

City of Santa Clarita
Consolidated Annual Performance Evaluation Report
(CAPER) - FY 2023-2024
(July 1, 2023 through June 30, 2024)



September 2024

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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

Each year the City of Santa Clarita (City) receives Community Development Block Grant (CDBG) Entitlement funds from the Department of Housing and Urban Development (HUD). The City's Fiscal Year (FY) 2023-2024 Entitlement allocation was \$1,504,349. The FY 2023-2024 program year is the fifth year implementing the City's FY 2019-2023 Consolidated Plan. As a Participating Jurisdiction, the City received \$628,735 in Home Investment Partnerships Act funds (HOME).

The City also continues to carry out programs under the Coronavirus Aid, Relief, and Economic Security (CARES) Act which was signed into law on March 27, 2020. The CARES Act provided additional CDBG funds (CDBG-CV) to prevent, prepare for, and respond to the coronavirus pandemic (pandemic). The City's initial allocation was \$855,759 (CV1). The second allocation was \$1,396,245 (CV3) for a total of \$2,252,004. The CDBG-CV funds were allocated as resources in the FY 2020-2021 Annual Action Plan. The initial activities to be undertaken with the CDBG-CV funds have been modified through three Substantial Amendments to the FY 2020-2021 Annual Action Plan.

The CDBG-CV funds have different timelines and deadlines than CDBG Entitlement funds. CDBG-CV activities continued in FY 2023-2024 and so both CDBG and CDBG-CV activities undertaken in FY 2023-2024 are reported in this CAPER. Throughout the document, CDBG Entitlement fund and activities will be referred to as CDBG and CARES Act funds will be referred to as CDBG-CV. All activities undertaken in FY 2023-2024 addressed one of the Consolidated Plan Priorities, which include:

- Planning and Administration
- Improve, Maintain, and Expand Affordable Housing
- Provide Supportive Human Services
- Improve and Expand Facilities and Infrastructure

In FY 2023-2024, 968 City residents were provided with supportive human services including 148 residents benefitting from services responding to coronavirus, and 64 low- and moderate-income homeowners had their homes repaired to address safety and habitability issues. The West Creek Inclusionary Playground project, which was funded through FY 2020-2021 Entitlement funds, removed architectural barriers for seniors and the disabled. The most recent census data indicates there were 35,444 seniors and 25,611 disabled persons living in Santa Clarita. This means that the West Creek Inclusionary Playground Project benefitted up to 62,055 Santa Clarita residents. This project was completed as of January 2023.

Below is an overview of the activities and accomplishments for both the CDBG and CDBG-CV programs in each of the Consolidated Plan Priority areas during FY 2023-2024. For specific progress made in meeting the five-year goals in the Consolidated Plan, and one-year goals in the FY 2023-2024 Annual Action Plan, refer to Table 1 on the following pages.

CDBG ACTIVITIES

Planning and Administration

- Administration (City - \$275,870) – The City continued to effectively administer the CDBG program and develop and submit all required documents to HUD.
- Fair Housing (The Housing Rights Center - \$25,000) – The City contracted with The Housing Rights Center for fair housing services for Santa Clarita residents.

Improve, Maintain, and Expand Affordable Housing

- Handyworker Program (Santa Clarita Valley Senior Center - \$400,000) – The City provided CDBG funds for the Handyworker Program which provides minor home rehabilitation services for owner-occupied households. Goal: 60 / Accomplishments: 64

Provide Supportive Human Services

- Case Management (Fostering Youth Independence - \$35,825) – Foster youth and former foster youth aged 16-24 are provided counseling, life skills training, and assistance with transportation, living arrangements, and medical/mental health issues. Goal: 32 / Accomplishments: 43
- Household Support (Family Promise - \$35,000) – Homeless families are provided temporary housing, case management, and referrals to other services. Goal: 20 / Accomplishments: 39
- Mental Health Services (Single Mothers Outreach - \$30,000) – Single parents are provided mental health services to assist them in dealing with stress so they can provide the most positive living environment for their children. Goal: 100 / Accomplishments: 184
- Community Access Services (Santa Clarita Valley Committee on Aging - \$49,000) – Funds are used to provide case management and conduct comprehensive assessments of adults over 50 years-of-age. If appropriate, clients are referred to Senior Center programs like Meals-on-Wheels or case management and may be referred to other agencies to ensure they are receiving the most appropriate services. Goal: 450 / Accomplishments: 437
- Special Children of the Valley (Carousel Ranch - \$10,710) – Low- and moderate-income youth are provided therapeutic horseback riding lessons. Goal: 12 / Accomplishments: 13
- Ready to Work! (Carousel Ranch - \$10,445) – Severely disabled adults receive job training and life-skills training. Goal: 10 / Accomplishments: 14
- Intake Specialist (Bridge to Home - \$54,672) – An Intake Specialist evaluates the needs of homeless clients and provides them with referrals to case management or other services as needed. Goal: 250 / Accomplishments: 90

Improve and Expand Facilities and Infrastructure

- Park Improvement Project (Valencia Glen – \$1,200,000) – The project will provide inclusive improvements to existing playground at Valencia Glen Park. Goal: 21,696. The project is still underway and anticipated to be completed in September 2024.

