by funding agencies which outreach to the homeless and assess their individual needs. During the Action Plan period, CDBG funds will be used to address homelessness by funding agencies which outreach to the homeless and assess their individual needs as shown below:

- Family Promise – All clients seeking services complete an intake and assessment process that is used to create an individualized plan with weekly goals. Agency services include emergency housing, case management, linkages to agencies with other critical services, and transitional housing.

- Bridge to Home – Homeless clients complete an intake and assessment process that is used to create individualized case management plans. Clients are linked with other agencies and organizations who can provide services which support the goals set in the client’s case management plan.

The City’s Code Enforcement Officers routinely conduct joint outreach with Bridge to Home, the City’s homeless services provider. These street teams reach out to individuals where they are, often in remote, hard-to-access areas of the City, in order to link the unhoused service providers. These efforts are closely coordinated with a variety of CoC partners to ensure the person’s individual needs are assessed to the greatest capacity of the CoC system.

Addressing the emergency shelter and transitional housing needs of homeless persons.

Bridge to Home (BTH) operates a homeless shelter in the Santa Clarita Valley. It is currently housed in modular buildings in an industrial area, and previously was situated in the Newhall Community Center during the COVID-19 pandemic. These temporary locations have allowed BTH to continue providing shelter to the homeless population, while they constructed a new year-round homeless shelter at 23027 Drayton Street. The City donated the land upon which the new shelter is being constructed, and additionally provided \$2 million to the General Fund to support construction costs. The new shelter is almost finished with construction. It will replace the modular buildings and add 33 additional beds for families with children.

Family Promise of Santa Clarita Valley currently has a transitional housing facility which can house five families and is in construction on another transitional housing location which will have five additional family units, one for emergency housing and four designed for transitional housing. The Domestic Violence Shelter of the Santa Clarita Valley has nine beds for families with children.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City collaborates with Bridge to Home and Family Promise to provide services which assist the homeless make the transition to stable permanent housing and ensure they do not become homeless again. Both agencies will be funded with CDBG in FY 2024-2025.

- Bridge to Home provides homeless case management and life-skills which target the chronically homeless population. Participants are identified and/or referred for services by community partners, local churches, and schools. Bridge to Home partners with other local programs as appropriate and works with transitional housing and low-income permanent housing sources to help the homeless transition to the most appropriate housing.
- Family Promise provides services for homeless persons which includes emergency housing, case management, eviction prevention, and transitional housing. Participants are identified and/or referred

for services by the homeless shelter, community partners, local churches, and schools. Participants also receive life skills training offered on a variety of topics and assistance/tools needed to overcome barriers to employment.

In addition, Fostering Youth Independence will be funded with CDBG in FY 2024-2025. Often, when their foster youth and former foster youth clients begin to receive services, they are couch surfing or living in their cars. Fostering Youth Independence provides case management to help these youth obtain and retain permanent housing. The youth are assisted with any issues which might lead to them becoming homeless again.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Many projects being funded through CDBG in FY 2024-2025 will address issues that can potentially lead to homelessness. Addressing education, housing stability, mental health, job readiness, and other supportive services helps individuals and families obtain and retain stable housing.

- Carousel Ranch will be funded to provide job readiness skills to severely disabled adults so that they can find jobs and obtain the financial resources to stay stability housed.
- Fostering Youth Independence will be funded to provide case management, support services, life skills training, and housing assistance to foster youth and former foster youth. Foster youth have one of the highest rates of homelessness. Supporting them in their effort to gain an education and establish stable housing helps them avoid homelessness.
- Single Mothers Outreach will be funded to provide case management, including mental health services, to single parents and their children. Untreated mental illness is a significant factor in becoming homeless. Providing these families with mental health services helps them avoid homelessness.
- The Santa Clarita Valley Senior Center will be funded to provide Community Access Services to assist individuals over 50 years of age with all aspects of housing. Each individual will receive a comprehensive assessment to determine housing needs. They are then provided with a wide array of housing-related services, which help them maintain independent living in the least restrictive manner possible and avoid homelessness.

CDBG-CV

Since its inception in FY 2020-2021, the City has allocated significant CDBG-CV funding to projects which assist families with childcare, mental health, and stable housing which contributes to avoiding homelessness

caused by the effects of the pandemic.

Discussion

See discussion above.

