



# **Santa Clarita Housing Element Update**

Planning Commission Study Session  
June 15, 2021



# Agenda

- I. Introduction & Overview of Housing Element Update
- II. What is Affordable Housing?
- III. Overview of Housing Element Requirements
- IV. Regional Housing Needs Allocation (RHNA) & Inventory Requirements
- V. New Housing Laws
- VI. Select Demographics
- VII. Project Objectives and Local Housing Needs
- VIII. Next Steps & Opportunities for Input
- IX. Preliminary Community Survey Results
- X. Discussion



# Housing Element Update Overview

- Element of the General Plan; required by State law; reviewed and certified by the Housing and Community Development Department (HCD)
- The Housing Element must be updated every 8 years, in conjunction with other jurisdictions in the Southern California Association of Governments (SCAG) region
- The Safety Element is required to be reviewed and updated in conjunction with the Housing Element



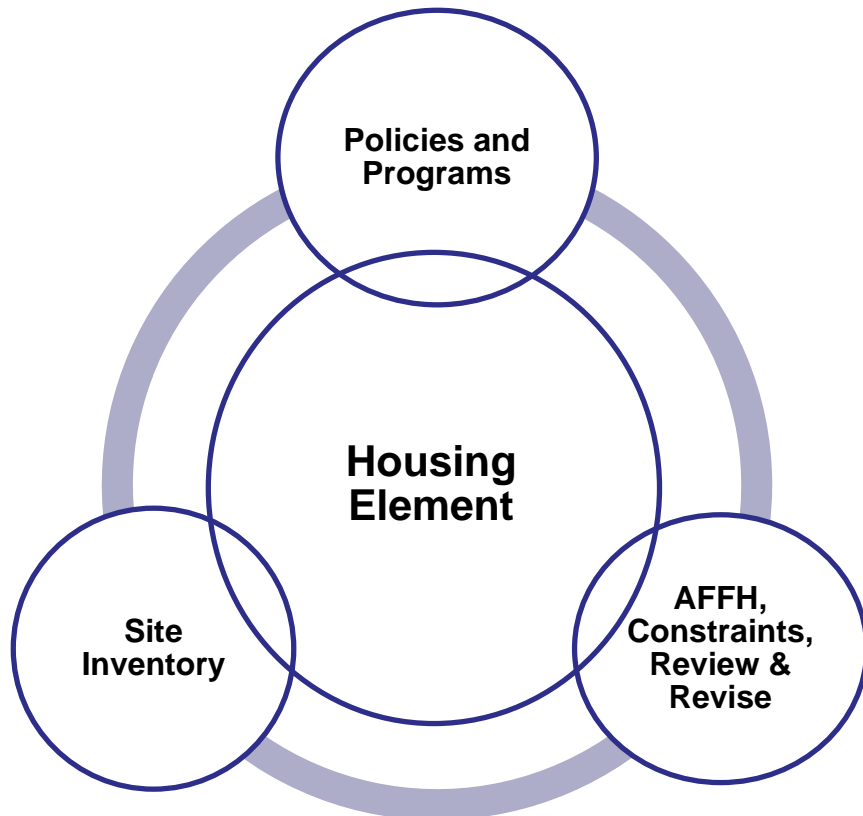
# What is “affordable” housing?

Income Category	% of County Median Income	Family of 4 Maximum Income	Family of 4 Maximum Affordable Rent	Example Occupations	Example Projects
Extremely Low	30%	\$35,400	\$885	Preschool teacher Home health aide Restaurant worker	Three Oaks
Very Low Income	50%	\$59,100	\$1,478	Legal secretary Salesperson Special Education teacher	Three Oaks Habitat for Heroes
Low Income	80%	\$94,600	\$2,365	School teacher (K-6) Police dispatcher Real estate appraiser	Three Oaks Habitat for Heroes MetroWalk
<b>Median Family Income</b>	<b>100%</b>	<b>\$80,000</b>	<b>\$2,000</b>	Paramedic	---
Moderate Income	120%	\$96,000	\$2,400	Firefighter Police	Villa Metro

<b>Affordable Monthly Rent – Low Income (80% AMI)</b> (80% AMI / 12 months) x 30%	\$2,365	Santa Clarita Median Rent	<b>\$2,700</b>
<b>Affordable Sales Price – Moderate Income (120% AMI)</b> 10% down payment, 4.0% interest for 30 years	\$458,800	Santa Clarita Median Sales Price	<b>\$701,000</b>