CDBG-CV ACTIVITIES – All CDBG-CV activities shown below and in Table 1 are cumulative from the start

of the CDBG-CV program through the end of FY 2022-2023.

Planning and Administration

- Administration (City - \$30,000) – The City continued to effectively administer the CDBG-CV program and develop and submit all required documents to HUD.

Provide Assistance to Those Impacted by COVID-19

On-going CDBG-CV Activities (accomplishments through the end of FY 2023-2024)

- Rent and Utility Assistance (Salvation Army - \$30,705) – Short-term, emergency rent and utility assistance for low-income individuals and families. Goal: 20 / Accomplishments: 6
- COVID Household Support (Family Promise - \$35,000) – Supportive services to homeless and those on the brink of homelessness with case management, meals, shelter, rental assistance, and transportation. Goal: 14 / Accomplishments: 37
- Childcare Scholarships (YMCA - \$42,000) – Scholarships for low/mod income children to attend childcare. Goal: 20 / Accomplishments: 16
- Scholarship Program (Boys & Girls Club - \$26,500) – Scholarships for low/mod income youth to attend 8 weeks of Summer Day Program, and transportation scholarships for the 2021-22 school year. Goal: 20 / Accomplishments: 44
- The Study Place (Fostering Youth Independence - \$18,288) – Distance learning support for foster youth, including space, educational support staff, laptops, lunches, supplies, and transportation. Goal: 24 / Accomplishments: 40
- Rent and Utility Assistance Low-Mod Income (Avenues Supported Living Services - \$30,000) – Short-term, emergency rent and utility assistance for low-income, severely disabled adults. Goal: 10 / Accomplishments: 5

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual – Program Year	Percent Complete
Improve and Expand Facilities and Infrastructure	Non-Housing Community Development	CDBG: \$341,876	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	75,000	0	0.00%	100	0	0.00%
Provide Assistance to Those Impacted by COVID-19	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG-CV: \$2,252,004	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	3,000	1,154	38%	N/A	N/A	N/A
Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual – Program Year	Percent Complete

Provide Decent and Affordable Housing	Affordable Housing	HOME: \$574,765	Rental units constructed	Household Housing Unit	4	0	0.00%	1	0	0.00%
Provide Decent and Affordable Housing	Affordable Housing	CDBG: \$400,000	Homeowner Housing Rehabilitated	Household Housing Unit	250	181	72%	55	74	134%
Provide Supportive Human Services	Homeless Non-Homeless Special Needs	CDBG: \$214,305	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5500	3,383	61%	920	869	94%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

DRAFT

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

All CDBG funds used during FY 2023-2024 addressed FY 2019-2023 Consolidated Plan priorities and a community need identified in the FY 2023-2024 Annual Action Plan. FY 2019-2023 Consolidated Plan priorities included:

- Planning and Administration
- 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

DRAFT

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

Race	CDBG	HOME
White	654	0
Black or African American	108	0
Asian	77	0
American Indian or Alaskan Native	10	0
Native Hawaiian or Other Pacific Islander	2	0
Total	851	0
Ethnicity	CDBG	HOME
Hispanic	413	0
Not Hispanic	438	0

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

The information in Table 2 represents both CDBG and CDBG-CV. No HOME activities were undertaken in FY 2023-2024.

Each subrecipient of funds under the Low/Mod Income National Objective tracked the race and ethnicity of participants as part of the standard record-keeping process. Disabled accessibility projects used the ethnicity data from the U.S. Census for the disabled population, as per the guidance from the Department of Housing and Urban Development (HUD).

Overall, 993 persons/households were assisted – 845 in CDBG Entitlement programs and 148 in CDBG-CV programs.

According to the 2021 American Community Survey, 68 percent of Santa Clarita’s population is White, 6.7 percent Black, 14 percent Asian, 2.1 percent American Indian/Alaska Native, and 0.7 percent Native Hawaiian or Other Pacific Islander. 37.9 percent of the population identified themselves as Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	\$1,504,349	\$1,400,398.51
HOME	public - federal	\$628,735	\$0
Other – CDBG-CV	public - federal	\$2,252,004	\$173,969.15

Table 3 - Resources Made Available

Narrative

The City was allocated \$1,504,349 in FY 2023-2024 CDBG funds. A total of \$1,400,398.51 was expended during the year, which included expenditures from multi-year capital projects approved in prior year Action Plans. The City also received an allocation of \$628,735 in HOME funds, none of which was expended.

