

The logo for Rincon Consultants, Inc. is a blue stylized 'F' shape with the word 'rincon' in white lowercase letters inside the top horizontal bar.

rincon

RINCON CONSULTANTS, INC.

Environmental Scientists | Planners | Engineers

The background of the slide is a wide-angle aerial photograph of Santa Clarita, California, taken during a vibrant sunset. The sky is filled with orange and yellow clouds, and the sun is low on the horizon. The foreground shows a residential neighborhood with houses, trees, and a winding road. In the distance, there are mountains and a city skyline.

Santa Clarita Housing Element 2021-2029 Update



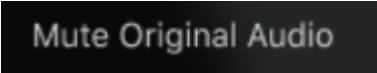
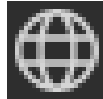

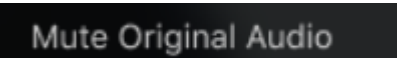
April 29th, 2021

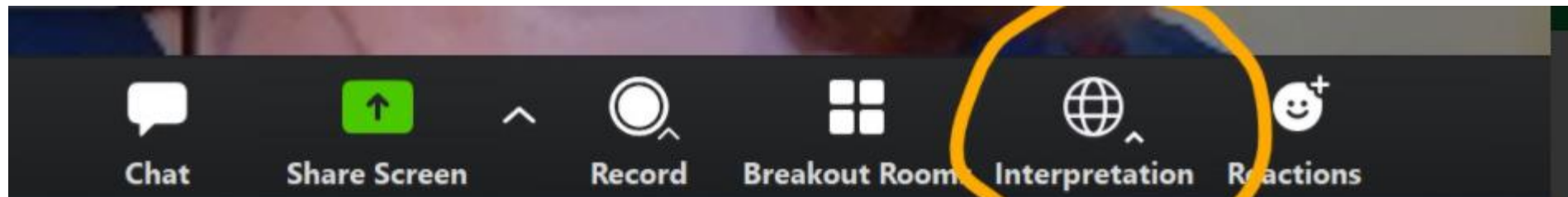
Agenda

- City Staff/Consultant Introductions
- Spanish Translation/Accommodation Instructions
- Goals of the Housing Element
- Regional Housing Needs Assessment (aka RHNA)
- Upcoming Projects
- Project Timeline
- Interactive Poll/Community Questions

1-Minute Self-Introductions

Spanish Translation Available / Disponible en Español

- In the meeting/webinar controls, click **Interpretation:** 
- To hear the Spanish translation, click **Spanish:**  Spanish
- Optional: to hear only Spanish, click **Mute Original Audio:** 
- En la configuración de Zoom, haga clic a **Interpretation:** 
- Para escuchar la traducción al español, haga clic a **Spanish:**  Spanish
- Opcional: para escuchar solo español, haga clic a **Mute Original Audio:** 



