

Santa Clarita Housing Element



Public Review Draft, 2021

| | |
|---|-----------|
| <u>Section I: Introduction & Summary</u> | <u>1</u> |
| 1.1 INTRODUCTION | 1 |
| 1.2 DEFINITION AND PURPOSE | 1 |
| 1.3 CONSISTENCY WITH STATE LAWS AND GENERAL PLAN | 1 |
| 1.4 PUBLIC PARTICIPATION | 2 |
| 1.5 ORGANIZATION OF THE HOUSING ELEMENT | 3 |
| 1.6 DEFINITION OF TERMS | 4 |
| 1.7 DATA SOURCES | 4 |
| 1.8 COMMUNITY PROFILE | 6 |
| 1.9 CHANGING HOUSING NEEDS AND DEMOGRAPHICS | 7 |
| 1.10 CHARACTERISTICS OF HOUSING STOCK | 12 |
| 1.11 SUMMARY OF CONSTRAINTS..... | 15 |
| 1.12 SUMMARY OF FAIR HOUSING ANALYSIS | 16 |
| 1.13 REGIONAL HOUSING NEEDS ALLOCATION | 18 |
| 1.14 2013 SANTA CLARITA HOUSING ELEMENT REVIEW | 18 |
| 1.15 PROGRAM CHANGES IN 2021 HOUSING ELEMENT..... | 20 |
| <u>Section II: Housing Strategy.....</u> | <u>28</u> |
| 2.1 GOALS, POLICIES, AND OBJECTIVES | 28 |
| 2.2 IMPLEMENTING PROGRAMS | 34 |
| <u>Section III: Housing Sites</u> | <u>53</u> |
| 3.1 CONTEXT | 53 |
| 3.2 ADU DEVELOPMENT ASSUMPTIONS | 54 |
| 3.3 PLANNED, APPROVED, AND PENDING PROJECTS | 55 |
| 3.4 DEVELOPMENT CAPACITY ASSUMPTIONS | 58 |
| 3.5 RHNA SURPLUS..... | 61 |
| 3.6 PROGRAMS TO ENSURE ADEQUATE SITES (NO NET LOSS) | 62 |
| 3.7 INFRASTRUCTURE | 62 |
| 3.8 ENVIRONMENTAL CONSIDERATIONS | 63 |
| <u>Section IV: Technical Background Report.....</u> | <u>65</u> |
| 4.1 INTRODUCTION | 65 |

| | |
|--|-----|
| 4.2 LOCAL HOUSING NEEDS DATA..... | 65 |
| 4.3 LOCAL HOUSING PROGRAMS & RESOURCES | 66 |
| 4.4 HOUSING CONSTRAINTS ANALYSIS..... | 80 |
| 4.5 ASSESSMENT OF FAIR HOUSING..... | 110 |
| APPENDIX A: SCAG LOCAL HOUSING DATA..... | 155 |
| APPENDIX B: COMMUNITY PARTICIPATION | 177 |
| APPENDIX C: COMMUNITY ENGAGEMENT MATERIALS | 185 |
| APPENDIX D: HOUSING SITES..... | 203 |

Table of Figures

| | |
|---|-----|
| Figure 1: Santa Clarita Location within Larger Los Angeles County | 6 |
| Figure 2: Annexation History of Santa Clarita | 7 |
| Figure 3: Current Population by Age and Sex | 8 |
| Figure 4: Employment by Industry | 9 |
| Figure 5: Households by Household Size..... | 12 |
| Figure 6: Housing Type | 13 |
| Figure 7: Housing Tenure by Age..... | 13 |
| Figure 8: Household Units by Year Structure Built..... | 14 |
| Figure 9: Overcrowding by Extent and Tenure | 14 |
| Figure 10: Growth in Santa Clarita and Los Angeles County Median Homes Sale Prices, 2000-2018 | 15 |
| Figure 11: Chronology of Residential Development in Santa Clarita | 54 |
| Figure 12: Sites to Accommodate Lower Income RHNA..... | 59 |
| Figure 13: Sites to Accommodate Moderate Income RHNA | 60 |
| Figure 14: Housing Choice Vouchers and Opportunity Index Location | 117 |
| Figure 15: Racial Dot Density Map of Santa Clarita..... | 120 |
| Figure 16: Hispanic Majority Census Tracts in Santa Clarita..... | 120 |
| Figure 17: Female-Headed Households with Children Under 18 Census Tracts | 123 |
| Figure 18: Households Living with a Spouse Census Tracts in Santa Clarita | 124 |
| Figure 19: Households Living Alone Census Tracts in Santa Clarita..... | 125 |
| Figure 20: Households Living with a Disability Census Tracts in Santa Clarita | 127 |

| | |
|--|-----|
| Figure 21: Low- to Moderate-Income Block Groups in Santa Clarita | 128 |
| Figure 22: Low- to Moderate- Income Block Groups in LA County..... | 129 |
| Figure 23: Median Income Block Groups in LA County Area | 130 |
| Figure 24: Median Income Block Groups in Santa Clarita | 131 |
| Figure 25: Poverty Status in the Last 12 Months in Santa Clarita by Census Tract | 132 |
| Figure 26: TCAC Opportunity Area Index Map of Santa Clarita Census Tracts | 133 |
| Figure 27: Schools and Title 1 Status in Low- and Moderate-Income Areas of Santa Clarita | 134 |
| Figure 28: CalEnviroScreen 4.0 Index Scores in Santa Clarita | 136 |
| Figure 29: CalEnviroScreen 4.0 Index Scores in the LA County Area | 138 |
| Figure 30: Bus Lines and Stops (shown as colored lines and dots) in Santa Clarita | 140 |
| Figure 31: Economic Index Map of Santa Clarita | 141 |
| Figure 32: Economic Index Map of LA County Area | 142 |
| Figure 33: Inflow and Outflow Analysis of Santa Clarita | 143 |
| Figure 34: HUD Jobs Proximity Index Map of Santa Clarita and Surrounding Areas | 144 |
| Figure 35: Percentage of Renters Overpaying for Housing in Santa Clarita by Census Tract | 146 |
| Figure 36: Percentage of Owners Overpaying for Housing in Santa Clarita by Census Tract | 147 |
| Figure 37: Percentage of Overcrowded Households in Santa Clarita by Census Tract | 148 |
| Figure 38: Overcrowding in Santa Clarita and the Surrounding Areas | 149 |
| Figure 39: Severe Overcrowding in Santa Clarita | 150 |
| Figure 40: Census Tracts Vulnerable to Displacement in Santa Clarita | 151 |
| Figure 41: Home Value in the City and the County Over Time..... | 152 |
| Figure 42: Percentage of White Population and Median Incomes by Census Tract | 154 |

Table of Tables

| | |
|--|----|
| Table 1: Change in Racial and Ethnic Composition (2010-2019)..... | 8 |
| Table 2: Santa Clarita Income Groups by Tenure | 9 |
| Table 3: Households by Share of Income Spent on Housing Cost | 10 |

| | |
|---|-----|
| Table 4: Regional Housing Need Allocation for Santa Clarita | 18 |
| Table 5: Progress in Achieving 2013 Quantified Objectives by Income Group | 19 |
| Table 6: 2013-2021 Housing Element Program Implementation Status | 21 |
| Table 7: Quantified Preservation and Rehabilitation Objectives 2021 - 2029 | 52 |
| Table 8: Quantified New Construction Objectives, 2021 - 2029 | 52 |
| Table 9: Assumed Affordability for 6th Cycle ADUs | 55 |
| Table 10: Planned, Approved, and Pending Projects (2021) | 56 |
| Table 11: Housing Site Areas | 60 |
| Table 12: RHNA Surplus by Income Group | 61 |
| Table 13: Assisted Rental Housing Developments | 71 |
| Table 14: Total Preservation Costs for 89 At-Risk Units | 73 |
| Table 15: Non-Profit Housing Development Organizations | 75 |
| Table 16: ADU Production Opportunity with Locally Amended Incentives ... | 78 |
| Table 17: Residential Zoning Districts | 83 |
| Table 18: Specific Plan Details and Status | 88 |
| Table 19: Parking Standards for City of Santa Clarita | 90 |
| Table 20: Residential Uses Allowed by Zoning District in Santa Clarita Unified Development Code | 91 |
| Table 21: Planning Requirements by Housing Type | 95 |
| Table 22: Santa Clarita Development and Permitting Fees | 100 |
| Table 23: Development and Permitting Fees in Santa Clarita and Comparable Local Jurisdictions | 101 |
| Table 24: Santa Clarita Development Impact Fees | 102 |
| Table 25: Timelines for Permit Procedures | 105 |
| Table 26: Fair Housing Issues, Contributing Factors, and Programs & Actions | 111 |
| Table 27: Change in Racial and Ethnic Composition (2010-2019) | 118 |
| Table 28: Opportunity Map Domains and Indicators | 119 |
| Table 29: Comparative Percentages of Hispanic Population | 120 |
| Table 30: Dissimilarity Index Definitions | 121 |
| Table 31: Ethnic and Racial Composition Dissimilarity Index for Santa Clarita and LA County | 122 |
| Table 32: Percentage of Population with a Disability in Santa Clarita | 126 |

| | |
|--|-----|
| Table 33: Disability Characteristics for Census Tract 9203.30 | 126 |
| Table 34: California Assessment of Student Performance and Progress ... | 135 |
| Table 35: Educational Attainment for Adults 25 and Over..... | 135 |
| Table 36: Indicators for At-Risk of Becoming Disadvantaged Tracts in Santa Clarita | 137 |
| Table 37: Cost Burden & Severe Cost Burden by Tenure in the City and County | 145 |
| Table 38: Minority Concentration Areas and Affordability of Average Rent | 153 |
| Table 39: Summary and Response to Stakeholder Input | 179 |
| Table 40: Summary and Incorporation of Community Comments | 183 |
| Table 41: Outreach List 1 | 187 |
| Table 42: Outreach List 2 | 190 |
| Table 43: Outreach List 3 | 190 |
| Table 44: Outreach List 4 | 190 |
| Table 45: Vacant Sites Allowing Residential | 203 |
| Table 46: Nonvacant Sites Allowing Residential | 205 |

Section I: Introduction & Summary

1.1 INTRODUCTION

This chapter of the Santa Clarita General Plan presents goals, policies, programs, and supporting information related to the provision of housing for existing and future residents of the City. The purpose of the Housing Element is twofold: 1) to present specific policies and actions for housing development to meet Santa Clarita’s specific, identified housing needs; and 2) to meet regional standards and achieve State certification, pursuant to statutory requirements.