Through the CARES Act, the City received \$2,252,004 in CDBG-CV funds. All CDBG-CV funds (shown as Other in Table 3) were allocated to programs to prevent, prepare for, and respond to coronavirus. A cumulative total of \$903,776.02 was expended through the end of FY 2023-2024.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
N/A	N/A	N/A	N/A

Table 4 – Identify the geographic distribution and location of investments

Narrative

The City does not allocate funds on a geographic basis. Activities funded by CDBG and CDBG-CV in FY 2022-2023 were available on a City-wide basis.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

In FY 2023-2024, the City contracted with seven local-serving non-profit agencies to carry out eight programs using CDBG Entitlement funds. In addition, the City contracted with six local-serving non-profits to carry out six programs using CDBG-CV funds. These agencies all received other government funds, which may include county, State, or other federal funds as well as private grants, donations, and fund-raising funds.

The City provided CDBG Entitlement and CDBG-CV funds to Family Promise to assist residents experiencing, or at-risk of homelessness. Those funds were leveraged by \$247,383 in Measure H funds and a City general fund grant of \$2,150. CDBG Entitlement funds were also awarded to Bridge to Home (BTH) to assist residents experiencing homelessness. Those funds were leveraged with three general fund grants which totaled over \$2 million dollars, allowing funds to serve a greater number of residents than would have been possible with CDBG and CDBG-CV funds alone. The City continues to work to identify other funds with which to leverage CDBG and CDBG-CV funds.

During FY 2020-2021, in response to the impact of the pandemic on the homeless population, the City donated the use of the Newhall Community Center free-of-charge to BTH to use as a socially distanced homeless shelter. This donation by the City leveraged over \$174,000 in FY 2020-2021 CDBG Entitlement funds and CDBG-CV funds which had been awarded to BTH. In addition, during the pandemic BTH participated in Project Roomkey using several local hotels, further leveraging their CDBG Entitlement and CDBG-CV funds. In FY 2022-2023, the City continued to provide CDBG and CDBG-CV funds to BTH and those funds were leveraged by the City's donation of space as well as other county, State, and private funds.

The City leveraged the CDBG Entitlement and CDBG-CV public service grants with general funds from the Recreation and Community Services Division which conducted an annual process for competitive Community Services and Arts grants awarded to local non-profit organizations to address quality of life issues. In FY 2023-2024, these funds were used to provide grants to local agencies to operate housing readiness programs. Many of the agencies awarded Community Services Grants were the same as those receiving CDBG Entitlement and CDBG-CV grants, leveraging their CDBG Entitlement and CDBG-CV grant funds, and creating economies of scale that would otherwise not be possible.

In FY 2017-2018 the City purchased a piece of land adjacent to the existing homeless shelter and donated it to BTH, a local-serving non-profit, so that they could expand into year-round shelter space using modular units. The shelter project began needed site improvements in 2019 but construction was stopped due to the pandemic. In 2023, grading begun and the construction has been completed as of May 2024. The shelter has been operational as of July 2024. The City continues to support BTH and the current modular shelter activities by providing CDBG public service grant funds.

Home Investment Partnership Act Funds

Narrative

The City became a HOME Participating Jurisdiction (PJ) in 2020-2021. The initial allocation was \$530,185. Subsequent HOME allocations were \$574,765 in FY 2021-2022, \$527,899 in FY 2022-2023, and \$628,735 in FY 2023-2024. The amount of HOME funds allocated each year is small, and so it will be several years before there are sufficient HOME funds to pursue opportunities to leverage with CDBG funds. The HOME match requirement will be satisfied using either City developer funds, State funds, or low-income housing funds from the former Redevelopment Agency. Since no HOME funds were expended in FY 2022-2023 or in prior years, there is no data to report in Tables 5 through 10.