Workshop Goals

Background on
the Housing
Element

Gather Input

Next Steps and
Further
Involvement

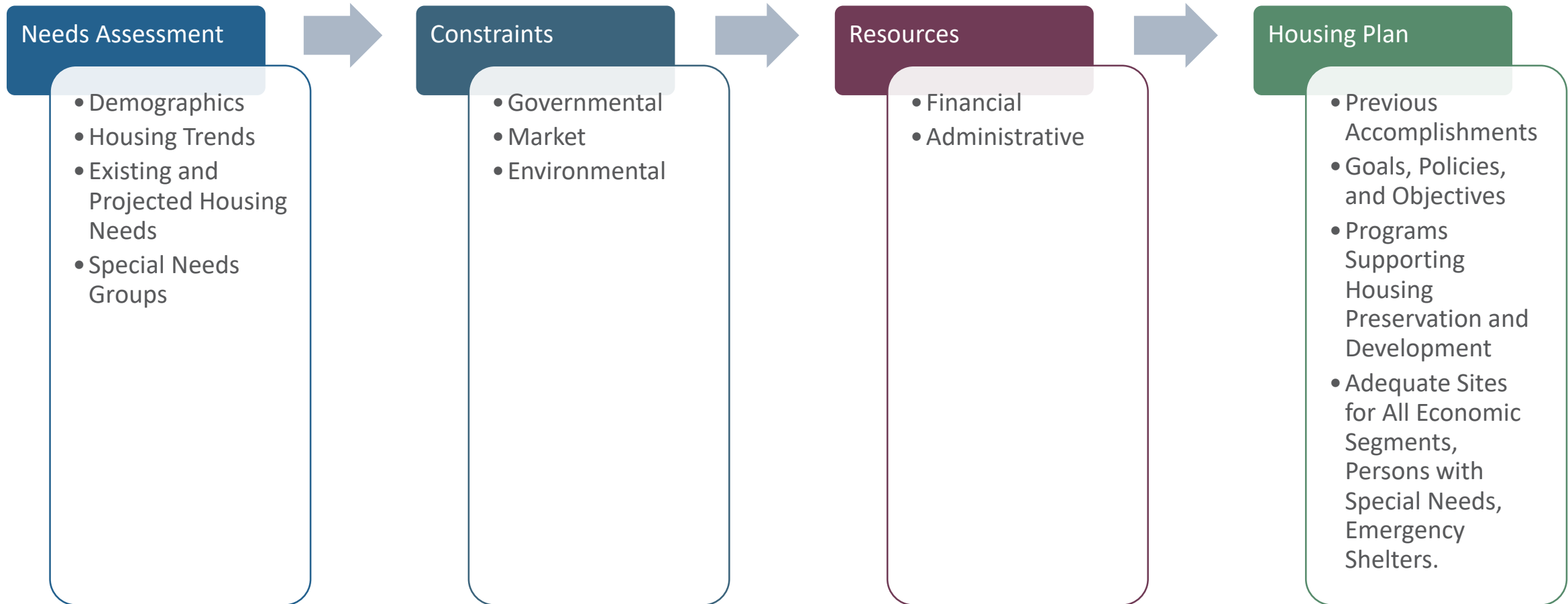
What is the Housing Element?

- Statutes mandate, as part of the City's General Plan, that local governments "adequately plan to meet existing and projected housing needs of all economic segments of the community"
- Unlike other General Plan Elements, the Housing Element is required to undergo State Department of Housing and Community Development (HCD) review for compliance with State law.
- Unlike other General Plan Elements, the Housing Element is required to be updated according to a defined statutory schedule (planning cycle).
- The City of Santa Clarita will be revising the Housing Element for the 6th planning Cycle.

What is the Housing Element?

- Establishes goals, policies, and implementation measures to guide the development of housing in Santa Clarita.
- Identifies adequate sites (locations) that are zoned and available within the 8-year housing cycle to meet the city's fair share of regional housing needs at all income levels.
- Identifies City programs and policies to promote housing opportunities, including housing for special needs populations.
- Must be certified (approved) by HCD.

What Is In the Housing Element?



RHNA Objectives

Southern California Association of Governments (SCAG)'s Methodology to Allocate the Regional Housing Needs Assessment (RHNA):

- Increase the housing supply and the mix of housing types, tenure, and affordability.
- Promote infill development, socioeconomic equity, and protection of environmental and agricultural resources; encourage efficient development patterns and greenhouse gas (GHG) reductions.
- Improve jobs/housing balance.
- Achieve regional housing balance by income levels.
- AB 686: Affirmatively further fair housing.

Affirmatively Furthering Fair Housing

- The jurisdiction will collect, include and analyze data around fair housing issues, fair housing enforcement, capacity of outreach, integration and segregation patterns, racially or ethnic concentrated areas of poverty, lack of access to opportunity and quality housing.
- Sites will be identified within the housing element that affirmatively further fair housing.
- Fair housing priorities and goals will be identified.
- Metrics and milestones will be identified for determining progress towards fair housing results.
- Strategies and actions will be developed to implement priorities and goals.

Santa Clarita 2021-2029 RHNA Numbers

Income Category	Number of Units to Accommodate
Very Low Income	3,397
Low Income	1,734
Moderate Income	1,672
Above-Moderate Income	3,228
<i>Total</i>	<i>10,031</i>

- The City's "fair share" of housing for all economic segments of the community
- The 6th Cycle RHNA (Planning Period 2021-2029)
- The RHNA is used in the local land use planning process to address future housing needs resulting from population, employment, and household growth.