DRAFT

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The main barriers to the development of affordable housing are high development costs and a lack of funds. Santa Clarita is a desirable city in which to live, and the high demand for market-rate housing drives land costs up. Construction costs, which were already high, have risen dramatically since the start of the pandemic. Santa Clarita also has physical constraints such as slopes, ridgelines, flood zones, and high fire zones, which can add significantly to construction costs.

State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed affordable housing developments. While environmental review is an important and necessary component of development which benefits the community, the costs of the environmental review process also increase the cost of affordable housing.

One source of affordable housing funding is HOME funds. The City became a HOME Participating Jurisdiction in 2020 and receives approximately \$600,000 annually. The City also receives CDBG Entitlement funds, but there are constraints on how CDBG funds may be used in an affordable housing project. CDBG may not be used for affordable housing construction but may be used as a source for land acquisition and site improvements. The City has a limited amount of local housing funds which may be used as well. Even with these resources, the City will need to seek out other funds in order to build affordable rental units.

While developing new affordable housing is important, it is equally important to maintain existing affordable housing. Activities that the City plans to undertake in FY 2024-2025 to help maintain existing affordable housing include:

- Funding the Handyworker Program which provides owner-occupied minor rehabilitation services. The Handyworker Program targets low- and moderate-income homeowners and provides repairs to condominiums, mobile homes, and single-family homes, thus preserving the affordable housing stock.
- Administering Santa Clarita Municipal Code (SCMC) 6.02 and 6.04 to protect residents in mobile home parks. Mobile homes represent a large percentage of the City's affordable housing stock. The following Ordinances and Policies will continue to be in effect in FY 2024-2025 to foster and maintain this critical resource for affordable housing:
 - Manufactured Home Park Rent Adjustment Procedures Ordinance (SCMC 6.02) - Adopted in 1991, and most recently updated in 2017, this City Ordinance protects manufactured home park residents from unreasonable rent increases and provides an appeal process.
 - Manufactured Home Parks - Change in Use Ordinance (SCMC 6.04) - Adopted in 1991, and most recently updated in 2015, this City Ordinance establishes specific requirements for compensation to mobile home park residents in the event of mobile

home park closures.

- Funding a contract with The Housing Right Center. Fair housing issues are affordable housing issues since violations of fair housing law disproportionately impact low- and moderate-income residents. The City updated its Analysis of Impediments to Fair Housing Choice (AI) report concurrent with the preparation of the Consolidated Plan. The AI identifies any potential impediments to fair housing in Santa Clarita and establishes a Fair Housing Action Plan that outlines.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

In May 2023, the City adopted an update to its Housing Element for the 6th cycle covering 2021-2029 and submitted it to the State of California Housing and Community Development Department (HCD). It was certified by HCD in August 2023. As part of the development of the 2021-2029 Housing Element, the City evaluated local zoning with the intent to encourage affordable housing. The City also reassessed land use policies, development standards and procedures for facilitating housing development, and established goals, policies, and programs for housing production and preservation for the eight-year planning period.

The 2021-2029 Housing Element contains over 20 programs and policies which address the housing needs for low- and moderate-income households and remove or ameliorate the negative effects of public policies which serve as barriers to affordable housing. The implementing programs include, but are not limited to:

- Identifying and maintaining a sufficient inventory of sites suitably zoned for housing at all income levels.
- Offering incentives for projects which include affordable housing, including priority processing of subdivision maps, expedited review of development applications, and modifications of development requirements designed to reduce the projects overall cost.
- Developing a formal request for proposal process to encourage affordable housing developers to submit viable affordable housing proposals.
- Prioritizing affordable housing funding (as available) for the development of extremely low-income units.
- Offering expedited processing for affordable housing projects.
- Maintaining the existing Affordable Housing Density Bonus program.
- Giving funding preference of housing subsidies to extremely low-income households in new affordable development.
- Limiting code enforcement activities to those which pose an immediate threat to public health

and safety.

Discussion

See discussion above.

DRAFT

AP-85 Other Actions – 91.220(k)

Introduction

Priority needs established in the FY 2024-2028 five-year Consolidated Plan, which forms the basis for establishing objectives and outcomes in the FY 2024-2025 Action Plan, are as follows:

High Priority

- Improve, Maintain, and Expand Affordable Housing
- Improve and Expand Facilities and Infrastructure in Lower Income Areas
- Provide Services to Address Homelessness and Homelessness Prevention
- Provide Supportive Human Services
- Address the Impact of Covid-19 on Lower Income Residents
- Planning and Administration

Actions planned to address obstacles to meeting underserved needs

Those residents with the greatest underserved needs are the homeless, those at-risk of homelessness, the disabled, female-headed households, and very low-income families. The greatest obstacle to meeting underserved needs is a lack of funding. Nevertheless, the City will use FY 2024-2025 CDBG funds to assist all of these underserved needs by funding the programs which are described in detail in section AP-38.