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Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	0
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	0
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	0

Table 5 – Fiscal Year Summary – HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash non-Federal sources	Foregone Taxes Fees, Charges	Appraised Land/Real Property	Required Infra-structure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period	Amount received during reporting period	Total amount expended during reporting period	Amount expended for TBRA	Balance on hand at end of reporting period
\$	\$	\$	\$	\$
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	0	0	0			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

Table 8 – Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		0	0			
Businesses Displaced		0	0			
Nonprofit Organizations Displaced		0	0			
Households Temporarily Relocated, not Displaced		0	0			
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

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CR-20 – Affordable Housing 91.520(b)

Evaluation of the jurisdiction’s progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	0	0
Number of Non-Homeless households to be provided affordable housing units	60	64
Number of Special-Needs households to be provided affordable housing units	0	0
Total	60	64

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	36	11
Number of households supported through The Production of New Units	0	0
Number of households supported through Rehab of Existing Units	60	64
Number of households supported through Acquisition of Existing Units	0	0
Total	96	75

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The Handyworker program, which provides minor rehabilitation of owner-occupied homes, continued to experience on-going challenges related to the pandemic. Those impacts included severely inflated costs for building supplies and difficulty in recruiting qualified staff. Despite these challenges, the Handyworker Program was able to exceed its goal of providing minor rehabilitation services to 60 existing owner-occupied housing units by assisting 64 units.

HOME funds play an important role in the production of affordable housing. The City became a HOME Participating Jurisdiction (PJ) in 2020-2021, and including the FY 2024-2025 allocation, currently has \$2,325,460 in HOME funds in the local account. The cost of developing affordable housing is so high that these funds alone are not adequate. The City is currently developing a Request for Qualifications to find an affordable housing developer who can assist in the identification of suitable projects and identify additional funding sources.

Discuss how these outcomes will impact future annual action plans.

The City was successful in meeting the goals in the FY 2023-2024 Action Plan. No major changes are anticipated in FY 2024-2025. A new Consolidated Plan for 2024-2028, including the first year Action Plan, has been undertaken and was submitted to HUD in June 2024. The goals and objectives in the Consolidated Plan, and the activities in the associated Action Plans will be based on the information in the new Needs Assessment, Housing Market Analysis, and Strategic Plan.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	32	0
Low-income	12	0
Moderate-income	20	0
Total	64	0

Table 13 – Number of Households Served

Narrative Information

All 64 persons served through the City’s Handyworker program were low- and moderate-income.

Serving Persons with Worst-Case Needs:

Households with Worst-Case Needs are defined as very low-income renters who do not receive government housing assistance and who paid more than 50 percent of their income for rent, lived in severely inadequate conditions, or both. While those served with CDBG funds are not tracked according to the demographics that identify those with Worst-Case Needs, there is a high correlation between being lower income and being severely costs burdened (paying more than 50 percent of their income for rent) and living in severely inadequate conditions (housing with one or more of four housing problems). The City uses CDBG funds to serve low- and moderate-income residents per CDBG guidelines, a large portion of whom may be assumed to have Worst-Case Needs. Programs addressing affordable housing in FY 2023-2024 included:

- Community Access Services – The Santa Clarita Valley Senior Center provides services specifically to assist lower income residents obtain and keep housing. Comprehensive assessments are performed, and applicants assisted with the application process for housing, referred to affordable housing options, and when needed referred to other supportive services.
- Household Support – Family Promise provides assistance to those at-risk of homelessness to help them maintain their housing by providing case management, meals, and short-term rental assistance.
- Case Management – Fostering Youth Independence was funded to assist foster youth and former foster youth to obtain a post-secondary education. Case managers and adult volunteer allies help ensure the youth maintain stable housing.

The City also used CDBG-CV funds to address Worst-Case Needs for households impacted by the pandemic:

- COVID Household Support – Family Promise supported households impacted by the pandemic by providing emergency housing, transportation, and case management.
- Rent and Utility Assistance Low-Mod Income – Salvation Army provided short-term, emergency rent and utility assistance for low-income individuals and families.

Serving Persons with Disabilities:

The City used CDBG funds to address the needs of Persons with Disabilities in the following ways:

- *Comprehensive Mental Health Services* – Single Mothers Outreach provided professional mental health counseling services and case management to those with mental health disabilities.
- *Project SCV* – Carousel Ranch provided therapeutic horseback riding lessons to physically and developmentally disabled youth to increase flexibility, strength, and coordination, and improve social skills.
- *Ready to Work!* – Carousel Ranch provided job skills and life skills training to severely disabled adults.
- *Rent and Utility Assistance for Disabled Adults* – Avenues Supportive Living Services provided Short-term, emergency rent and utility assistance for low-income, severely disabled adults.

Programs Addressing Affordable Housing:

- The Los Angeles County Development Authority (LACDA) provides the Housing Choice Voucher Program (Section 8), through the Housing Authority of the County of Los Angeles. This program is a very important resource for City residents. Currently, there are 271 Vouchers being used in the City of Santa Clarita. Of the 271 households being assisted, 195 have a female head-of-household, 155 are elderly, and 161 are disabled households.