1.2 DEFINITION AND PURPOSE

The Housing Element of the General Plan is a detailed statement of the housing goals, policies, programs, and quantified objectives for the City. The Element is based on a comprehensive technical assessment of existing housing policies and programs; current and projected housing needs, especially related to low-income households and special needs populations; an analysis of market, environmental, governmental, and other factors which constrain housing production; an assessment of ways that the City can affirmatively further fair housing for its residents; an inventory of sites available for housing construction; and an assessment of new programs and policies that can enhance housing production in the City.

The purpose of the Housing Element is to guide decision-making by elected and appointed officials. Specifically, the Housing Element sets forth how the City will address the need for housing, especially by low- and moderate-income families, and special needs families and individuals. The Housing Element also provides housing-related data and information to the public.

1.3 CONSISTENCY WITH STATE LAWS AND GENERAL PLAN

State law requires that the General Plan include an integrated, consistent set of goals and policies. The City of Santa Clarita’s General Plan contains elements relating to land use, circulation, housing, noise, conservation and open space, economic development, and safety. The 2021 Housing Element provides goals, policies, and implementation measures that are consistent with all other elements of the General Plan. As the General Plan is amended in the future, the City will ensure the Housing Element remains consistent with the General Plan.

New State law requires that the Safety Element be updated to address climate adaptation upon revision of the Housing Element. The City will ensure compliance with this requirement by updating and adopting its updated Safety Element concurrent with the 2021 Housing Element. The City will provide a copy of the Housing Element to the water and sewer service providers and has coordinated with these agencies regarding the State-mandated water and sewer service priority for

housing projects that will help Santa Clarita in meeting its regional housing need for lower-income households (Government Code Section 65589.7).

Multiple statewide bills have been passed to address the inequitable distribution of pollution and associated health effects in low-income communities and communities of color. SB 535 requires the California Environmental Protection Agency (CalEPA) to define disadvantaged communities and SB 1000 requires local governments to identify those disadvantaged communities in their jurisdiction and address environmental justice in their general plans accordingly. As defined by SB 535, Santa Clarita does not currently have any disadvantaged communities; however, two census tracts in the City are within a small margin of meeting the criteria that would trigger requirements for further analysis. As such, these tracts will be analyzed and discussed as part of the Assessment of Fair Housing in **Section 4**.

Additionally, California Local Agency Formation Commission (LAFCO) identified census tracts as disadvantaged unincorporated communities (DUC) per definition in SB 244, including fringe, island, and legacy communities. Santa Clarita has six DUC tracts that are either fully or partially within City boundaries, two of which are also marginally close to being considered disadvantaged per the SB 535 definition. State law requires jurisdictions to address DUCs in the land use element of the General Plan and the City should analyze these in the next General Plan Update.

1.4 PUBLIC PARTICIPATION

The 6th cycle Housing Element Update has been undertaken during the COVID-19 global pandemic. Public outreach, which is the cornerstone of the preparation process, had to be adjusted to allow and encourage meaningful public participation and input without the ability to meet or gather in-person. Staff and consultants made use of multiple digital platforms to facilitate public input, including mechanisms that used cell phones so that persons without internet access were still able to fully participate. Community opinion surveys were conducted in multiple languages to ensure that all residents had an opportunity to be heard. Public participation opportunities were provided as outlined in the list below:

- In March 2021, the City established a dedicated website for the Housing Element Update with information on the update process, RHNA, upcoming events, frequently asked questions, and how to get involved. The website also includes a link to the survey in English and Spanish, as well as a dedicated email address, and phone number for more information.
- Beginning on April 19, 2021, an online community opinion survey was conducted in English and Spanish to collect input from Santa Clarita residents, housing and service providers, and other interested parties. The survey asked questions regarding current living situations and opinions on various housing issues and approaches.

- Stakeholder interviews were conducted between February and September of 2021 and included multiple for-profit and non-profit developers, as well as advocacy groups and service providers:
 - Southern California Association of Non-Profit Housing
 - Abundant Housing LA
 - Milestone Housing
 - Southland Regional Association of Realtors
 - Santa Clarita Valley Chamber of Commerce
 - Boys and Girls Club of Santa Clarita Valley
 - Family Promise
 - Bridge to Home
 - Santa Clarita Valley Senior Center
 - Spicher Group Properties
 - Santa Clarita Homelessness Task Force (Affordable Housing Subcommittee)
- On April 29, 2021, the City conducted a virtual community workshop to introduce major elements of the Housing Element Update process, and outline the City’s current Regional Housing Need Assessment requirements. The public was invited to provide initial comments regarding the Housing Element Update process and general housing needs in the City. Public comments are detailed in Appendix B.
- On June 15, 2021, the City held a public study session meeting with the City of Santa Clarita Planning Commission to introduce the Housing Element process and seek initial input from the Planning Commission. The staff presentation covered important housing topics including affordable housing, Housing Element requirements, RHNA, new housing laws, demographics, project objectives, and survey results.

These community outreach efforts and their incorporation into the Housing Element are included in full within Appendix B of the Housing Element.

1.5 ORGANIZATION OF THE HOUSING ELEMENT

The Housing Element is organized into four main sections:

- Section 1 introduces the overall Housing Element update effort, a summary of housing needs and constraints, a Fair Housing summary, and a review of the effectiveness of the 2013 Housing Element and the City’s progress in its implementation.
- Section 2 sets forth the City’s Housing Strategy, which is comprised of the Goals, Policies, and Programs that it intends to implement over the next 8-year planning cycle. The City’s Quantified Objectives are also included in Section 2.
- Section 3 presents a detailed Housing Site Inventory, including a discussion of the availability of services, and compares this inventory to the City’s projected housing needs.

- Section 4, the Technical Background Report, provides statutorily required data including an assessment of housing needs & programs, an analysis of non-governmental and governmental constraints to affordable housing provision, a discussion of special needs populations, and an assessment of fair housing. Pre-certified housing and demographic data provided by the Southern California Association of Governments (SCAG) is included here.

1.6 DEFINITION OF TERMS

Throughout the Housing Element, a variety of technical terms related to income levels are used in describing and quantifying conditions and objectives. The definitions of these terms follow:

Affordable Housing -- Housing which costs no more than 30 percent of a low-, very low-, or extremely low-income household's gross monthly income. For rental housing, the residents may pay up to 30 percent of gross income on rent plus tenant-paid utilities. For homeownership, residents can pay up to 30 percent on the combination of mortgage payments, taxes, insurance, and Homeowners' dues.

Area Median Income (AMI) -- The income figure representing the middle point of Los Angeles County household incomes. Fifty percent of households earn more than or equal to this figure and 50 percent earn less than or equal to this figure. The AMI varies according to the size of the household. For the year 2021, the AMI for a four-person household in Los Angeles County was \$80,000.

Extremely Low-Income Households (ELI) -- Households earning not more than 30 percent of the Los Angeles County AMI.

Very Low-Income Households (VLI) -- Households earning between 31 and 50 percent of the Los Angeles County AMI.

Low-income Households -- Households earning between 51 and 80 percent of the Los Angeles County AMI.

Moderate-income Households -- Households earning 81 to 120 percent of the Los Angeles County AMI.

Above Moderate-Income Households -- Households earning over 120 percent of the Los Angeles County AMI.

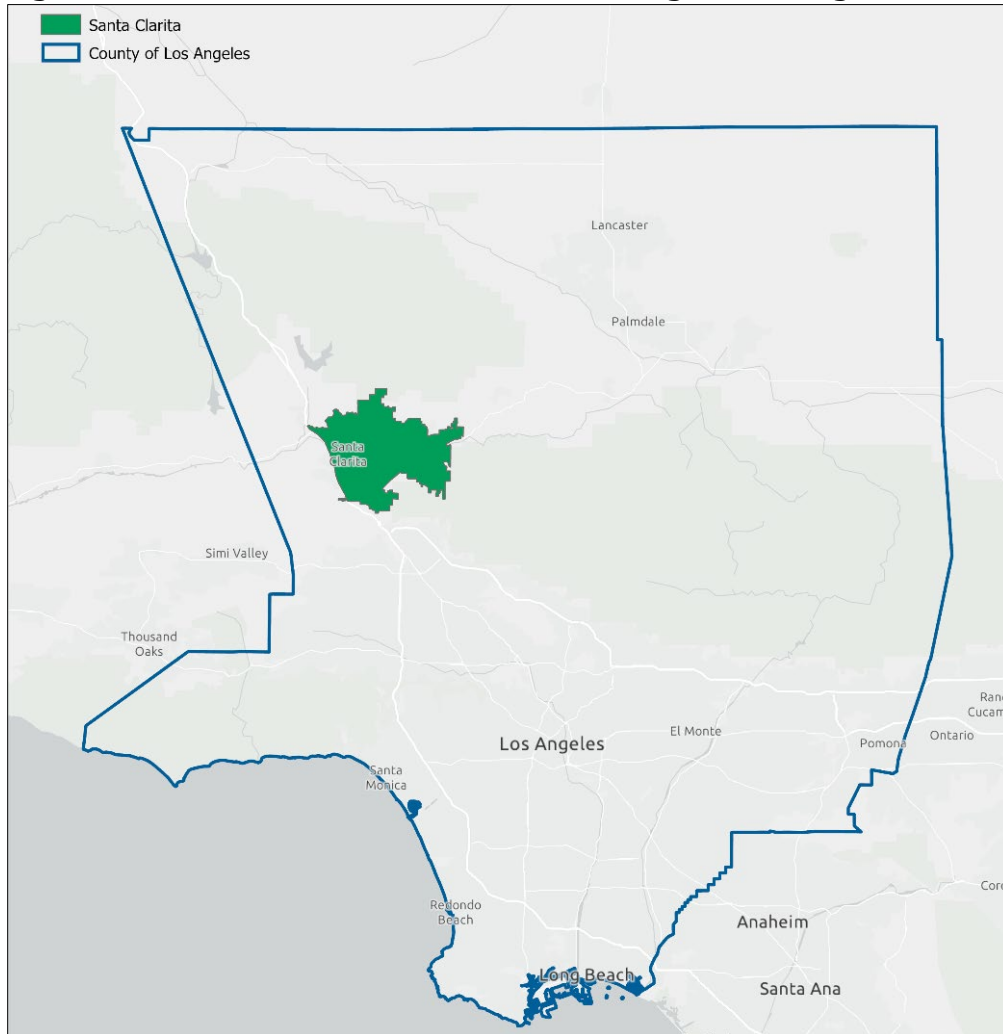
1.7 DATA SOURCES

The 2021 Housing Element Update makes full use of the pre-certified data package provided by the Southern California Association of Governments (SCAG), which is contained in its entirety in **Section 4** the Technical Background Report. In addition to the SCAG dataset, the following sources of data were used to help identify historic patterns of segregation, assess constraints to housing and the market conditions in Santa Clarita; and to better identify specific housing needs:

- U.S. Census 2010 and 2020
- 2014-2018 American Community Survey 5-year Estimates
- 2015-2019 American Community Survey 5-year Estimates
- Los Angeles Economic Development Commission 2021 Economic Forecast
- City of Santa Clarita 2019 Analysis of Impediments to Fair Housing Choice
- Los Angeles County Office of the Assessor
- Los Angeles Homeless Services Authority City of Santa Clarita Data
- 2013-2017 Comprehensive Housing Affordability Strategy (CHAS) data for Santa Clarita
- CA Department of Housing and Community Development, Housing Needs Data Certification Letter, 2020
- Los Angeles County Development Authority, "About Section 8"
- U.S. Department of Housing and Urban Development
- California Tax Credit Allocation Committee
- National Housing Law Project
- Santa Clarita 2021 Local Hazard Mitigation Plan
- Department of Fair Employment and Housing
- Center on Budget and Priorities
- Turner Center, March 2020. "The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California"
- Turner Center, March 2018. "It All Adds Up: The Cost of Housing Development Fees in Seven California Cities"
- ESRI; ESRI Community Analyst
- AFFH Data Viewer, California Department of Housing and Community Development
- University of Delaware
- Brown University
- California Office of Environmental Health Hazard Assessment
- City of Santa Clarita Transit
- On the Map
- California Department of Health and Human Services
- UCLA Urban Displacement Project
- California Assessment of Student Performance and Progress
- Zillow.com
- Realtor.com
- 2017 County Summary Highlights, USDA
- California Important Farmland: 2016, California Department of Conservation
- U.S. Department of Urban and Housing Development, FY 2022 Los Angeles-Long Beach-Glendale, CA HUD Metro FMR Area FMRs for All Bedroom Sizes
- Affordable Housing Online website
- County of Los Angeles Municipal Code, Code of Ordinances, 2021
- City of Santa Clarita FY 2019 – FY 2023 Consolidated Plan
- City of Santa Clarita Development Standards, 2013

1.8 COMMUNITY PROFILE

Figure 1: Santa Clarita Location within Larger Los Angeles County

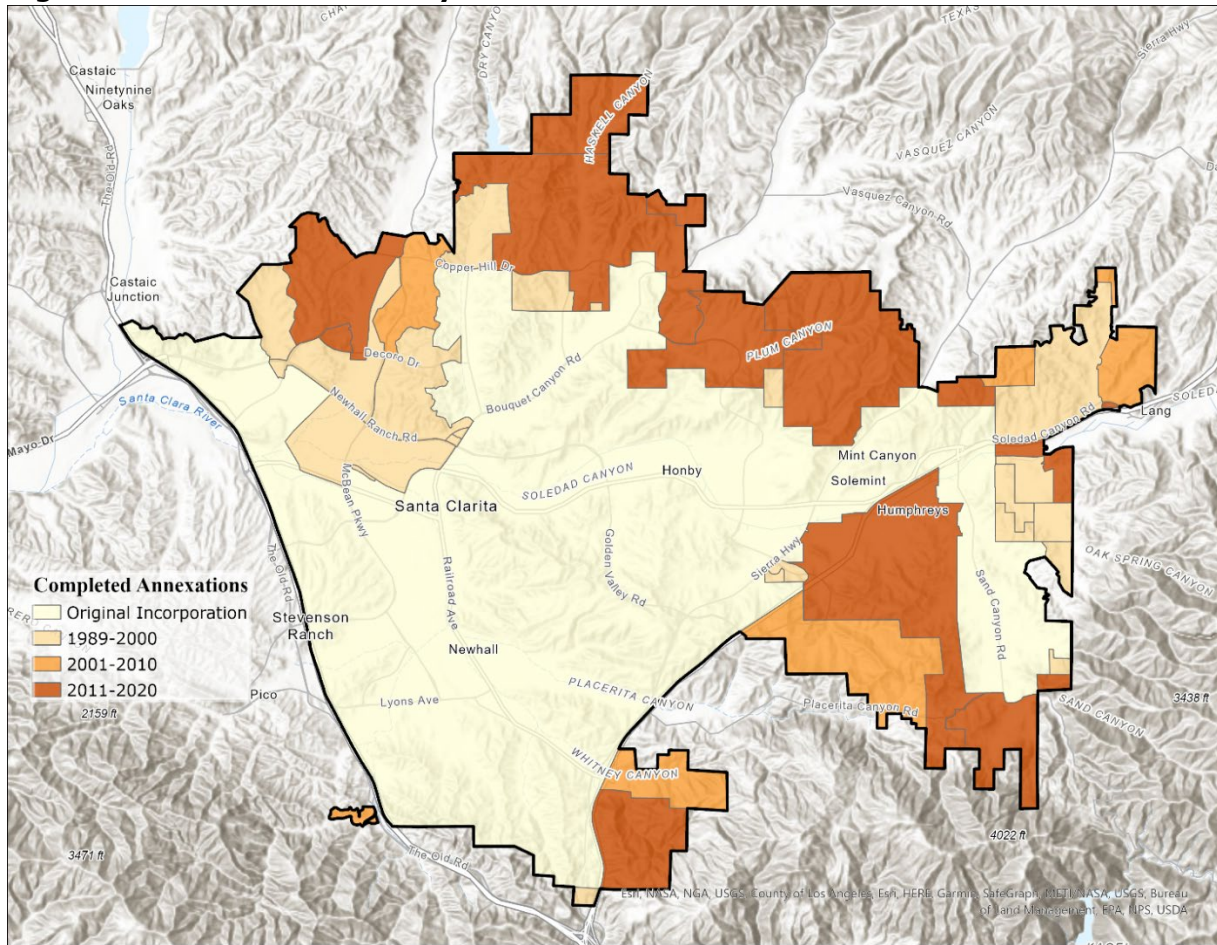


Source: City of Santa Clarita Data

Residents launched the City of Santa Clarita Formation Committee in 1985 to allow the City to exercise self-government and to consolidate the historic communities of Newhall, founded in 1876, and Saugus, founded in 1887. Two years later, 39.5 square miles were officially incorporated as the City of Santa Clarita.

Since incorporation, forty communities positioned adjacent to the City have been annexed, adding a total of 31.09 square miles to the City, as shown in Figure 2. The City of Santa Clarita now has the third largest population in Los Angeles County. Compared to other jurisdictions in the LA County region, the City is unique in its ability to continue greenfield development which furthers opportunities for growth. The City invites sustainable development and expansion while continuing to provide a high quality of life for all residents.

Figure 2: Annexation History of Santa Clarita



Source: City of Santa Clarita Data, 2021

1.9 CHANGING HOUSING NEEDS AND DEMOGRAPHICS

Comparisons between Santa Clarita’s data and that of Los Angeles County and the Southern California Association of Governments (SCAG) are covered in this section. As the City ages and demographics change, different housing needs have arisen, and new programs are needed to meet changing demands. This section explores the characteristics and the housing needs of Santa Clarita residents and helps to provide direction in updating the City’s Housing Element goals, policies, and programs.

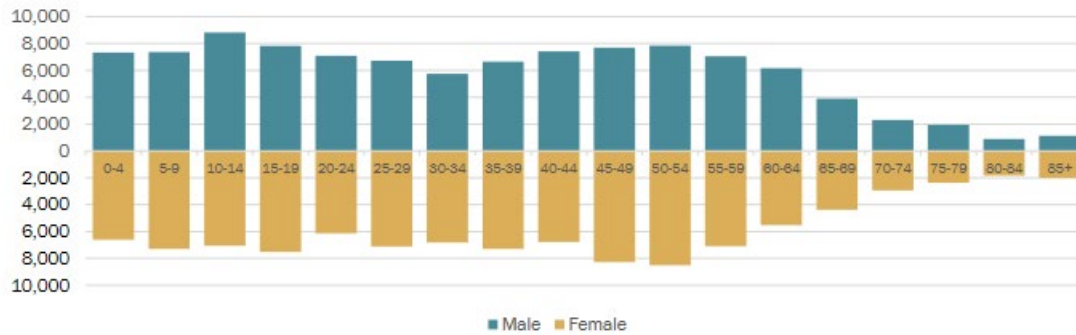
1.9.1 Population Characteristics and Trends

Santa Clarita’s population increased 29.7% between 2010 to 2020, from 176,320 to 228,673. In comparison, Los Angeles County’s population increased 2.3% between 2010 and 2020, from 9,787,747 to 10,014,009. Santa Clarita’s annual population growth rate of 3.0% over the last decade is higher than the surrounding SCAG region at 0.7%.

Age Composition

Santa Clarita’s population is younger than the region’s population. The share of the population under 18 years of age is 25.9%, which is higher than the regional share of 23.4%. Santa Clarita's seniors (65 and above) make up 11.3% of the population, which is lower than the regional share of 13%. There is a need to ensure that stable and affordable housing is available for families with children and youth that will be reaching adulthood during this planning period.

Figure 3: Current Population by Age and Sex



Source: American Community Survey 2014-2018 5-year estimates

Race and Ethnicity

The U.S. Census statistics include the race and ethnicity of a city's population. The most prevalent racial and ethnic categories are as shown in Table 1. The 2010 and 2019 population estimates show that Santa Clarita is experiencing increases in the Asian and Hispanic or Latino populations. Additional discussion of Santa Clarita’s racial and ethnic composition is included in **Section 4**.