CDBG-CV funds do not have the same 15% limit for social service type programs. The City has used and plans to continue to use up to 80% of the CDBG-CV funds to address the needs of those impacted by the pandemic, which include the homeless, those at-risk of homelessness, the disabled, female-headed households, and very low-income families for those impacted by the pandemic.

Because CDBG and CDBG-CV funds are not sufficient to meet underserved needs, the City also provides general fund grants to local non-profits to provide services to City residents in the areas of arts and community services. Grants awarded in FY 2023-2024 included but were not limited to, a housing readiness program for the homeless, life skills enhancement for low- and moderate-income residents, and dance therapy for single parents and their children – all addressing underserved needs.

Actions planned to foster and maintain affordable housing

The City will foster and maintain affordable housing by using FY 2024-2025 CDBG funds to provide a grant to the Santa Clarita Committee on Aging for the Handyworker Rehabilitation Program. Through this grant a total of \$450,000 in CDBG funds will be used to assist low- and moderate-income homeowners to address accessibility issues and unsafe conditions in their homes. These activities are expected to provide rehabilitation assistance to 60 households.

The City plans to release a Request for Proposals to engage an affordable housing developer with whom to partner on the development of new affordable housing. The acquisition of land will be funded with the City's HOME funds and possibly with City developer funds. CDBG funds may be used for acquisition and site

improvement. The City will also seek additional funding from other sources such as tax credits or State Multi-Family Housing grants.

The City will also continue to encourage developers, non-profit organizations, and other interested parties to develop new affordable units and will support non-City applications for development funds through the California Tax Credit Allocation Committee (CTCAC) and the State of California.

Actions planned to reduce lead-based paint hazards.

Due to the mean age of the City's housing, homes containing lead-based paint are not believed to be a significant problem. However, the City will continue to evaluate and reduce lead-based paint hazards through the following actions and activities:

- Making information available to landlords, renters, and various property management agencies regarding the dangers of lead-based paint and appropriate mitigation strategies, as part of the City's contract with the Housing Rights Center.
- Providing written information through one-on-one contact with contractors, building inspectors, code enforcement officers, and the public at the City's Permit Center.
- Providing homeowners who have been cited for code violations involving the disturbance of paint on a pre-1978 home with information on lead-based paint hazards as part of the citation package. If cited homeowners do not have the resources to pay for the paint abatement work they are referred to a CDBG-funded agency which can provide grants to low-income homeowners to meet the abatement requirement using lead-safe work practices.
- In FY 2024-2025, the City will fund the Handyworker Program operated by the Senior Center. This program will assist low-income homeowners to correct substandard conditions, which contribute to lead-based paint (LBP) hazards. All applicants eligible for services through the Handyworker Program will receive the most updated version of the Environmental Protection Agency's (EPA) *Protect Your Family From Lead in Your Home* pamphlet. When a property built before 1978 is approved for grant-funded repairs that may disturb LBP, an inspection test is ordered. If containment and/or abatement are necessary, a contractor certified in lead-safe work practices by the State of California is used.

Actions planned to reduce the number of poverty-level families.

The City supports other governmental, private, and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery. A branch of Los Angeles County's America's Job Center is located in Santa Clarita and provides no-cost job training assistance, interview training, and specialized services for marginalized populations like the disabled and those exiting institutional settings. The programs are designed to increase employment marketability, household income and housing options, thereby reducing the number of families in poverty.

The City will allocate fifteen percent of CDBG funds to public service agencies that offer supportive services

in the fight against poverty, as detailed earlier in this Action Plan. In addition, other special community benefit needs are also addressed through the Community Services Grant Program by providing funding to various local agencies using General Funds.