The City has limited funds to address affordable housing directly. However, in FY 2022-2023, the City funded a number of programs addressing affordable housing issues using CDBG funds:

- *Household Support – Community Access Services* – The Senior Center provides services specifically to assist lower income residents obtain or keep housing. Comprehensive assessments are performed, and applicants are referred to affordable housing options, assisted with the application process for housing, and referred to other supportive services programs.
- *Handyworker Program* – The Senior Center provides minor home repair and rehabilitation to keep homes safe and habitable for low- and moderate-income homeowners.
- *Household Support* – Family Promise of the Santa Clarita Valley provided homeless families with emergency shelter at motels and longer-term housing at their transitional house, as well as food services, transportation, and case management.

The City also used CDBG-CV funds to address Worst-Case Needs for households impacted by the pandemic:

- COVID Household Support – Family Promise supported households impacted by the pandemic by providing emergency housing, transportation, and case management.

The high cost of market-rate housing can make it difficult for low- and moderate-income families to maintain stable housing. In order to make more affordable housing available, in 2020 the City entered into an agreement with Shapell Properties, Inc. for the development of 34 affordable rental housing units. The development is currently underway and is partially occupied.

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CR-25 – Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction’s progress in meeting its specific objectives for reducing and ending homelessness through:

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

In FY 2023-2024, under the CDBG program, the City provided three grants to local non-profits to provide services to the homeless and those at risk of homelessness.

- Household Support (Family Promise of Santa Clarita) – Homeless families are evaluated to assess their needs and provided services directly (emergency housing, short-term rental assistance, food, case management) or provided referrals to other service providers.
- Homeless Intake Specialist (Bridge to Home – BTH) – BTH does extensive outreach to the unhoused homeless in areas in which they are most likely to be residing. The CDBG-funded Intake Specialist is trained to evaluate the needs of the individuals and work with case managers to create an individualized plan of service.
- Covid Household Support (Family Promise of Santa Clarita) – Homeless families impacted by COVID are evaluated to assess their needs and provided services directly (emergency housing, short-term rental assistance, food, case management) or provided referrals to other service providers.
- Rent and Utility Assistance for Disabled Adults (Avenues Supportive Living Services) – Short-term, emergency rent and utility assistance for low-income, severely disabled adults.
- Rent and Utility Assistance Low-Mod Income (Salvation Army) – Short-term, emergency rent and utility assistance for low-income individuals and families.

Addressing the emergency shelter and transitional housing needs of homeless persons

BTH has operated a year-round emergency shelter in modular buildings since 2019. In February 2023 they continued the construction of a new, permanent shelter which had been delayed by the pandemic. The new shelter will include expanded on-site resources and linkages to other agency resources. The City provided FY 2023-2024 CDBG funds to BTH for an Intake Specialist staff position.

The City funded Family Promise in FY 2023-2024 to provide homeless families with temporary housing in motels, and to operate a transitional house in which families transitioning out of homelessness may be housed up to nine months in order to stabilize and take steps to obtain permanent housing. Residents are also provided food services, transportation, and case management.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

In FY 2023-2024, the City funded the Santa Clarita Valley Committee on Aging to continue the Community Access Services Program. The Program serves adults over 50 years of age, some of whom are at risk of becoming homeless. Comprehensive assessments are performed, and applicants are referred to affordable housing options, assisted with the application process, and referred to other supportive services programs.

In FY 2023-2024, the City also funded Fostering Youth Independence (FYI), which serves youth between the ages of 16 and 24 who are in or have recently aged-out of the foster care system. Statistics show that foster youth are at very high risk for becoming homeless. FYI assigns case worker and allies to each youth to address the issues they face, including assisting them with obtaining and maintaining stable housing.

Single Mothers Outreach was funded with CDBG in FY 2023-2024 to provide a Mental Health Services Program. Mental illness often plays a part in an individual or family becoming homeless. Addressing mental health issues in a proactive manner may help lower income families avoid becoming homeless.

Family Promise and BTH also both provide services to individuals and families who are at-risk of becoming homeless as noted in the previous section above.

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

As noted earlier in this section, BTH has operated a year-round emergency shelter in modular buildings for a number of years. In addition to emergency housing, BTH case managers work with the homeless individual to find permanent housing, employment, and access emotional, mental, and physical health support.

The City funded Family Promise in FY 2023-2024 to provide homeless families with temporary housing in motels, and to operate a transitional house in which families transitioning out of homelessness can be housed up to three months in order to stabilize and take steps to obtain permanent housing. Residents are also provided food services, transportation, and case management.