Table 1: Change in Racial and Ethnic Composition (2010-2019)

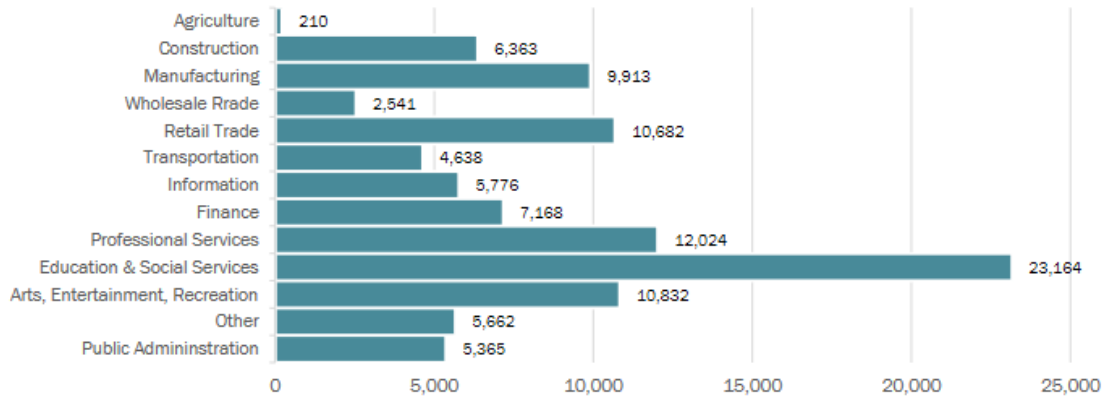
| Racial or Ethnic Group | 2010 | 2019 | Percent Change |
|---|-------|-------|----------------|
| White | 72.7% | 71.0% | -2.3% |
| Black or African American | 2.5% | 3.9% | +56.0% |
| American Indian and Alaska Native | 0.3% | 0.8% | +166.7% |
| Asian | 8.4% | 11.1% | +32.1% |
| Native Hawaiian and Other Pacific Islander | 0.1% | 0.1% | +0.0% |
| Some other race | 10.7% | 7.2% | -32.7% |
| Two or more races | 5.3% | 5.9% | +11.3% |
| Hispanic or Latino (of any race) | 27.8% | 33.5% | +20.5% |
| Totals exceed 100% because all races can include Hispanic or Latino origin. | | | |
| <i>Source: 2010 and 2019 ACS 5-Year Estimates</i> | | | |

Employment and Income

According to the American Community Survey 2014-2018, the City of Santa Clarita has 104,338 residents in the workforce. This represents a 20.8% increase from 2010,

consistent with the City’s increase in population. The industries with the highest percentage of employees are education and social services with 23,164 employees (22.2% of total), followed by professional services (11.5% of total). As of April 2021, the largest employers were Henry Mayo Newhall Hospital (1,917 employees), Six Flags Magic Mountain (1,900 employees), and William S. Hart Union School District (1,641 employees) (*Source: Santa Clarita Valley Economic Development Corporation*). Figure 4 illustrates the breakdown of employment by industry.

Figure 4: Employment by Industry



Source: American Community Survey 2014-2018 5-year estimates w/ groupings of 2-digit NA/CS codes.

1.9.2 Household Incomes and Housing Affordability

Santa Clarita’s median income is \$99,666, according to the 2015-2019 ACS, which is higher than the Los Angeles County Area Median Income (AMI) of \$80,000. While most Santa Clarita residents have higher incomes than Los Angeles County in general, there are still a considerable number of Santa Clarita households (22,160) with incomes at the “lower” level (80 percent of AMI or less). The distribution of incomes is shown in Table 2.

Table 2: Santa Clarita Income Groups by Tenure

| Income Distribution Overview | Owner Households | Renter Households | Total Households | Percentage of Households |
|----------------------------------|------------------|-------------------|------------------|--------------------------|
| Extremely Low-income (< 30% AMI) | 2,500 | 3,495 | 5,995 | 8.83% |
| Very Low-income (31-50% AMI) | 2,935 | 3,755 | 6,690 | 9.85% |
| Low-income (51-80% AMI) | 5,355 | 4,120 | 9,475 | 13.95% |
| Moderate-income (81-120% AMI) | 3,985 | 2,840 | 6,825 | 10.05% |

| | | | | |
|----------------------------|--------|--------|--------|--------|
| Above Moderate (>120% AMI) | 31,195 | 7,730 | 38,925 | 57.31% |
| Total | 45,970 | 21,945 | 67,915 | 100% |

Sources: Consolidated Planning /CHAS Data for Santa Clarita; 2013-2017 ACS
NOTE: Reported units and household numbers vary due to the differences in data collection years and the City’s recent annexations, which added additional units and households to the City.

Housing Costs and Overpayment

When housing prices are very high, many households must “overpay” for housing. Households are considered housing cost-burdened when their total housing costs exceed 30% of their gross monthly income, and to be severely cost-burdened when their total housing costs exceed 50% of their gross monthly income. Households with very and extremely low incomes are disproportionately housing cost-burdened. Table 3 below shows the number of cost-burdened and extremely cost burdened households by income level. While Santa Clarita has a higher median household income than the surrounding region, there are 22,818 households who are overpaying for housing, or approximately 38.6% of households.

Table 3: Households by Share of Income Spent on Housing Cost

| Income | Share of Income Spent on Housing Cost | | |
|--------------|---------------------------------------|---------------|---------------|
| | < 30% | 30-50% | >50% |
| < 30% AMI | 564 | 575 | 4,405 |
| 30-50% AMI | 1,395 | 1,680 | 3,165 |
| 50-80% AMI | 3,130 | 3,845 | 1,730 |
| 80-100% AMI | 3,480 | 2,470 | 409 |
| > 100% AMI | 27,770 | 4,155 | 384 |
| Total | 36,339 | 12,725 | 10,093 |

Sources: HUD, CHAS, 2012-2016.

1.9.3 Special Needs Populations

Homeless

The Los Angeles County Community Development Commission conducts bi-annual point-in-time surveys of homeless populations. In 2020, 168 people were reportedly experiencing homelessness in Santa Clarita, a 35 percent decline from 2019 (*Source: Los Angeles Homeless Services Authority*). Services for homeless individuals are available in Santa Clarita, with the primary homeless services provider being Bridge to Home. Bridge to Home operates year-round 24/7 for up to 60 people at any given time and has an approved proposal to expand its services. The Santa Clarita Community Task Force on Homelessness also continually works towards completing action items from the Community Plan to Address Homelessness. In 2019, the Task

Force identified 148 students in the Newhall District reportedly experiencing homelessness along with an increase in persons seeking resources.

Disabled

Census data from the American Community Survey 2014-2018 indicate that Santa Clarita has 7,950 persons with an independent living disability, 4,568 with a self-care disability, 10,771 with an ambulatory disability, 4,093 with a vision disability, 8,211 with a cognitive disability and 6,060 with a hearing disability. These numbers are not exclusive, as some residents have more than one type of disability and some disability types are not recorded for children below a certain age. The most commonly occurring disabilities among seniors 65 and older were ambulatory (24.2%) and independent living (17.8%). These needs can be addressed through programs and housing strategies that include housing retrofits, proactive community preservation, care facilities, and other special needs housing.

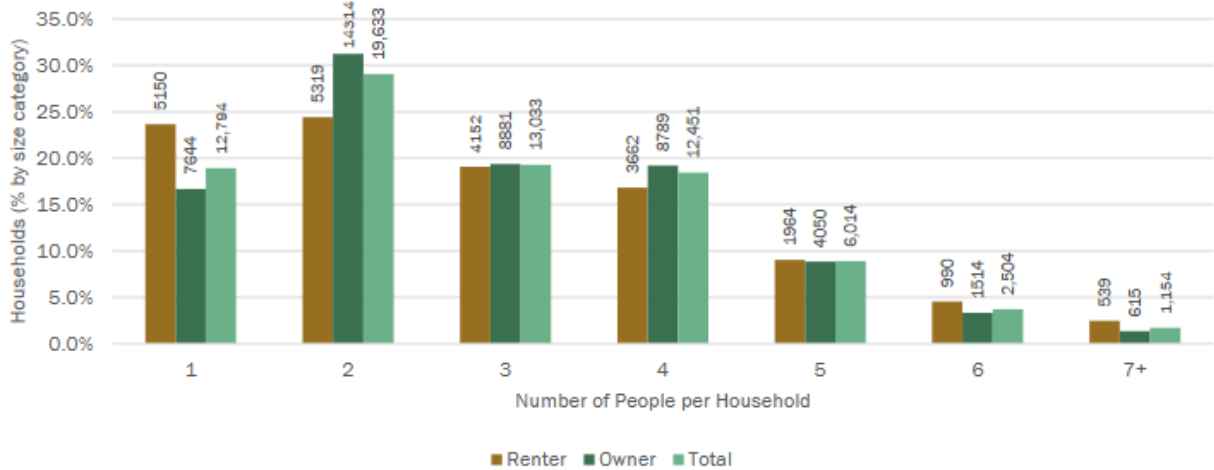
Elderly

According to the American Community Survey 2014-2018, about 11.4 percent of Santa Clarita's population is aged 65 and above. (See Figure 3, above). This is lower than the regional average of 13 percent. However, 12.4 percent of the population is in the 55-64 age group, which is projected to increase the population of elderly residents by the end of the Housing Element period. Elderly persons often have fixed incomes and may have additional special needs related to access and care that may require physical improvements to their homes such as ramps, handrails, lower cupboards and counters, creation of a downstairs bedroom, or other modifications to enable them to remain in their homes. They may also need assistance in the form of a part-time or live-in caretaker. According to stakeholder interviews, strategies to serve Santa Clarita's elderly residents include protecting affordable units from converting to market rate, development of single-story homes, and the development of more affordable senior living communities, especially near amenities such as transportation, grocery stores, and medical care.

Large Households

In Santa Clarita, the average household size of 2.97 is the same as Los Angeles County (*Source: 2019 ACS 1-Year Estimates*). In Santa Clarita, the most common household size is of two people (29%), followed by three-person, one-person, and four-person households, as seen in Figure 5. Households with five or more persons make up less than 15% of the households in the City. For each household size, there are more home-owners than renters. Compared to the SCAG region, Santa Clarita has a lower share of single-person households (23.4% vs. 18.9%) and 7+ person households (3.1% vs. 1.7%).

Figure 5: Households by Household Size



Female-headed households

State law requires an analysis of female-headed households to ensure adequate childcare and job training resources are provided. Of Santa Clarita’s 67,583 total households in 2018, 11.3% were female-headed (compared to 14.3% in the SCAG region); of those, 48.8% had children at home and 7.3% had children under age six.