In FY 2024-2025, the City's Economic Development Department will continue to efforts to aid the economic growth of the City, which will continue to result in quality employment opportunities and support the overall economic health of the City and its residents. To this end, the City is focused on creating a quality jobs-housing balance, attracting companies in targeted industry sectors to ensure the needs of the community and its residents are met. The City has targeted six main industry clusters for expansion: Aerospace and Defense, Bioscience and Medical Devices, Advanced Manufacturing, Digital Media and Entertainment, Information Technology, and Corporate Header Quarters and Professional Services. The City's Economic Development Department will continue its efforts to aid the economic growth of the City, which will continue to result in quality employment opportunities and support the overall economic health of the City and its residents.

Actions planned to develop institutional structure

The City has developed a strong institutional structure which includes a wide spectrum of partners as outlined in SP-40 of the Con Plan and does not believe there are significant gaps in the institutional structure. These partnerships include frequent interactions across the organizations, as well as more formal collaboration efforts, including meetings organized through the San Fernando Valley Council of Governments (SFVCOG) and L.A. Family Housing.

In 2018, the City created its Homeless Task Force, bringing together governmental agencies, nonprofit partners, school districts, private sector partners, and faith-based partners together to increase collaboration and work together to address homelessness. The Homeless Task Force prepares and works towards a bi-annual Action Plan, which details specific goals for the Homeless Task Force to accomplish, including increasing coordination among the agencies, increasing services provided for specific sectors, including youths and those with mental health needs, and evaluating ways to integrate with and expedite the process towards permanent housing. The Homeless Task Force is currently comprised of 30+ organizations and meets quarterly, with subcommittees focusing on specific sections of the Action Plan typically meeting monthly.

In addition, the City's Recreation and Community Services Department directly provides accessible, affordable enrichment and recreation opportunities for youth and families. Specific programs address the needs of at-risk youth, promote volunteerism, encourage healthy lifestyles, and celebrate the community's cultural and family identity. Reduced-fee or no-fee options are available to low- and moderate-income residents.

In FY 2024-2025, the City will continue to collaborate with local non-profit advocacy groups and other County, State, and federal organizations to meet and address the various needs of the community. The following non-profit organizations will receive CDBG funding in FY 2024-2025 to provide the services noted:

- Single Mothers Outreach will provide case management services, including mental health

counseling, to single parents.

- Fostering Youth Independence will provide case management services to current and former foster youth.
- Bridge To Home will be funded to provide outreach services to the homeless in the community.
- Carousel Ranch will be funded for two programs. One to assist disabled children and adults with equestrian therapy and one to provide a job-skills program to severely disabled adults.
- Santa Clarita Valley Senior Center will serve lower income homeowners in two different programs: necessary minor home repairs through the Handyworker Program and addressing code enforcement violations through the Property Rehabilitation Program.
- Santa Clarita Valley Senior Center will also assist residents over 50 years of age with comprehensive assessments, assistance with forms and applying for services, and referrals for housing, financial counseling, and advocacy.
- Family Promise will provide case management to homeless families with children. As needed, they will provide temporary and transitional shelter.

The City will also provide six CDBG-CV grants in FY 2024-2025 as shown below:

- Fostering Youth Independence to provide a safe study place for foster youth.
- Santa Clarita Boys & Girls Club and the Santa Clarita Valley Family YMCA will provide childcare scholarships to families impacted by the pandemic.
- Family Promise of Santa Clarita Valley will provide emergency assistance to families at-risk of homelessness due to the pandemic.
- Avenues for Supported Living will be funded to provide transportation of their disabled clients to job training, appointments, and community activities.
- Salvation Army will be funded to provide rent and utility assistance for individuals and families at risk of homelessness due to the pandemic.
- Single Mothers Outreach will receive funds to acquire equipment for virtual learning and virtual mental health services.

The City also utilizes the services of North Los Angeles County Volunteer Center, a local non-profit agency. The North Los Angeles County Volunteer Center programs services include coordinating volunteer opportunities for individuals and the administration of the City's Court Referral Program.

Actions planned to enhance coordination between public and private housing and social service agencies

The City's Community Development Department manages all housing-related projects, programs, and functions. Community Development includes an administration component and is comprised of the Planning,

Community Preservation, and Building and Safety Divisions. The CDBG and HOME programs are managed through the Community Development Department which allows for better communication and a more coordinated effort to address the issues affecting the low- and moderate-income residents of the City. The three Divisions work together to support the development of a clear and comprehensive affordable housing strategy that is consistently reflected in all affordable housing-related documents, and a coordinated economic development strategy.