Due to the high cost of market-rate housing, affordable housing must be available for homeless families to transition to permanent housing. In order to make more affordable housing available, in 2020 the City entered into an agreement with Shapell Properties, Inc. for the development of 34 affordable rental housing units. The development is currently underway and is partially occupied.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Orchard Arms, a public housing development with 183 affordable units, is owned and operated by the Housing Authority of the County of Los Angeles (HACoLA). The City does not own or operate any public housing.

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

The City does not own or operate any public housing and therefore has not undertaken efforts to encourage public housing residents to become owners of their public units or developed any other ownership opportunities for these residents.

Actions taken to provide assistance to troubled PHAs

The Housing Authority of the County of Los Angeles (HACoLA) holds a “High Performer” status under HUD’s Section 8 Management Assessment Program (SEMAP); therefore, it is not designated as a “troubled” agency. Units are inspected, repaired, and maintained on a regular basis. According to HACoLA, the physical condition of its public housing stock is considered to be good. It is the goal of HACoLA to maintain each home, whether the unit is a single-family residence, or in an apartment complex. High Performer status will allow HACoLA to apply for additional programs and funding, allowing for an increased level of service for families in Los Angeles County.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City adopted an update to its Housing Element for the 6th cycle covering 2021-2029 in May of 2022 and submitted it to the State of California Housing and Community Development Department (HCD). It was certified by HCD in August 2023.

The development of the 2021-2029 Housing Element required an evaluation of zoning with the intent to encourage the development of 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 next eight years.

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. Those programs and policies include, but are not limited to:

- Identifying and maintaining a sufficient inventory of sites suitably zoned for housing at all income levels
- An Expedited Processing for Affordable Housing Projects program
- Maintaining the existing Affordable Housing Density Bonus
- Give 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

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

Underserved needs are those needs for which insufficient resources exist to meet the need. Affordable housing is clearly a need which is underserved. The greatest obstacles to meeting the underserved need in the area of affordable housing is limited financial resources. This is also the case in other areas of underserved needs.

The City has, and will continue to use CDBG funding to support public service agencies that address the underserved needs of the low- and moderate-income resident of Santa Clarita, including the homeless, those at risk of homelessness, youth, seniors, female-headed households, and the disabled. The City also proactively seeks additional resources to better meet the underserved needs.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

In FY 2023-2024, minor housing rehabilitation and repair was provided through the CDBG-funded

Handyworker Program operated by the Senior Center. This program aided in correcting substandard conditions, which contribute to lead-based paint (LBP) hazards. All applicants eligible for services through the Handyworker Program received 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. In FY 2023-2024, 64 of the homes repaired as part of the Handyworker Program were built prior to 1978, but all 64 units were exempt from LBP testing.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City supports other government, private, and non-profit agencies involved in providing services to low-income residents, and coordinates efforts with these groups where possible to allow for more efficient delivery of services. While the City has no control over the majority of the factors affecting poverty, it is still able to assist poverty-level families. In FY 2023-2024, the City allocated CDBG funding to a variety of public service agencies that provided supportive services which can reduce poverty. These programs helped lower income, at-risk persons, and persons with disabilities improve their job skills, financial management, and access to services. They include:

- Community Access Services – Santa Clarita Valley Senior Center
- Homeless Intake Specialist – Bridge to Home
- Household Support – Family Promise
- Mental Health Services – Single Mothers Outreach
- Rent and Disabled Utility Assistance for Disabled Adults – Avenues Supported Living Services

Also, in FY 2023-2024, the City allocated CDBG-CV funds to reduce poverty for those impacted by the pandemic. They include:

- COVID Household Support – Family Promise
- Scholarship Program – Boys & Girls Club
- Weekend Meals and Essentials – Santa Clarita Valley Senior Center
- Childcare Scholarships – YMCA
- Rent and Utility Assistance for Disabled Adults – Avenues Supported Living Services
- Rent and Utility Assistance Low-Mod Income – Salvation Army

The City continued efforts to aid in the economic growth of the City by fostering and encouraging responsible economic development opportunities. These efforts are designed to create a jobs/housing balance through quality employment opportunities for residents, an economic base through increased sales-tax generation, and economic wealth by attracting external monies to the local economy. Specifically, key industry clusters have been identified where there is a foundation of businesses in Santa Clarita. These include medical devices, aerospace and defense, information technology, advanced

manufacturing, corporate and professional services, and digital media and entertainment. These target industry clusters offered a wide variety of high-paying, high-skilled jobs which may be accessed either through traditional educational routes or through on-the-job training and apprenticeship programs.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The Community Task Force on Homelessness (Task Force) is comprised of 37 Community Stakeholders including non-profit organizations, faith-based organizations, and government agencies including the City of Santa Clarita. It was formed in October 2018, shortly after the passing of Measure H, and they continued their work in FY 2023-2024.