Farmworkers

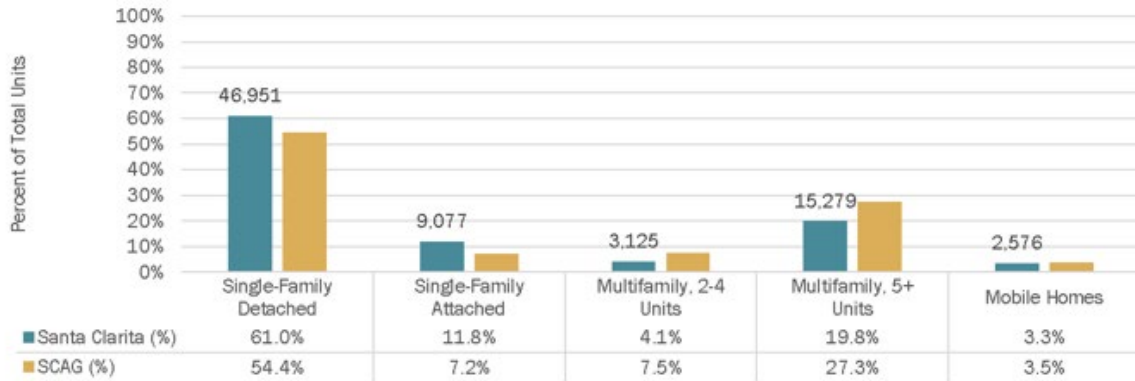
Statewide, farmworker housing is of unique concern and importance. While only a small number of SCAG jurisdictions have farmworkers living in them, they are essential to the region’s economy and its food supply. According to the United States Department of Agriculture (USDA), more than 80 percent of hired crop farmworkers are not migrant workers but are considered settled and work farm(s) within 75 miles of their residences. This share is up significantly from 41 percent in 1996-1998, reflecting a fundamental change in the nature of the crop farming workforce. The majority of farmworkers in California reside in metropolitan areas, where the average hourly wage of \$16.05 puts them in the extremely low to very-low income category (between 30-50 percent of the area median income).

1.10 CHARACTERISTICS OF HOUSING STOCK

1.10.1 Type

Santa Clarita’s housing stock consists mostly of single-family units (72.8%), compared to 61.7% for the SCAG region. As shown in Figure 6, the City has a smaller proportion of multifamily units and a similar proportion of mobilehomes as the region.

Figure 6: Housing Type

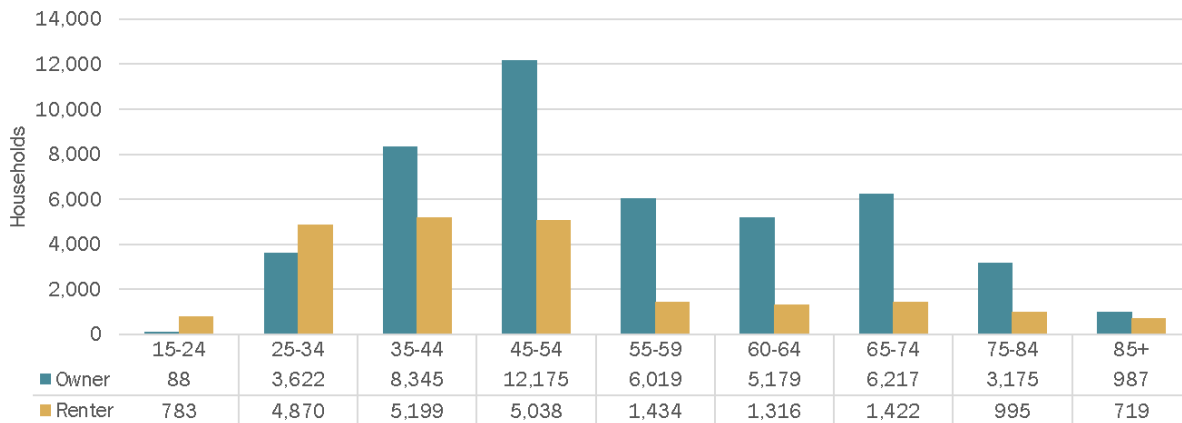


Source: CA DOF E-5 Population and Housing Unit Estimates

1.10.2 Tenure

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented). Santa Clarita has a higher rate of owner-occupied homes (67.8%) compared to 32.2% for the SCAG region. The City’s housing stock in 2018 consisted of 67,583 occupied units, with 45,807 owner-occupied and 21,776 renter-occupied units.

Figure 7: Housing Tenure by Age

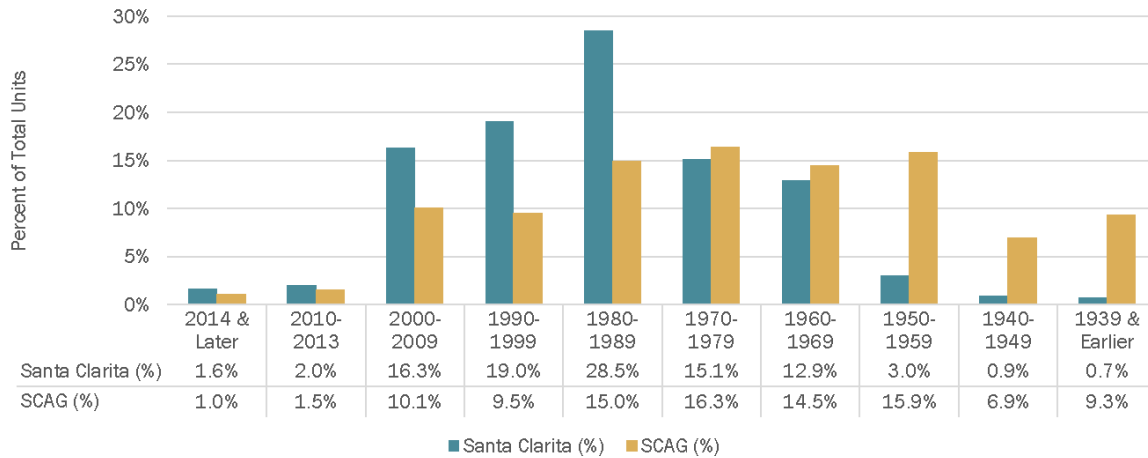


Source: American Community Survey 2014-2018 5-year estimates.

1.10.3 Age & Condition

Santa Clarita’s housing stock is notably younger than the SCAG regional average (Figure 8). Prior to the 1960s, Santa Clarita saw very little construction. Over 60 percent of the residential development in Santa Clarita occurred between 1980 and 2009, while over 60 percent of SCAG households were built prior to 1980.

Figure 8: Household Units by Year Structure Built

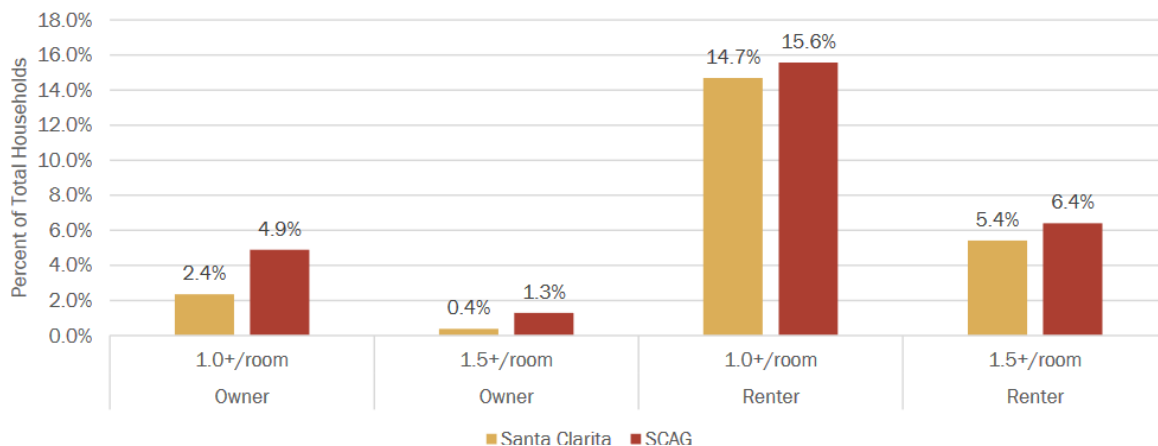


Source: American Community Survey 2014-2018 5-year estimates.

1.10.4 Overcrowding

The ACS definition of overcrowding is more than 1.0 occupants per room, where the number of rooms includes all except kitchens, bathrooms, and hallways. Severe overcrowding is defined as more than 1.5 occupants per room. By these definitions, there are 4,276 overcrowded households and 1,354 severely overcrowded households in Santa Clarita. The rate of overcrowding in Santa Clarita’s owner-occupied households is almost 50% lower than the overall SCAG region (2.4% vs 4.9%) and renter-occupied households in the City face similar rates of overcrowding as the SCAG region (14.7% vs 15.6%). In Santa Clarita, rental units were more likely to be overcrowded and severely overcrowded than owner-occupied units.

Figure 9: Overcrowding by Extent and Tenure



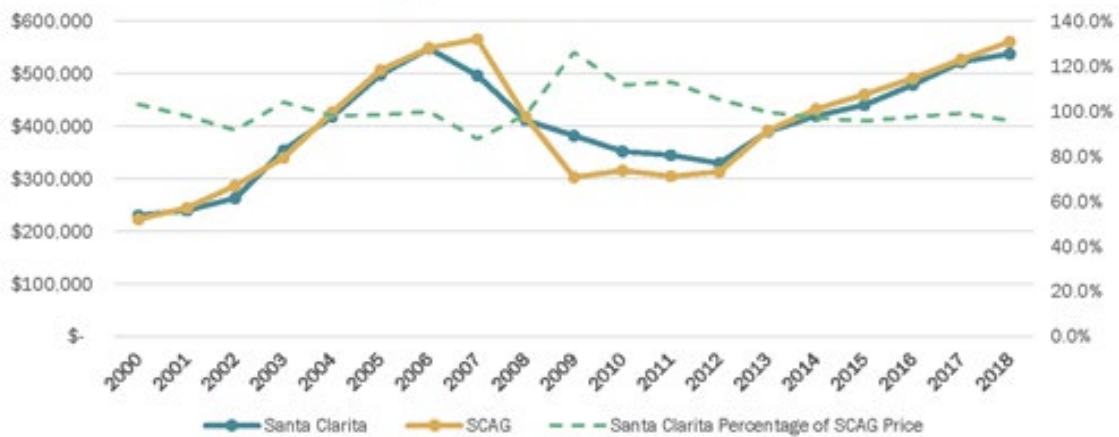
1.10.5 Vacancy

The vacancy rate is a measure of the general availability of housing. It also shows how well the available units meet the current housing market demand. A low vacancy rate suggests that residents will have difficulty finding housing within their price range. According to the 2014 – 2018 ACS, Santa Clarita’s vacancy rate was 3.7 percent with about 2,743 vacant units, slightly lower than what would be expected for a healthy rental market. In comparison, the vacancy rate for Los Angeles County at that time was 6.2%.