# What is a Housing Element?

**All cities and counties must plan for the housing needs of the community**



- **General Plan Element**
- **Housing planning period 2021 - 2029**
- **Sites Inventory (zoning to meet RHNA)**
- **Policies and Programs**
- **Many Statutory Requirements - Affirmatively Furthering Fair Housing (AFFH), Review & Revise, Constraints to Building**

# Housing Element 101

- Statutes mandate, as part of the jurisdiction's General Plan Housing Element, 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 be updated according to a statutorily defined schedule (8 year planning cycle).
- Los Angeles County jurisdictions are revising their Housing Elements for the 6<sup>th</sup> planning cycle.
- Unlike other General Plan Elements, the Housing Element is required to undergo State HCD review for compliance with State law (aka “Certification”).

# Benefits of HCD Certification

- Presumption of legal adequacy if litigated
- Avoids litigation and Attorney General involvement
- Maintain discretionary review over housing projects
- Maintain eligibility for State funding (Housing, parks, transit, bike lanes, pedestrian improvements, etc.); avoids threats of funding being reduced if goals aren't achieved



# RHNA

- **Regional Housing Needs Allocation (RHNA):** projection of additional housing units needed to accommodate household growth of all income levels through end of the 8-year planning period (2029 for Southern California Association of Governments (SCAG) cities)
  - SCAG Region’s 5<sup>th</sup> Cycle Allocation: 412,000 units
  - SCAG Region’s 6<sup>th</sup> Cycle Allocation: 1.34 million units
- Requires cities to *zone for* “fair share” of region’s need
- Based on State population growth
- Mix of housing for all economic segments
  - Affordability linked to zoning & density

Regional Housing Need Allocation, 2021 - 2029					
	Very Low	Low	Moderate	Market	Total
Santa Clarita	3,397	1,734	1,672	3,228	10,031



# RHNA & Housing Sites

- **State Requirement:** Inventory of land suitable & available for new housing to accommodate RHNA by income level
  - Adequate sites with appropriate zoning – 3 zones in Santa Clarita that meet State’s density requirement for lower income RHNA at **30 units/acre (UR5, MXC, and CR zones)**
  - ADUs, JADUs can meet PART of this need
- **State Objective:** Cities will identify enough feasible housing sites that:
  - Align with new state requirements
  - Ensure adequate sites during entire planning period
  - Affirmatively further fair housing (AFFH)

***RHNA is a planning & zoning mandate, not a building quota***

# RHNA and the Housing Element



HCD issues Regional Housing Needs Determination (RHND) to SCAG.



SCAG distributes Regional Housing Needs Allocation (RHNA) to jurisdictions.



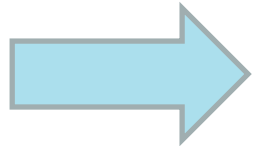
Cities and Counties update Housing Elements based on RHNA and must include land zoned to accommodate their RHNA.



Certification of Housing Element by HCD.



Jurisdictions have presumption of validity & local control.





# New State Housing Laws

# AB 1397 – Housing Sites

- Strengthens Housing Element Law (Gov. Code §65580)
- Cities must zone **appropriately** for their RHNA (10,031 units)
- Must zone to allow for ALL TYPES of housing:
  - Single family attached and detached
  - Multi-family rental and ownership
  - Duplexes, triplexes
  - Transitional, supportive housing
  - Homeless shelters
- Must have adequate sites w/ appropriate zoning & density to accommodate RHNA for entire 8-year planning period
- Need strong justification if non-vacant sites are included in inventory



## Summary: Usable Sites vs RHNA

**RHNA**

**SITES**

# SB 166 “No Net Loss” Law

- City must replace any site in inventory for low-income housing if it develops as something else
- Intent is to ensure an adequate supply of appropriately-zoned land through the entire 8-year housing element period
- AB 72 allows HCD and the AG to intercede if City fails to uphold these provisions





# AB 72

- Strengthens Housing Element Law
- Gives HCD broad authority over housing elements and their implementation
- HCD may revoke compliance (certification) *AND*
- May refer case to Attorney General for non-compliance with
  - Housing Element Law
  - Housing Accountability Act
  - “No Net Loss” law
  - Density bonus law
  - Anti-discrimination laws