The Task Force is comprised of four subcommittees: Advocacy and Coordination of Resources, Direct Services, Housing, and Prevention. The overall goal of the Task Force is to provide the proper avenues for mitigating the effects of homelessness on the community at-large while also lifting individuals out of homelessness.

The City also took the following actions during FY 2023-2024 to foster a more effective institutional structure and enhance coordination among agencies serving lower-income residents:

- The City worked with a wide range of public and community social service agencies to meet and address the various needs of the community. In FY 2023-2024, the City continued to collaborate with local non-profit advocacy groups and other County, State, and Federal organizations.
- The City continues to coordinate with the County of Los Angeles on the One Valley One Vision General Plan, which enhances coordination between the City and Los Angeles County Government in a variety of areas, including the development of affordable housing.
- The City is a member of the San Fernando Valley Council of Governments and the Southern California Association of Governments.
- The Recreation and Community Services Division conducted an annual Community Services and Arts Grants Program for local nonprofit organizations. This competitive grant program uses general funds to support community-based groups in providing services, art activities, programs, and events for Santa Clarita residents.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Actions that were undertaken during the past year to enhance coordination between public and private housing, health, and social service agencies include:

- Working with the Los Angeles Homeless Services Authority (LAHSA) to provide information about homeless shelter and services.
- Collaborating with Bridge to Home (BTH) to administer and expand the year-round shelter. Beginning in April 2018, BTH opened a year-round shelter and homeless services programs in their existing location using modular buildings. BTH is pursuing the construction of a new, permanent shelter with expanded capacity, using land donated by the City and funding received from the

County and the Los Angeles Homeless. However, progress on this project has been hampered by the pandemic and the need for socially distanced shelter beds.

- Coordinating with Los Angeles County Development Authority (LACDA) provides the Housing Choice Voucher Program (Section 8), through the Housing Authority of the County of Los Angeles. Currently, there are 271 Vouchers being used in the City of Santa Clarita. Of the 271 households being assisted, 195 have a female head-of-household, 155 are elderly, and 149 are disabled households.
- Coordinating with the County of Los Angeles Health Department Childhood Lead Poisoning Prevention Program (CLPPP) to provide information about lead-based paint hazards.
- Coordinating with the County of Los Angeles on the One Valley One Vision General Plan, which enhances coordination between the City and Los Angeles County Government in a variety of areas, including the development of affordable housing.
- Collaborating with Los Angeles County in the administration of a Valley-wide General Plan that includes the unincorporated Los Angeles County areas of the Santa Clarita Valley (Valley). The adopted General Plan encompasses the guidelines for the future growth of the Valley and the preservation of natural resources that the City/County will continue to follow.
- The 2021-2029 Housing Element contains projects, programs, and policies which ameliorate the negative effects of public policies which serve as barriers to affordable housing.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In FY 2018-2019, the City completed an update to the Analysis of Impediments to Fair Housing Choice (AI). The AI identified the following impediments:

- Lack of visibility of fair housing and the complaint process
- Discrepancies in access to financing
- Development standards regarding accessory dwelling units
- Discriminatory practices in the housing market
- Discriminatory language in real estate ads

Since 2017, the City has contracted with the Housing Rights Center (HRC) to provide fair housing services to City residents. During FY 2023-2024, HRC received 191 inquiries from City residents for general housing questions and concerns about discrimination. The most common general housing inquiries were related to rent increases. The most common complaint of discrimination reported to HRC was discrimination based on physical disability.

Actions taken in FY 2023-2024 to overcome the effects of impediments and affirmatively further fair housing include:

- Availability of Fair Housing's contact information in the City's Affordable Housing and Services

Brochure.

- Access to Fair Housing information on the City's website.
- Continuation of a contract with HRC to provide City residents with information and receive and investigate complaints as needed. Services included HRC's Housing Rights Hotline, virtual workshops and/or Zoom meetings to educate and assist tenants and landlords. Virtual workshops conducted for residents of Los Angeles and Ventura Counties included:
 - Conducted two workshops for Santa Clarita landlords and tenants, offered bilingually in English and Spanish.
 - Distributed over 1,200 pieces of fair housing literature at workshops and community events
 - Conducted a Housing Rights Summit in April 2024
 - Staffed informational booths at two community resource fairs in Santa Clarita
 - Published two advertisements in local newspaper in Santa Clarita
- In the Housing Element to the General Plan, the City has incorporated findings of the AI and identified specific actions to be undertaken to further fair housing.