1.10.6 Prices

Santa Clarita's median home sales prices and trends closely match those of the larger region according to the 2014 – 2018 ACS (Figure 10). In 2018, the median home sale price in Santa Clarita was \$538,000. Over the last 20 years, Santa Clarita has ranged between 87.8 percent to 126.2 percent of the SCAG regional median home sales price.

Figure 10: Growth in Santa Clarita and Los Angeles County Median Homes Sale Prices, 2000-2018



Source: SCAG Local Profiles

1.10.7 Preservation of Assisted Units at Risk of Conversion

There are two developments within the City with a high risk of conversion to market rate in the next five years. These developments contain a total of 89 units, which are all senior units. Programs to assist in the preservation of at-risk housing are discussed in **Section 2** and **Section 4**.

1.11 SUMMARY OF CONSTRAINTS

As discussed in **Section 4**, governmental and non-governmental constraints directly affect the production of housing in a city. For the Los Angeles County areas, including the City of Santa Clarita, the high costs of land and development pose the largest constraints.

Non-governmental constraints such as land costs and construction expenses can limit the development of affordable housing. Vacant land is available; however, much of it is located in areas with environmental constraints, such as fire hazards, that must be considered in developing housing. In addition, land costs are high. Total development and construction costs, including cost of labor and materials, are also high. Although financing is available, home purchases may be difficult for lower and moderate-income buyers with limited down payments, as lenders are hesitant to finance homebuyers that do not have the down payment or income required to cover minimum mortgage payments. These non-governmental constraints can affect the cost of development in Santa Clarita and serve as barriers to housing production and affordability.

In addition to non-governmental constraints, several policies and regulations at the Federal, State, and local levels affect housing production. Local governmental constraints such as processing requirements for development applications, design and development standards, density limitations, fees and exactions, and the time and uncertainty associated with obtaining permits can affect price and availability of housing. The General Plan and Zoning Code are intended to allow for smart growth with only necessary limitations on development and do not pose a significant constraint.

The most significant constraint to housing development in the City of Santa Clarita is the cost of development – including cost of land, cost of construction, and costs associated with the permitting process. These costs are generally comparable to surrounding jurisdictions and therefore are not likely to pose a unique or significant constraint to housing development. Additionally, the City’s processing time for permits tends to be lower than comparable surrounding jurisdictions, which decreases constraints and cost of development.

1.12 SUMMARY OF FAIR HOUSING ANALYSIS

Assembly Bill 686 (Affirmatively Furthering Fair Housing, or AFFH) requires state and local agencies to take proactive measures to correct any housing inequalities related to race, national origin, color, ancestry, sex, marital status, disability, religion, or other protected characteristics. All Housing Elements due on or after January 1, 2021, must contain an Assessment of Fair Housing including an analysis of impediments to fair housing choice, or AI. Agencies must ensure that their laws and programs affirmatively further fair housing, and that they take no actions that counter those goals.

Under State law, Affirmatively Furthering Fair Housing, means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access

to opportunity based on protected characteristics.” Agencies must include in their Housing Elements a program that promotes fair housing opportunities while identifying areas of racial/ethnic concentration across the socioeconomic spectrum. In the context of a community’s housing needs, AFFH is not just about the *number* of housing units needed, but also about *where* the units are located and *who* has access to them.

AB 686 enacts new requirements for the Assessment of Fair Housing; this assessment is contained in **Section 4** along with a history of Santa Clarita. Per HCD Guidance, the analysis will assess enforcement and outreach capacity, segregation and integration patterns, disparities in access to opportunity, disproportionate housing needs including displacement, and concentrated areas of poverty and affluence across racial/ethnic groups. Data compiled in the Assessment of Fair Housing and a 2019 Analysis of Impediments found high-priority challenges to fair housing and contributing factors to equal access to affordable housing in high opportunity areas in the City including:

- Concentrations of low- and moderate- income residents in lower resource areas;
- Low rates of community participation and awareness
- Exposure to environmental health hazards
- Sensitive communities vulnerable to displacement;
- Areas of high social vulnerability;
- Single, female head-of-households with children concentrated in lower resource areas;
- Discrepancies in lending patterns by race/ethnicity; and
- Lack of opportunity for all residents to obtain housing in high resource areas.

While it is common to find enclaves of persons with similar cultural background and values, it is necessary to analyze any area demonstrating ethnic or economic concentration to ensure that the community is not experiencing disparities in access to opportunities such as education, employment, and amenities. Furthermore, health and environmental metrics should be considered in conjunction with economic factors in these communities to determine whether the City contains any disadvantaged communities. As defined by SB 535, Santa Clarita does not currently have any disadvantaged communities; however, two census tracts in the City are very close to meeting the criteria that would trigger requirements for further analysis. These tracts will be analyzed and discussed as part of the Assessment of Fair Housing and environmental justice policies and programs included in this Housing Element.

An in-depth analysis including an Assessment of Fair Housing is included in **Section 4**. **Section 2** includes specific policies, programs, and actions to be undertaken by the City to address these areas of concentration and to affirmatively further fair housing. **Section 3** contains the housing sites location information and maps as part of the AB 686 requirement that jurisdictions identify sites throughout the community in a manner that is consistent with their duty to affirmatively further fair housing.

1.13 REGIONAL HOUSING NEEDS ALLOCATION

The Regional Housing Needs Allocation (RHNA) is a requirement of State housing law and is a determination of projected and existing housing needs for all jurisdictions in California. The Southern California Association of Governments, or SCAG, conducts the RHNA process every eight years. Every jurisdiction must plan for its RHNA allocation in its Housing Element by ensuring there are enough sites with appropriate zoning to accommodate their RHNA. The goal is to ensure that local plans have enough appropriately zoned land to accommodate their existing and projected housing needs for all income levels for the entire 8-year planning period. Jurisdictions are not expected to build the housing, but they must plan and zone for it.

The RHNA methodology applies several factors to further the objectives of State law and meet the goals of the Connect SoCal plan. After a RHNA total is calculated, a social equity adjustment is applied to determine the four income categories. The social equity adjustment is based on household income and access to resources. One of the five objectives of State housing law is to ensure that there is not an overconcentration of households by income group in comparison to the county or regional average. To ensure that the RHNA methodology does not overburden low-income jurisdictions with more low-income households, a social equity adjustment is applied during the Income Group process. The result is that higher income jurisdictions are required to plan for fewer market rate units and more affordable units, while lower income jurisdictions plan for more market rate units and fewer affordable units.

Santa Clarita’s RHNA for the period between October 2021 – October 2029 is 10,031 units, divided between income groups as shown in Table 4.

Table 4: Regional Housing Need Allocation for Santa Clarita

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

While the RHNA is assigned based on the four income categories above, the law also requires that communities plan for the needs of extremely low-income households, defined as those making less than 30 percent of the County AMI. The housing need for the extremely low-income group is generally considered to be one-half of the very low-income need. **Section 3** provides an analysis of the sites available to meet the City’s assigned RHNA, the Sites Inventory, and any constraints to development of the listed housing sites.

1.14 2013 SANTA CLARITA HOUSING ELEMENT REVIEW

Santa Clarita had a variety of programs to be implemented in the previous Housing Element, some of which were achieved successfully. An evaluation of the City’s

progress toward achieving these programs, including an analysis of the differences between what was projected and what was achieved, provides useful data to determine any new or revised policies and programs for this current Housing Element.

In the 2013-2021 Housing Element Update, the City planned for the expansion of the local housing supply for affordable and market-rate housing as well as maintenance and improvement of the existing housing stock. Implementation programs included:

- Providing adequate sites at a range of densities to accommodate future housing needs;
- Assisting in the development of adequate housing to meet the needs of extremely low, very low, and moderate-income households;
- Conserving and improving the existing housing stock through Community Preservation rehabilitation loans and a handy worker program;
- Preserving the affordability of existing homes that were at risk of conversion to market-rate during the planning period;
- Addressing and, where appropriate and legally possible, removing government constraints to the maintenance, improvement, and development of housing for all income levels; and
- Promoting housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability

1.14.1 Progress Implementing Programs

The City was successful in implementing many of the programs in its 2013 Housing Element and is implementing others with the adoption of this 2021 Housing Element Update. See Table 6 at the end of this section for full program implementation status.

1.14.2 Progress in Achieving Quantified Objectives

The City was only partially successful in achieving its 5th cycle Quantified Objectives, as shown in below Table 5. The City reached and exceeded its objectives for above-moderate units.

Table 5: Progress in Achieving 2013 Quantified Objectives by Income Group

| Income Group | New Construction Projected/ Actual | Rehabilitation Projected/ Actual | 2013 Quantified Objective | Total Units Realized 2013-2021 |
|--|------------------------------------|----------------------------------|---------------------------|--------------------------------|
| Very Low | 2208/13 | 503/0 | 2711 | 13 |
| Lower | 1315/141 | 241/0 | 1556 | 141 |
| Moderate | 1410/172 | 0/0 | 1410 | 172 |
| Above Moderate | 3389/3939 | 0/0 | 3389 | 3939 |
| Total | 8322/4265 | 744/0 | 9066 | 4265 |
| NOTE: Quantified objectives reflect totals in the 2013 Housing Element and do not reflect adjusted totals for annexations. | | | | |

Lessons Learned

The City was able to meet a number of its objectives through successful programs such as the Mixed Use Ordinance, Fair Housing Programs, and the Handyworker Program. The City made progress through other programs that were partially achieved including the Preservation of At-Risk Housing and Mobile Home Rent Adjustment Program. Not all the programs were successful, as shown in Table 6.

The high cost of land and construction is a major constraint to development for all Los Angeles County jurisdictions and has made it a challenge for the City to reach all of its programs and quantified objectives. Significant successes include the Mixed Use Ordinance, Fair Housing Programs, and the Handyworker Program. The programs that were less successful focused on loans and incentives, including land banking/loan write downs, and the homebuyer assistance programs. The market drives the cost of development and due to the high cost of construction and land in the Santa Clarita Valley, it can be challenging for developers and investors to procure land, build units and then sell or lease them at an affordable rate. These non-governmental factors had the largest effect on the success of the City's housing policies and programs.

Other factors that led to poor utilization of some of the programs included a lack of information about and promotion of many of the programs. Without a focused effort to promote the availability and ease of application for these programs, few residents were made aware of them. Additional promotion will help the less successful programs reach a wider audience and increase participation.

The 2013 Housing Element programs that were most successful were those that were directly administered by the City, such as the Mixed Use Ordinance, Proactive Community Preservation, and the Handyworker Program.