Meeting RHNA Objectives

The City will:

- Review vacant and underutilized sites to accommodate RHNA allocation.
 - No intention to rezone sites or allow for higher density; City will have to review new State laws for sites
 - Lower income sites need to be at least 30 dwelling units/acre to “count” under HCD standards.
- Review Accessory Dwelling Unit (ADU) production.
- Review development constraints on housing development.
- Respond to new State legislation concerning housing.
- Continue, enhance, or introduce programs and policies to support the development of low-income and special needs housing.

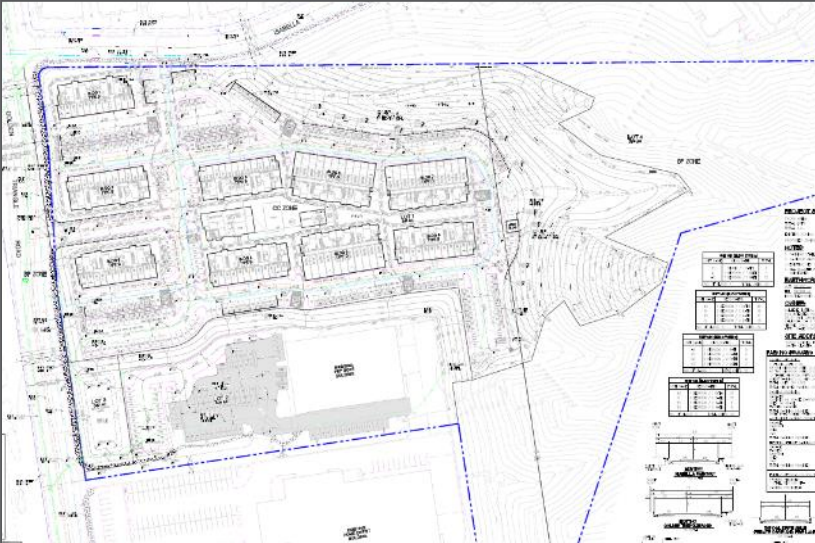
Bouquet Canyon Project



- Located along Bouquet Canyon Road, east of Benz Road, and south of Copper Hill Drive / David Way
- Approved in November 2020
- 375 residential units in 5 planning areas (no affordable units included)
- Realignment of Bouquet Canyon Road and other road improvements
- Gated entries, recreation and park areas, trails, and trailhead parking

Upcoming Already Approved Projects

Golden Triangle Project



- 164 apartment units (no affordable units included)
- 8 du/ac
- 20.3-acre site
- Community pool with recreation room and tot lot



- 498 residential units (49 low income units)
- 20.4-acre site
- Public plaza adjacent to the Vista Canyon multi-modal center
- Pedestrian connectivity to Vista Canyon

Santa Clarita Pending Projects

Pending Projects	Number of Units
Mancara	109
Princessa Crossroads (+Sikand)	710
Park Vista	182
Ted Robinson	48
Sand Canyon Villas	20
Smiser/Wiley Canyon	375
Newhall Gateway	135
Veluzat Golden Valley	73
<i>Total</i>	<i>1,652</i>

Housing Element Update Timeline



Your Input is Needed!

1. What are the biggest challenges you believe are present when it comes to finding housing or building housing in Santa Clarita?
 - a. Cost of housing
 - b. Housing Inventory (ex: # of rentals available)
 - c. Adequate transportation access
 - d. Infrastructure (water/sewer)

Your Input is Needed!

2. What type of housing best fits your needs?
 - a. Single family home
 - b. Apartment/Condo
 - c. Transitional housing
 - d. Supportive Group Housing
 - e. Other

Your Input is Needed!

3. What type of housing would you like to see built in Santa Clarita?

- a. Single family
- b. Multi-family
- c. Apartments/Condos/Duplexes
- d. Mixed use
- e. Other

Your Input is Needed!

4. Where do you think housing should be built in the City?
 - a. Close proximity to public transportation
 - b. Near critical services such as hospitals, pharmacies, etc.
 - c. Near educational/business centers
 - d. Near commercial/business centers

Thank you for your time!

A survey is posted to the City's website for further input.

Visit: santa-clarita.com/HousingElement

Written comments can be submitted:
HousingElement@santa-clarita.com