As noted in the preceding section, the City's Community Task Force on Homelessness is partnership of 30+ agencies and non-profits which meet monthly and whose goals are to increase coordination among the agencies, increase services provided for specific sectors, including youths and those with mental health needs, and evaluate ways to integrate with and expedite the process towards permanent housing.

In FY 2024-2025, the City plans to coordinate with a number of social service agencies as subrecipients receiving CDBG funds.

Actions that the City will undertake during the next year to enhance coordination between public and private housing, health, and social service agencies include:

- Continuing to collaborate with Bridge To Home to support the expanded permanent shelter.
- Coordination with the Los Angeles County Development Authority to provide information about Section 8 Housing Choice Vouchers. Coordinating with the County of Los Angeles Health Department, Childhood Lead Poisoning Prevention Program (CLPPP) to provide information about LBP hazards.
- Using CDBG funds to contract with The Housing Rights Center to provide fair housing services and landlord/tenant complaint and mediation services to the residents of the City of Santa Clarita.
- Working with the Los Angeles Homeless Service Agency (LAHSA) to provide homeless shelter and services.

Discussion

See discussion above.

PROGRAM SPECIFIC REQUIREMENTS

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

Of the City's FY 2024-2025 CDBG allocation, twenty percent (20%) is being allocated for eligible planning and administration activities, which will also include a fair housing services contract. These activities are not subject to the low- and moderate-income benefit requirements. Of the remaining 80 percent (80%) of the CDBG allocation, one hundred percent (100%) will be used to benefit low- and moderate-income persons. The City does not anticipate generating any program income during FY 2024-2025.

Community Development Block Grant Program (CDBG) - Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income:	\$0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low- and moderate-income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low- and moderate-income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program

Reference 24 CFR 91.220(I)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

The most likely use of HOME funds will be for the acquisition of land to build affordable rental units. However, since a specific project has not yet been identified, the expected use of HOME funds may change. CDBG funds, local funds, or other grant funds may be used in the future project. HOME funds will be used in the manner allowed for in the applicable statutes and regulations, as will any other funds used for future project. Other funds will be used to leverage HOME funds to the greatest extent possible.

- 2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 24 CFR 92.254, is as follows:**

Since no specific project has been determined, the City does not currently have written guidelines for the resale or recapture of HOME funds. When the future project is identified, the City will develop resale and recapture guidelines consistent with 24 CFR 92.254.

- 3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

Since no specific project has been determined, the City does not currently have written guidelines for the resale or recapture of HOME funds. When the future project is identified, the City will develop resale and recapture guidelines consistent with 24 CFR 92.254.

- 4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

There are no plans to use HOME funds to refinance existing debt secured by multifamily housing which has been rehabilitated. If in the future the City wants to use HOME funds in this way, they will develop refinancing guidelines consistent with 24 CFR 92.206 (b)

- 5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(I)(2)(vii)).**

The City does not plan to use HOME funds for a TBRA activity. If in the future the City plans to use HOME funds for a TBRA activity they will develop a description of the preference for persons with special needs or disabilities consistent with 24 CFR 92.209(c)(2)(i) and CFR 91.220(I)(2)(vii)).

- 6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services**

received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

Not applicable

7. **If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).**

The most likely use of HOME funds will be for the acquisition of land to build affordable rental units. However, since a specific project has not yet been identified, the expected use of HOME funds may change. When a project is determined, the City will apply any preference or limitations consistent with 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii).

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APPENDIX A - OUTREACH ACTIVITIES

Proofs of Publication

- Notice of 30-Day Public Comment Period and Public Hearing – Adoption of the 2024-2028 Consolidated Plan and FY 2024-2025 Action Plan

Public Comments Received

- no public comments were received.

Outreach Documentation

- Community Needs Assessment Survey
- In-Person Community Outreach
- Agency Outreach

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APPENDIX B - MAPS

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APPENDIX C – CONTINGENCY STRATEGY

Contingency Strategy to Address the Late Release of FY 2024-2025 CDBG Entitlement and HOME Funding

The City of Santa Clarita (City) is an Entitlement Grantee for Community development Block Grant (CDBG) Entitlement funds and Home Investment Partnerships Act (HOME) funds awarded by the U.S. Department of Housing and Urban Development (HUD). As of the development and approval of the 2024-2028 Consolidated Plan and the FY 2024-2025 Annual Action Plan (Plan), HUD has not yet released the Entitlement allocations for CDBG or HOME funding for FY 2024-2025. Through CPD Notice 24-01 HUD provided guidance on how to move forward with the Plan development and approval using estimated allocations and a Contingency Strategy which outlines how changes will be made to the Plan if the actual FY 2024-2025 entitlement allocations for CDBG or HOME is more or less than the estimate.