1.15 PROGRAM CHANGES IN 2021 HOUSING ELEMENT

The 2021 Housing Element update is not a comprehensive "new" Housing Element, but rather an update of the 2013 Housing Element. The focus of the update process has been to keep the programs that are working and adding new policies and programs where community needs have changed or where necessary to comply with new State laws. New or revised goals, objectives, policies, and programs are included within the 2021 Housing Element to meet changing needs and legal requirements. Ongoing policies and programs that have been successful are continued in the Housing Element update; limited-term programs that have already been accomplished have not been carried forward.

Table 6 provides an evaluation of the programs from the 5th Cycle Housing Element and the City's level of success in achieving them.

Table 6: 2013-2021 Housing Element Program Implementation Status

| Program | Timeframe | Progress | Lesson Learned |
|---|---|---|--|
| <p>H 1.1 Affordable Housing Density Bonus: Provide a by-right density bonus of 25% or 35% to developers of new housing who make units affordable to households earning specific percentages of the AMI.</p> | <p>Ongoing</p> | <p>Unused. No developers applied for density bonuses between 2014-2020.</p> | <p>Program was never advertised or promoted. New Programs will make better use of density bonus provisions.</p> |
| <p>H 1.2 Mixed Use Ordinance: Implement the City's General Plan Mixed Use Zones and the Mixed Use Overlay Zone (MU) to encourage a mix of residential, commercial, employment and institutional opportunities within activity centers along identified corridors throughout the City.</p> | <p>Objective of approving at least 50 housing units within mixed use developments between 2013 and 2021. Accomplished in 2020</p> | <p>Program Achieved. 243 mixed use units have been approved during this planning period.</p> | <p>Successful Program to be continued.</p> |
| <p>H 1.3 Land Banking/Write-Downs: Establish a strategy to facilitate the development of units for low and very low-income households. Under this program the City would acquire properties and offer the properties to qualified developers through a Request for Proposal/Notice of Funding Availability process.</p> | <p>Ongoing</p> | <p>Tracking is on-going. No available sites were identified during the planning period.</p> | <p>This specific program will be discontinued. The intent of this Program has been implemented through one-on-one meetings with developers, which will continue, but the specific language in H 1.3 will be removed.</p> |
| <p>H 1.5 Inclusionary Housing Program (Mixed Income Housing): Program to adopt an inclusionary housing ordinance where affordable units are produced along with market-rate units to meet the needs of the City's lower income working families and seniors.</p> | <p>Draft and approve an ordinance and modify the existing Housing Element by 2016 and begin program by 2017</p> | <p>Program not achieved. An inclusionary housing policy was determined to be infeasible in 2014 and between 2017- 2020.</p> | <p>Inclusionary housing program was not feasible during the 5th cycle. New program will include consideration of incentives alongside an inclusionary program to increase feasibility.</p> |

| | | | |
|--|--|---|--|
| <p>H 2.1 Affordable Housing Program: Program to assist in the development of new and rehabilitated housing to provide units for households with very low and low incomes.</p> | <p>Program aimed to develop by 2015 an additional 20 very low-income units and 40 low-income units; and by 2017: develop an additional 20 very low-income units and 40 low-income units.</p> | <p>Program partially achieved. Between 2014 and 2020, 154 affordable units were permitted: 13 very low-income units and 141 low-income units.</p> | <p>Program will be expanded to meet new regional housing needs.</p> |
| <p>H 2.2 Homebuyer Assistance - FirstHOME Program: Program provides low- and moderate-income first-time homebuyers with a low-interest, second mortgage to be used as a down payment on a residence. Repayment is deferred until the home is sold, changes title, or ceases to be the borrower’s primary residence.</p> | <p>Ongoing</p> | <p>Program not achieved through City efforts, although the FirstHOME Program continues to be available through the County.</p> | <p>Program was unused and will not be carried forward as a program in the 2021 Housing Element. Lenders will still be encouraged to participate in CalHFA lending programs for 1st-time homebuyer programs.</p> |
| <p>H 2.3 Homebuyer Assistance - CalHFA: Program provides primary and junior mortgage loans to first-time homebuyers at below-market interest rates. The City will continue to coordinate the FirstHOME Program with CalHFA programs in order to increase the low- and moderate-income homebuyer’s opportunity for homeownership.</p> | <p>Ongoing</p> | <p>Program not achieved through City efforts, but the City remained a participating jurisdiction for CalHFA during the 5th cycle. CalHFA information remains on the City’s website and is in the current Affordable Housing and Services Brochure for continued promotion.</p> | <p>Program language will not be continued, but the City will continue to include CalHFA Programs on promotional materials and websites and will continue to encourage lenders to participate.</p> |
| <p>H 2.4 Homebuyer Assistance - Mortgage Credit Certification Program: The City is a participating jurisdiction in the Los Angeles County program, which offers first-time homebuyers a federal income tax credit and allows a lender</p> | <p>Ongoing</p> | <p>Program not achieved through City efforts, but the City remained a participating jurisdiction for MCC during the 5th cycle.</p> | <p>MCC Program was not promoted. City will retain this program and contact local lenders to encourage them to become qualified MCC program lenders.</p> |

| | | | |
|--|--|--|---|
| <p>to reduce the housing expense ratio by the amount of tax savings.</p> | | | |
| <p>H 2.6 Homeless Case Management: Program to fund homeless case management services connected to local homeless shelter operations.</p> | <p>Ongoing</p> | <p>Program achieved. Between 2014-2020, the City funded several nonprofits to provide case management services to 4,291 individuals.</p> | <p>Successful Program will be continued</p> |
| <p>H 2.7 Collaboration with Affordable Housing Non-Profit Developers: Program to continue working with non-profit affordable housing developers to create new affordable housing units. Create a formal Request for Financial Assistance Application process to streamline and clarify this process.</p> | <p>Ongoing (develop a Request for Financial Assistance Application by 2010). Annually evaluate the program and identify sources for funding as they become available</p> | <p>Program consisted of individual preapplication meetings with developers to facilitate affordable housing developments.</p> | <p>Program will be reworded to reflect its implementation and encourage further preapplication meetings with developers of housing projects that include affordable units more closely.</p> |
| <p>H 2.8 Extremely low-income Affordable Housing Program: Program to encourage the development of housing for extremely low-income households. Ensure that the Request for Financial Assistance Application, to be developed by 2010, emphasizes the City’s preference for projects that serve the extremely low-income population</p> | <p>Ongoing</p> | <p>Although some applications for affordable developments had been received by 2020, no projects were approved during this time.</p> | <p>Funding for ELI units continues to be the City's priority. If an inclusionary housing program is implemented, then guidelines would be created to reflect this priority upon creation of a City affordable housing fund funded by inclusionary in-lieu fees.</p> |
| <p>H 3.1 Proactive Community Preservation: Program to conserve and improve the existing housing stock through Community Preservation, rehabilitation</p> | <p>Ongoing</p> | <p>Program achieved. Starting in 2018, Community Awareness Program (CAP) presentations, meetings and</p> | <p>Successful Program will be continued.</p> |

| | | | |
|--|--|---|---|
| <p>loans, and a handy worker program.</p> | | <p>preservation activities have taken place with Code Enforcement, Housing, and Graffiti staff.</p> | |
| <p>H 3.2 Residential Rehabilitation Program: The program provides grants to low- and moderate-income homeowners to repair their primary residences.</p> | <p>Annual (provide 25 Residential Rehabilitation Grants per year)</p> | <p>Program partially achieved. The City’s Residential Rehabilitation Program served 13 households in 2014. The City transitioned the Program to a nonprofit in 2015. It has been combined with the existing Handyworker Program (H 3.3)</p> | <p>Program has been combined with the Handyworker Program and continued only through that program.</p> |
| <p>H 3.3 Handyworker Program: The City will provide financial support to the program, operated by the Santa Clarita Valley Committee on Aging – Senior Center through a grant to provide minor home repairs.</p> | <p>Annual</p> | <p>Program is very successful with the exception of 2020 due to COVID-19</p> | <p>Successful Program will be continued.</p> |
| <p>H 3.4 Property Rehabilitation Program: Program to provide grants to low- and moderate-income homeowners for repairs to the grounds surrounding their owner-occupied homes.</p> | <p>Annual</p> | <p>Partially successful. This Program has struggled to find eligible households and appropriate projects. Projects often exceed the amount allowed.</p> | <p>City has raised the amount available for project and has dedicated funding. Program will be continued in the current Housing Element and will be promoted on the City’s webpage.</p> |
| <p>H 4.1 Preservation of At-Risk Housing: Program to preserve units at risk of losing their subsidies and converting to market rents and work with non-profit housing organizations to preserve at-risk units.</p> | <p>Ongoing (preserve 232 units at risk of losing their subsidies and converting to market rents between 2013 and 2021)</p> | <p>Program partially achieved. In 2014 and 2018, 76 affordable units were preserved with HUD assistance. In 2015, 192 affordable units transitioned to market rate. No affordable units were threatened with conversion to</p> | <p>Program updated to reflect current at-risk units</p> |

| | | | |
|--|---------|---|--|
| | | market rate between 2016-2017, or between 2019- 2020. | |
| H 5.2 Fee Reductions or Deferrals for Affordable Housing Projects: Program to review affordable housing proposals on a case-by-case basis and authorize reduction or deferral of fee payments as deemed appropriate. The City will investigate implementing a fee reduction or deferral ordinance to encourage developers to create affordable units for very low-income households. | Ongoing | Program partially achieved. The City continued to review fee reduction and deferral requests on a case-by-case basis but has not carried out an ordinance to do so. | Program will be updated and continued |
| H 5.3 Expedited Processing for Affordable Housing Projects: Continue existing program to expedite processing for affordable housing projects, including one-stop preliminary review, concurrent application review, designation of a primary contact, construction and grading plan review, permitting, and inspection. | Ongoing | Program achieved; however, relatively few applications for affordable housing developments have been received | Program will be continued as Program HP-2.6: Expedited Processing for Affordable Housing Projects and promoted |
| H 6.1 Fair Housing Programs: The City contracts with a service provider to conduct outreach and education activities, distribute literature, provide housing vacancy listings, and publicize the availability of fair housing services through various media. The contractor also records and investigates inquiries and complaints from residents. | Annual | Program achieved. Between 2014-2020, the City's fair housing contractor participated in fair housing workshops or events and distributed 49,562 pieces of literature. During this time, 523 inquiries were received and 34 cases for discrimination were brought. The contractor provided information using | Successful program will be continued |