# AB 686 – Affirmatively Furthering Fair Housing

- Not just HOW MANY new units a community needs, but also WHERE they are built and WHO will have access to them
- Sites in Housing Element inventories must affirmatively further fair housing
- All housing policies, programs & actions must be viewed through an equity lens





# AB 686 – Affirmatively Furthering Fair Housing

- City must collect & analyze data re: fair housing issues & enforcement
- Identify patterns of segregation, areas of racial/ethnic concentration
- Must identify fair housing priorities & goals, strategies to implement

AFFH means taking “*meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access*”

- **Analysis of exclusionary land use practices and programs to eliminate them**
  - **Single family zoning can be an exclusionary land use practice**



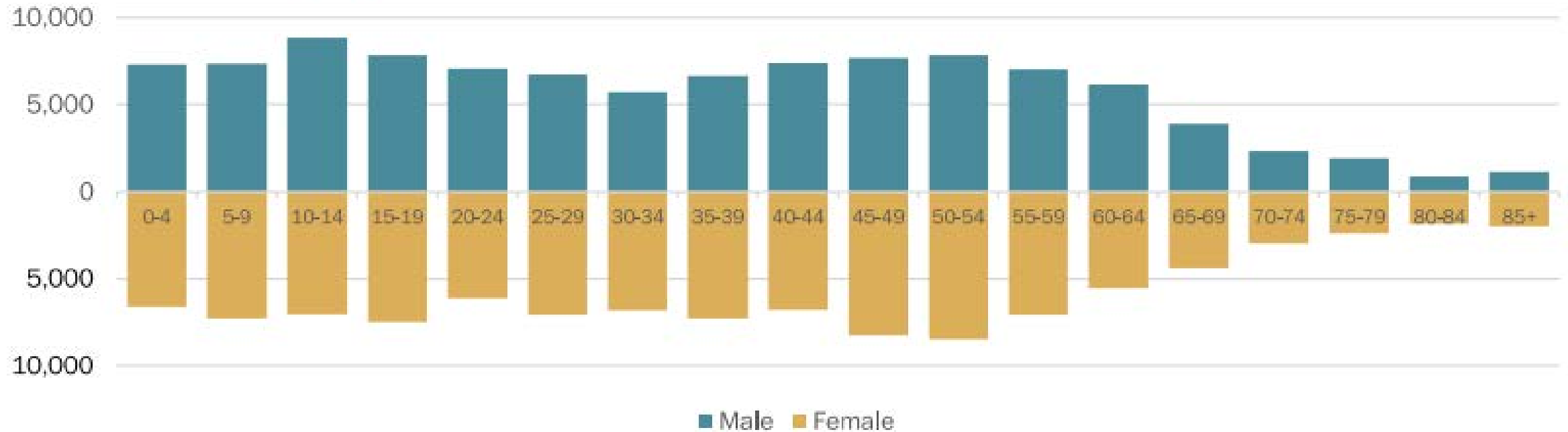


# New Housing Element Laws

SITES	CONSTRAINTS	HE COMPLIANCE	FAIR HOUSING	HOMELESSNESS	LAND USE	HOUSING NEEDS SECTION
AB 1397 (2017)	AB 879 (2017)	AB 101 (2019)	AB 686 (2018)	AB 2162 (2018)	SB 330 (2019)	AB 139 (2019)
SB 6 (2019)	AB 1483 (2019)	AB 72 (2017)		AB 101 (2019)	AB 671 (2019)	AB 686 (2018)
AB 1486 (2019)				AB 139 (2019)	AB 1763 (2019)	
AB 725 (2020)					No-net loss	
AB 686 (2018)						