Proposed Contingency Strategy for CDBG Entitlement Funds

Decrease in FY 2024-2025 Funding

- Reduce funding for Administration to the percentage of the overall reduction to remain under the funding cap
- Fund The Housing Rights Center using Administration funds at the originally proposed amount
- Decrease the originally proposed funding for Public Service programs at an equal percentage to the amount allowed by the Public Services cap.
- Fund Senior Center – Handyworker Program at the originally proposed amount
- Allocate remaining funding to Newhall Community Center Improvements

Increase in FY 2024-2025 Funding

- Increase the Administration funding to the maximum allowable to remain under the funding cap
- Fund The Housing Rights Center using Administration funds at the originally proposed amount
- Increase funding for all Public Services at an equal percentage to the amount allowed by the Public Services cap
- Fund Senior Center Handyworker Program at the originally proposed amount
- Allocate remaining funding to Newhall Community Center Improvements

Proposed Contingency Strategy for HOME Funds

The City does not have any Activities planned for HOME funds in the FY 2024-2025 Action Plan. The City does not plan to use any HOME Administrative funds in FY 2024-2025. Therefore, the HOME

Project reflected in the Con Plan will be adjusted up or down based on any increase or decrease in HOME funding.

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APPENDIX D – WAIVER DOCUMENT

Waiver of Requirements at 24 CFR 570.200 (h) for Community Development Block Grants Program (CDBG) and 24 CFR 92.212 (b) for Home Investment Partnerships Act Program (HOME)

The City is a Grantee for CDBG and HOME funding from the Department of Housing and Urban Development (HUD). The regulations at 24 CFR 570.200(h) define the effective date of a Grantee's agreement for CDBG or HOME funds as the program year start date or the date that the Action Plan is received by HUD, whichever is later. This effective date is the date on which the City may begin to incur costs related to the operation of the FY 2024-2025 program year.

Due to delay in the adoption of the federal budget, the City's Action Plan the City's effective date could extend significantly past July 1, 2024 which is the start date of the City's FY 2024-2025 program year for CDBG and HOME funds. This would mean that the City would be unable to incur costs for those programs, resulting in a delay in the start of the FY 2024-2025 program year, and a gap in the provision of CDBG and HOME funded services to residents of the City.

In CPD Notice 24-01, HUD has provided options for the City to incur costs prior to the effective date. Therefore, in accordance with HUD's issuance of CPD Notice 24-01 and the HUD memo issued on December 12, 2023, both regarding the waiver of the requirements at 24 CFR 570.200 (h) for the Community Development Block Grants Program (CDBG) and 24CFR 92.212 (b) for the Home Investment Partnerships Act Program (HOME), the City of Santa Clarita is certifying that it will use those waivers in its CDBG and HOME program, and further certifies that:

1. The costs incurred prior to the CDBG and HOME grant awards are necessary for efficient and timely performance of the activity in question;
2. The costs are for eligible activities under the regulations for the CDBG and HOME programs;
3. The City has complied with all other requirements for pre-award costs under the regulations for the CDBG and HOME programs or as described in CPD Notice 24-01;
4. The activity for which costs will be incurred is included in the FY 2024-2025 Action Plan; and
5. The City has completed its citizen participation process by including in its files a written, dated summary of citizen participation comments received on its Plan, pursuant to 24 CFR 91.105(b)(5) or 91.115(b)(5) as applicable.

Per 24 CFR 570.200 (h)(1)(ii), the City must advise citizens of the extent to which incurring pre-award costs may affect future grants. This might include activities being disallowed and funds returned to HUD if the activities do not meet the applicable regulations. The City therefore certifies:

1. That the Citizen Participation process will be undertaken in a timely manner and will include all required notices, public comment periods, and public hearings;

2. That all activities undertaken will be eligible activities meeting a HUD-required National Objective;
and
3. That the City will follow the requirements at 24 CFR 58 to ensure that all environmental compliance documentation is completed in a timely manner. Further, that the City will not take any actions that would have an adverse environmental impact or limit the choice of reasonable alternatives.

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