CR-40 - Monitoring 91.220 and 91.230

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

The City continually monitors all CDBG-funded activities, including those operated by subrecipients and those operated directly by the City. This process ensures consistency with the current Consolidated Plan and the associated Annual Action Plan. The City has written monitoring standards and procedures for subrecipients outlined in the CDBG Program Manual.

For both subrecipient funded activities, and those capital projects undertaken by the City directly, the first step is ensuring the eligibility of the activity and the most appropriate National Objective based on CDBG regulations. The applicability of cross-cutting laws in 12 different areas is also evaluated. Those areas include Debarment, Environmental Compliance, Conflict of Interest, Fair Housing and Equal Opportunity, Labor Standards, Lead-based Paint, Section 3 Hiring Standards, Flood Zones, Acquisition/Relocation/One-for-One Replacement, Public Benefit Standards, Underwriting Standards, and Disabled Accessibility. For each activity being considered, staff complete an Activity and Eligibility Determination Form. The Activity and Eligibility Determination form is reviewed and approved by the program coordinator prior to any activity being funded.

The City follows the applicable HUD and cross-cutting regulation guidelines whenever a funded program/activity triggers compliance in any of the 12 areas. In addition, the City has a written process for Acquisition and Relocation and for Section 3 compliance.

Subrecipient Monitoring Process

In addition to the activity eligibility process outlined above, when applying for funds agencies are required to submit information which is used as part of a formal Risk Assessment. The Risk Assessment score is used as part of the determination on who to fund and for how much. Most critically, the Risk Assessment score is also used to determine the minimum type and frequency of monitoring which is most appropriate for that agency and program.

On-site program monitoring and desk review program monitoring is conducted by the CDBG program coordinator. On-site program monitoring is conducted at the location at which services are delivered to the public whenever possible. In cases where one desk review or on-site program monitoring is being conducted, the monitoring will take place prior to the end of services for that program year. If two on-site program monitoring visits are required, the on-site visits will be scheduled apart to the greatest extent possible.

Program Monitoring Reports are prepared and reviewed by the monitor's direct supervisor. Written documentation of the outcome of the program monitoring is sent to the subrecipient. In some cases, the letter may provide suggestions or advice on how better to operate the program, but no response from the subrecipient is required. Staff may identify more serious issues as noted below:

- **Concerns:** Issues which may affect the effectiveness of the project or program, but which do not involve any violation of statute or regulation.

- Findings: Issues which involve the violation of a statute or regulation.

For Findings, the subrecipient is required to provide a corrective action plan for how the Finding will be addressed. City staff follow up with the subrecipient to ensure compliance with the terms of the corrective action plan and additional site visits may be conducted. If the subrecipient does not comply with the terms of the corrective action plan the City Attorney will be consulted and involved to address possible legal action. In FY 2023-2024, all CDBG and CDBG-CV subrecipients were desk-monitored except Avenues Supported Living Services, who were monitored on-site. All monitoring was completed in June 2024. There were no Findings identified.

Minority Business Outreach

Section 281 of the National Affordable Housing Act (Act) requires the City to include minority and woman-owned businesses in all contracting activities entered into to facilitate the provision of affordable housing under the Act or any other federal housing law applicable to such jurisdiction. The City did not enter into any affordable housing related contracts subject to the requirements for Minority Business Outreach in FY 2023-2024. The City awarded nine CDBG Entitlement and six CDBG-CV contracts in FY 2023-2024. However, the agencies awarded were subrecipients, not contractors, and are therefore not subject to the requirements for Minority Business Outreach. The Santa Clarita Valley Senior Center (CDBG subrecipient) entered into CDBG-funded contracts for CDBG-funded minor rehabilitation services. However, none were for more than \$10,000 and therefore are not subject to the requirements for reporting Minority Business Outreach in the HUD-2516 report.

In cases where the City issues affordable-housing related contracts, the guidance provided by HUD in the Guidance on MBE/WBE Outreach will be followed.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

The notice of availability and public comment period for the draft FY 2023-2024 CAPER was published on August 28, 2024, per the requirements of the City's Public Participation Plan and the Proof-of-Publication is attached. The draft CAPER was available for public review and comment from September 12 to September 26, 2024. No public comments were received.

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CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

The City is confident that all the activities undertaken with CDBG funds were eligible for CDBG funding and met a Consolidated Plan priority and a community need identified in the City's 2023-2024 Annual Action Plan.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

Not applicable

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CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations (Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.)

The City became a Participating Jurisdiction in FY 2020-2021 and has not undertaken any activities with FY 2020-2021, FY 2021-2022, or FY 2022-2023 HOME Participating Jurisdiction funds.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

N/A – See above

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

N/A – See above

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

N/A – See above

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