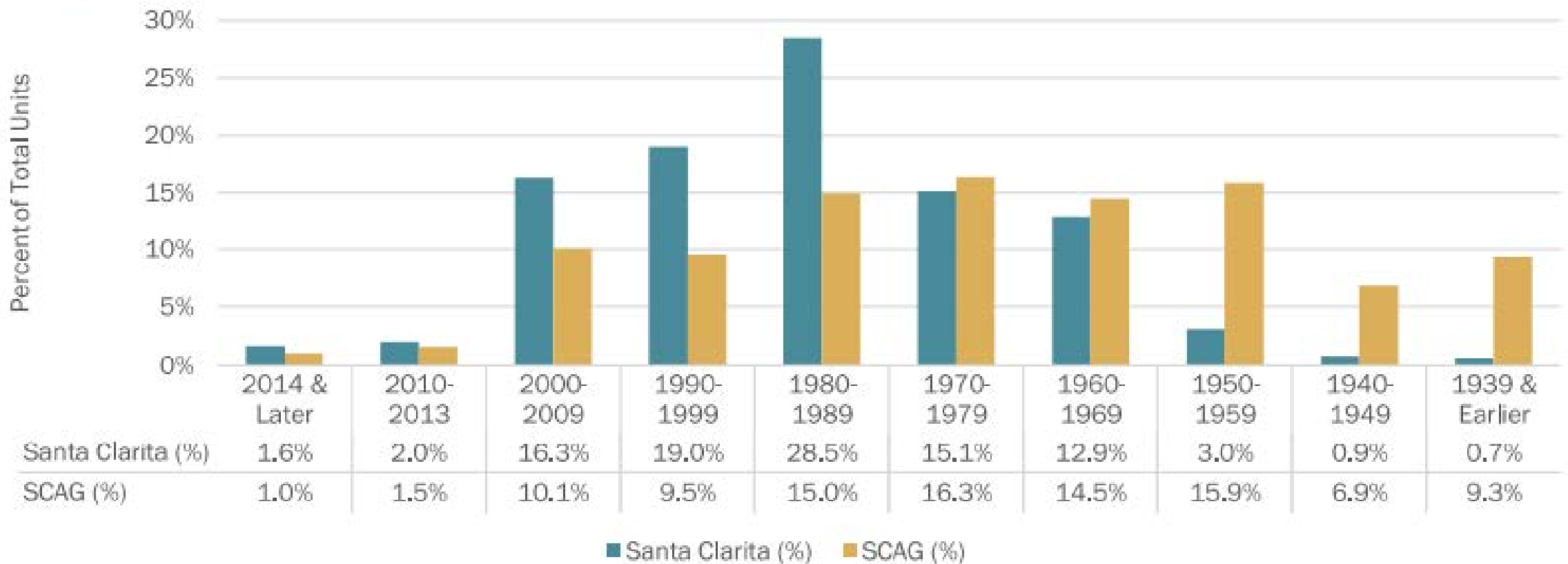
# Current Population by Age & Sex



American Community Survey 2014-2018 5-year estimates



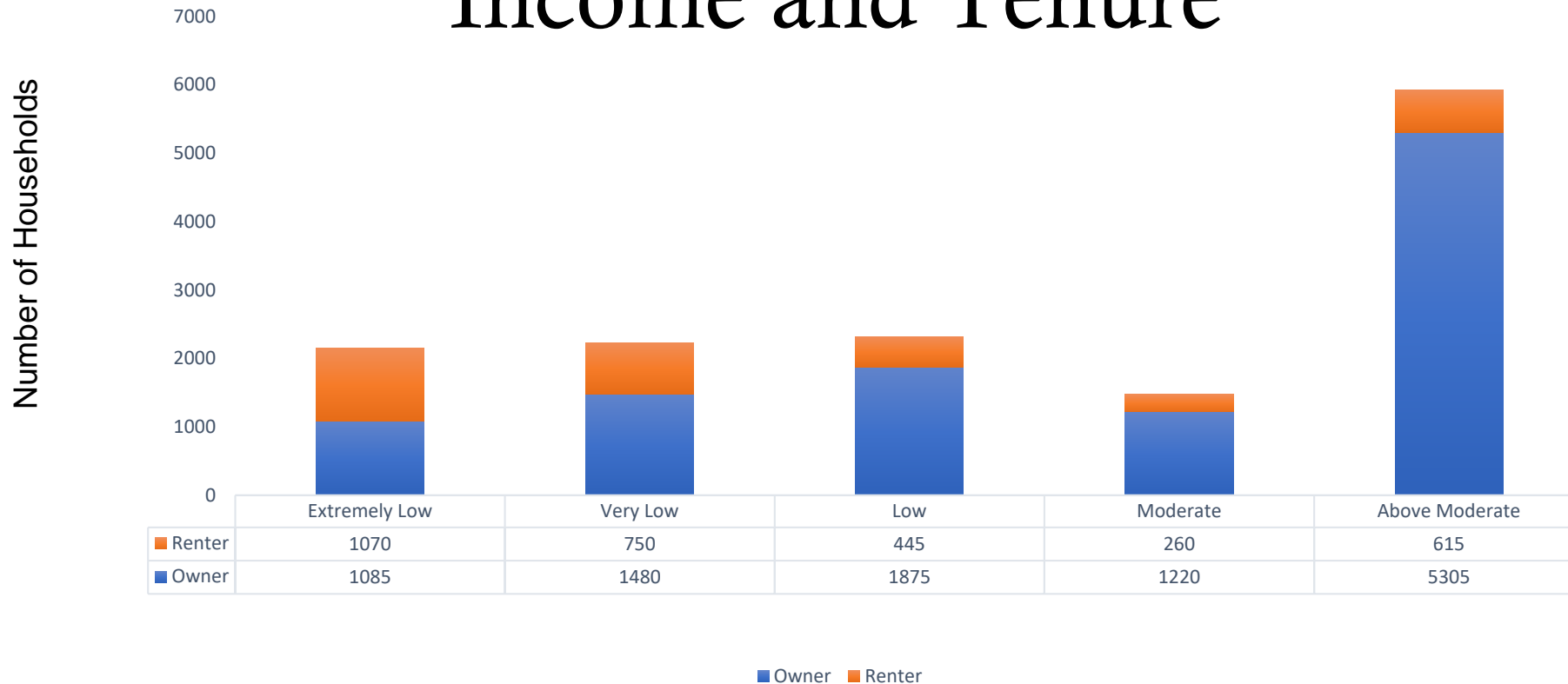
# Housing Units by Year Built



*American Community Survey 2014-2018 5-year estimates.*

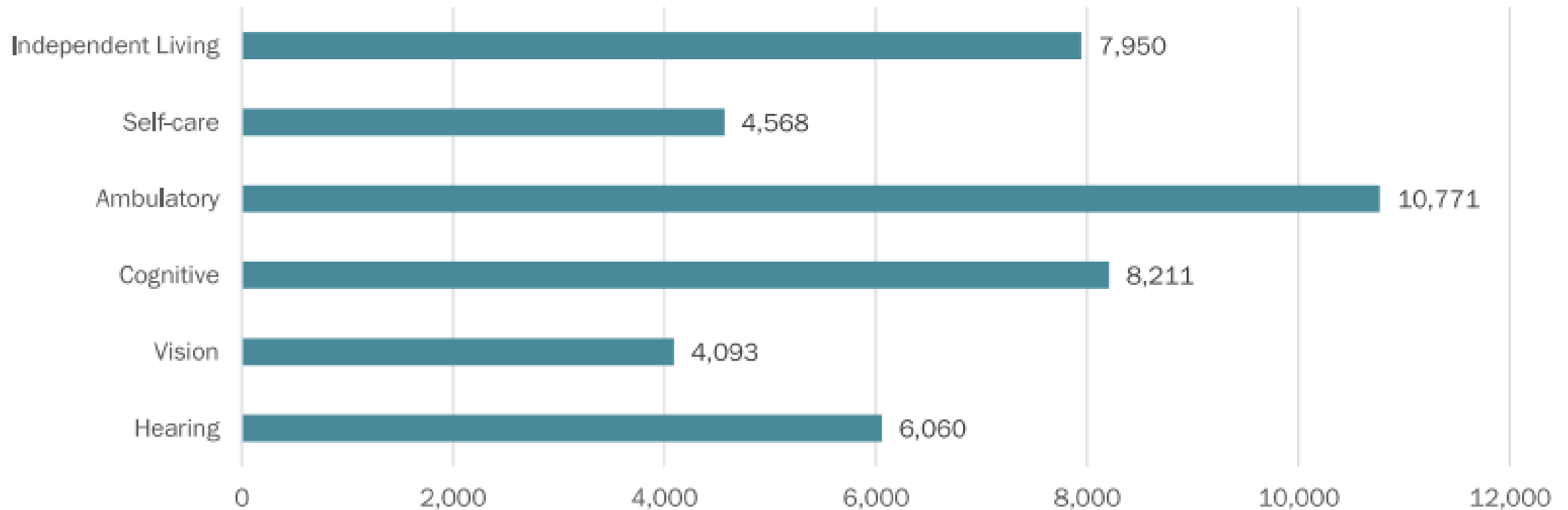


# Number of Elderly Households by Income and Tenure

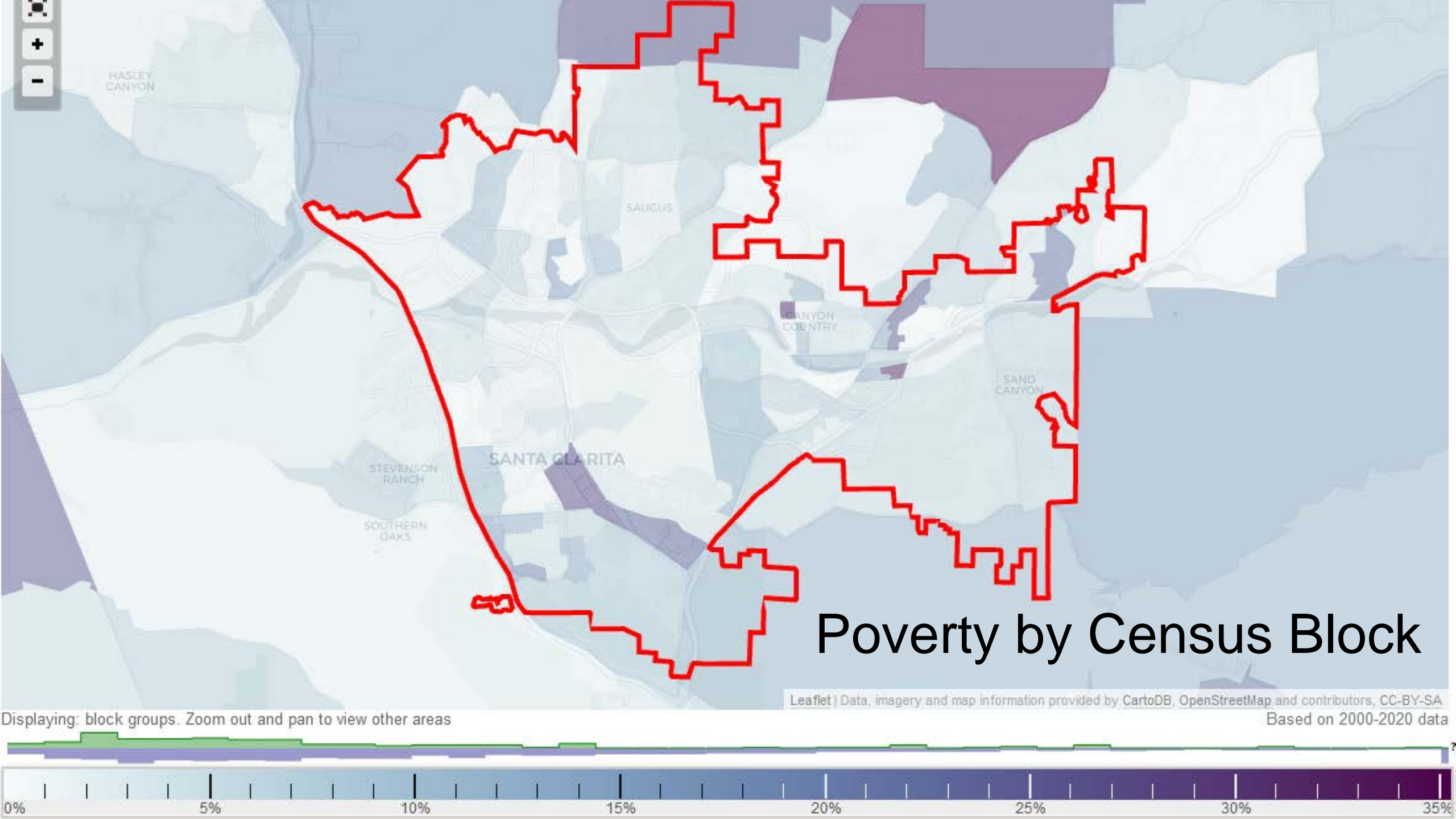




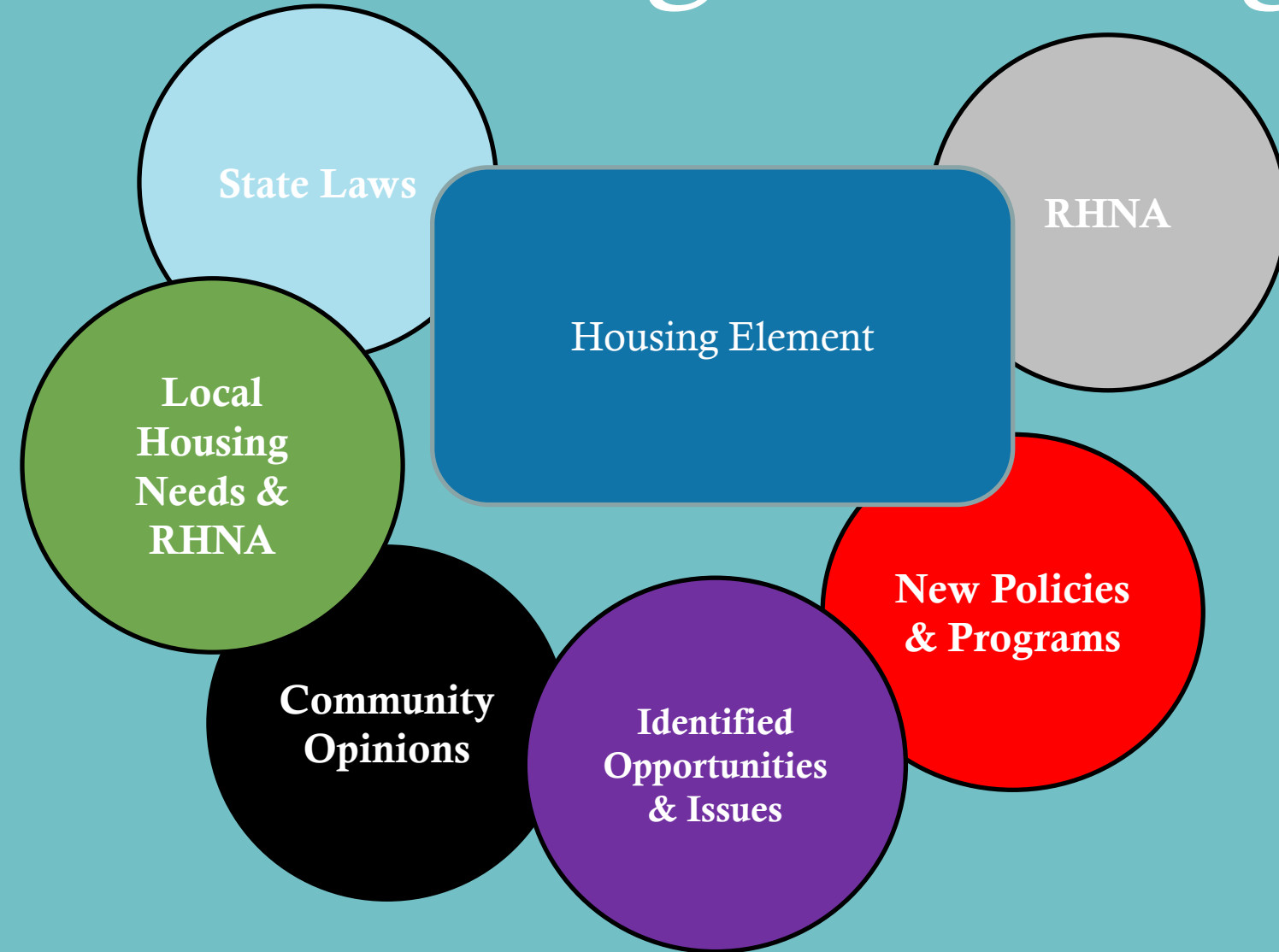
## Disability by Type



*American Community Survey 2014-2018 5-year estimates.*



# Putting it All Together . . .





# Project Objectives

- **Meet Local Housing Needs**
  - Cater programs and policies to Santa Clarita
- **Meet State Requirements**
- **Ensure Adequate Sites**
  - Reviewing inventory of sites to accommodate RHNA allocation
  - More, creative policies will allow broader range of site options
  - Program options:
    - Re-zoning
    - Inclusionary housing
    - Housing overlay
    - Density bonus amendments
- **Achieve State Certification**



# Local Housing Needs and Issues Identified



- Seniors & Disabled
  - About 7,000 of Santa Clarita's elderly households are considered low income; almost 70% own their homes & may need assistance
  - Over 12,000 w/mobility or self-care limitations; many are seniors
    - ADUs, JADUs, Universal Design; Assisted living facilities
- Low numbers of affordable units built
  - Consider an inclusionary housing program
- Demographic transition/1<sup>st</sup> time homebuyers
  - Population increasing; household sizes holding steady
  - Young families just starting out need affordable choices
- Housing stock beginning to age – 40+ years
  - Continue programs to assist with maintenance
- Very high wildfire risk areas
  - Avoid increasing densities in these areas



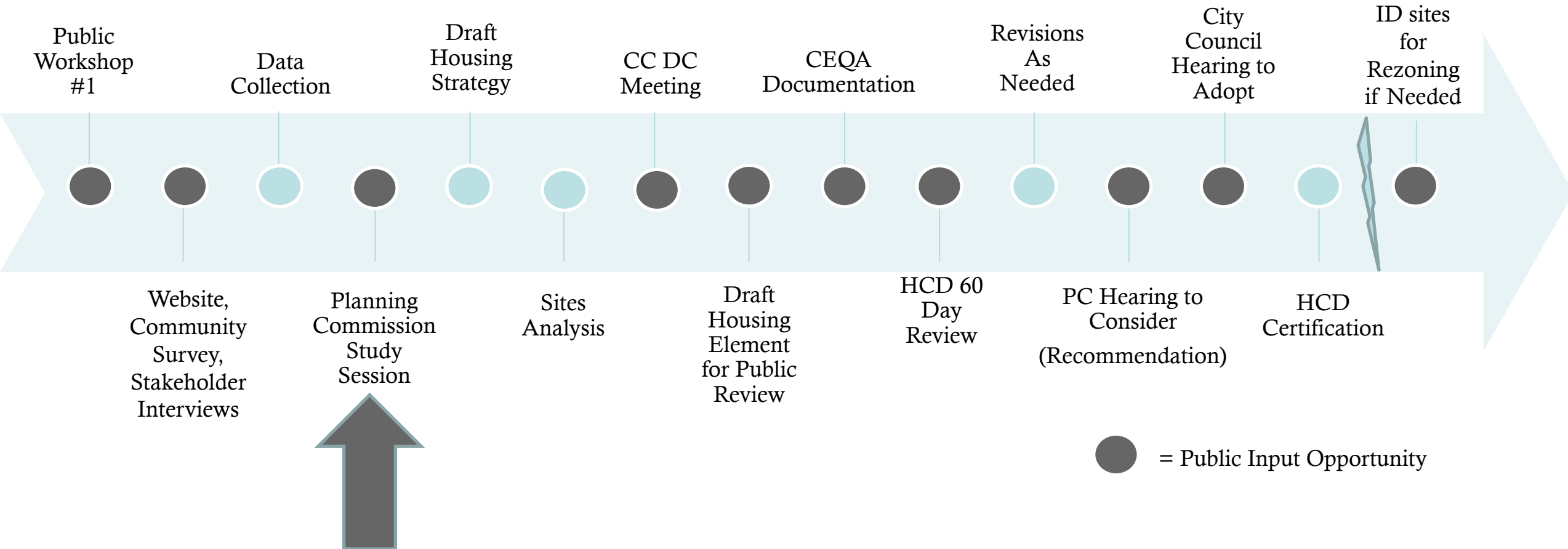
# Next Steps

- Take public input & Commission feedback tonight
- Draft Housing Strategy will be prepared for City Council Development Committee (CCDC) meeting this summer
- Following CCDC meeting and direction, Public Review Draft will be prepared & released
- CEQA documentation will be completed (ND or MND)
- Public Review Draft submitted for HCD review (mandatory 60 days)
- Planning Commission public hearing to consider Draft & recommendation to City Council
- City Council adoption by February 2022





# Work Plan & Public Input



# Preliminary Community Survey Results



# Online Survey

- 11 questions: Demographics; Location for new housing; Housing programs

## Demographics

- Most respondents are homeowners (70%); live in single-family homes (65%)
- Most respondents between 30-49 years old; are families with children under 18

## Location for New Housing

- Strong majority favor more housing near transit and where property is zoned for housing

## Housing Programs/Approaches

- No clear majority on preferred approaches/programs to address housing
  - Provide more housing & range of housing types
  - Developer requirement for percentage of units to be affordable
  - Financial assistance programs to assist low-income
  - Developer incentives to develop affordable housing
  - Programs to assist the homeless



# Discussion

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