| | | | |
|--|---|---|--|
| | | <p>their website, an on-line newsletter, and social media such as Facebook and Twitter. In 2019, Project Place, a monthly listing of rental vacancies, was created. The City also created a dedicated Fair Housing Services webpage available on the City's website.</p> | |
| <p>H 6.2 Analysis of Impediments to Fair Housing Choice (AI): Program to complete the 2014/2015 to 2018/2019 Analysis of Impediments to Fair Housing Choice (AI) in 2014. Implement recommendations of document.</p> | <p>Submit completed AI to HUD by May 15, 2014. Accomplished in 2014</p> | <p>New AI was developed and is currently in place. HUD withdrew the new format in December 2018 and told grantees to go back to the AI until they re-grouped.</p> | <p>Program will be reworded, updated and expanded to fulfill AB 686 requirements</p> |
| <p>H 6.4 Mobilehome Rent Adjustment Policies: Continue to implement the regulations contained in the Manufactured Home Park Rent Adjustment Procedures, Municipal Code 6.02</p> | <p>Ongoing</p> | <p>2017 update implemented a Hearing Officer model to hear appeals, rather than the elected Rent Board. It has been very successful.</p> | <p>Successful program will be continued</p> |
| <p>H 7.1 Developmentally Disabled Housing: Program to encourage the provision of housing specifically serving the developmentally disabled population in new affordable housing projects. In addition, the program encourages the development of 50 housing units; establish a process to allow for requests for regulatory incentives; and collaborate with developers of supportive housing.</p> | <p>2015 (objective not reached)</p> | <p>Program only partially achieved. While no feasible sources of dedicated funding for housing for the developmentally disabled were identified, the City does grant Reasonable Accommodations upon request and continues to collaborate with developers of supportive housing.</p> | <p>Portions of this program were ineffective, and it will be reworded and continued as Program HP-4.4: Housing for Persons with Disabilities</p> |

| | | | |
|--|----------------|--|--|
| <p>H 7.2 Developmentally Disabled Services. Program to work with North Los Angeles Regional Center to initiate an outreach program informing families within the City of affordable housing which may be suitable for persons with developmental disabilities.</p> | <p>Ongoing</p> | <p>Program not achieved. No meetings with NLARC were held between 2014-2020.</p> | <p>Program lacked clarity and responsibility. Revised and incorporated into AFFH Table of Actions.</p> |
|--|----------------|--|--|

Section II: Housing Strategy

2.1 GOALS, POLICIES, AND OBJECTIVES

The City of Santa Clarita, in adopting the Housing Element, adopts the goals that follow as the framework for implementing its housing policies and programs over the timeframe of the Element.


Goal H1: Identify and maintain adequate sites for housing to accommodate the City’s regional housing need throughout the planning period.

Discussion: While the Housing Site Inventory effort has identified an adequate number of sites to meet the (RHNA) housing sites identification requirement, policies are needed to enhance opportunities for affordable housing production on all suitable sites with adequate infrastructure and proximity to services. In addition, SB 166 (No Net Loss) requires that cities maintain an adequate Sites Inventory to meet the remaining regional housing need, by income category, throughout the eight-year housing element period. Appropriate objectives and policies are included below; implementing programs are identified below and detailed following the Goal 4 policies. (Parenthetical notes following objectives, policies and programs explain changes from the 2013 Housing Element.)

Objective H1-1: Maintain adequate site capacity to accommodate Santa Clarita’s regional housing need throughout the planning period, including 5,131 lower-income units, 1,672 moderate-income units, and 3,228 market-rate units. *(Existing – updated to include 6th cycle numbers and no net loss requirements)*

Objective H1-2: Enhance opportunities for affordable housing production on appropriate sites located near transit and services. *(New objective – supports new policies & programs to limit density increases to appropriate areas)*

Objective H1-3: Assist developers, homebuyers, renters, and other interested parties in locating available sites and accessing programs for the development of affordable housing, especially rental housing. *(Moved and revised)*

 The following policies shall be used to accomplish the above objectives:

Policy H1.1: Maintain a sufficient inventory of sites suitably zoned for housing at all income levels throughout the planning period. (New – to comply with ‘no net loss’)

Implementing Program: HP-1.1 No Net Loss; HP-1.2 No Reduction of Density without Replacement Sites

Policy H1.2: Encourage the development of housing affordable to lower income groups in areas well served by public transportation, schools, retail, and other services. *(Moved existing policy to match objective and goal)*

Implementing Programs: HP-1.3 Utility Providers Responsibility to Prioritize Service; HP-1.4 Affordable Housing Density Bonus; HP-1.5 Mixed Use Overlay Zone

Policy H1.3: Affirmatively further fair housing by ensuring that housing opportunities for all income levels are available throughout Santa Clarita while avoiding displacement and providing amenities within low opportunity areas. (*New – AFFH*)

Implementing Programs: HP-1.6 Graduated Density Zoning and Site Consolidation – Old Town Newhall; HP-1.7 Inclusionary Housing Program (Mixed Income Housing); HP-1.8 Affordable Sites Incentive Program

Policy H1.4: Maintain and enforce minimum density requirements for residential and mixed use land use districts in the Land Use Element of the General Plan.

Implementing Program: HP-1.9 Minimum Residential Densities

Policy H1.5: Publish a readily understood summary that identifies available housing opportunity sites in Santa Clarita and include site-specific development information in order to reduce up-front costs for interested housing developers. (*New – supports new program*)

Implementing Program: HP-1.10 Publish Information about Housing Sites

Policy H1.6: Continue to encourage housing suitable for first-time homebuyers.

Implementing Programs: HP-1.11 Homebuyer Assistance – Mortgage Credit Certification Program; HP-1.12 First Time Homebuyer Programs and Developers

Policy H1.7: Maintain an administrative list of additional sites with appropriate zoning that can be added to the City’s Sites Inventory if and when an analysis provided through the Annual Progress Report indicates that sufficient sites may not exist to accommodate the City’s remaining RHNA, by income level, for the planning period. (*New – to allow inventory to be updated administratively to meet ‘no net loss’ requirements*)

Implementing Programs: HP-1.2 No Reduction of Density without Replacement Sites; HP-1.13 Administrative List of Additional Sites

Goal H2: Promote the production of housing units, including affordable units, to meet the City’s identified housing needs.

Discussion: The Southern California Association of Governments (SCAG) has assigned the City of Santa Clarita a regional housing need (RHNA) of 10,031 dwelling units for this 8-year planning cycle, including 5,131 units affordable to lower-income households. While the City is not obligated to build these units, it is obligated to ensure that sufficient sites with appropriate zoning are available throughout the planning period to accommodate the City’s RHNA, by income group. Only a small

fraction of the units constructed in Santa Clarita over the last planning period have been provided as affordable to lower-income households. Certain factors would assist housing developers in developing affordable housing in Santa Clarita including zoning sites with flexible densities and development standards, local financial assistance, better promotion of the sites that are available for the development of housing, and entitlement and development processes that are not unnecessarily difficult or lengthy.

Objective H2-1: Assist in identifying locations for the development of new and rehabilitated housing to provide at least 5,131 units for households with very low and low incomes. *(Existing – updated number)*

Objective H2-2: Eliminate unneeded regulatory constraints to the production of housing, especially affordable housing. *(Existing; moved to locate under applicable goal)*

Objective H2-3: Increase opportunities for the production of affordable housing. *(New – there was no objective supporting some of the policies)*

 The following policies shall be used to accomplish the above objectives:

Policy H2.1: Target one-third of housing subsidies to extremely low-income households in new affordable development.

Implementing Program: HP-2.1 Funding Priority to Extremely Low-income Affordable Housing

Policy H2.2: Require that all rental units developed under the City's affordable housing programs remain affordable for the longest possible time or at least 55 years. *(Revised - added "rental" in consultation w/City to provide flexibility for 1st-time homebuyer programs)*

Implementing Program: HP-2.2 Continuing Affordability

Policy H2.3: Encourage a variety of housing types such as single-family attached (townhouses), multifamily units, planned unit developments, mixed use housing, board & care facilities and other typologies that make housing more affordable.

Implementing Program: HP-1.4 Affordable Housing Density Bonus

Policy H2.4: Encourage the development of new affordable units through the provision of incentives and density bonuses as provided in Government Code Section 65915. *(Revised policy to support program)*

Implementing Programs: HP-2.4 Flexible Development Standards

Policy H2.5: Encourage affordable "infill" projects on underutilized sites by allowing flexibility in development standards as provided in Government Code Section 65915. *(New – needed to support the inclusion of some of the underutilized sites in inventory)*

Implementing Programs: HP-1.8 Affordable Sites Incentive Program; HP-2.4 Flexible Development Standards

Policy H2.6: Promote the construction and retention of shared housing such as group homes, congregate care facilities, residential community care facilities and senior board & care facilities while ensuring the health and safety of residents and ensuring land use compatibility for neighbors. *(New; addresses identified housing needs and CC comments re boarding homes for seniors)*

Implementing Program: HP-2.5 Fee Reductions or Deferrals for Affordable and Special Needs Housing

Policy H2.7: Consider the adoption of an Inclusionary Ordinance that requires a percentage of new units to be provided as affordable to lower- and moderate-income households. Provide exemptions for units meeting identified housing needs and allow developers to provide an equivalent alternative, subject to City Council approval. Offset the increased cost to developers with a flexible density bonus program. *(Revised to increase feasibility and palatability of an inclusionary program)*

Implementing Program: HP-1.7 Inclusionary Housing Program (Mixed Income Housing)

Policy H2.8: Continue to expedite application review, permitting, and inspection procedures for affordable housing projects.

Implementing Program: HP-2.6 Expedited Processing for Affordable Housing Projects

Goal H3: Sustain and Improve Existing Housing Units and Programs

Discussion. As Santa Clarita continues to move toward build-out, it will become increasingly important to both preserve its existing affordable housing stock and to ensure that all residents, including those with lower incomes, have access to the resources and services that they need to maintain a safe and adequate living environment.

Objective H3-1: Ensure that existing housing units establish and maintain habitability through substantial compliance with government health and safety codes. *(Existing; modified to define habitability)*

Objective H3-2: Encourage the preservation of 89 units at high risk and up to 559 units at lower risk of converting to market rents between 2022 and 2029. *(Existing; figures updated)*

Objective H3-3: Encourage the continuation of permanent affordable housing for lower-income households in existing mobilehome parks. *(Existing; edited)*

 The following policies shall be used to accomplish the above objectives:

Policy H3.1: Ensure safe, decent housing by enforcing habitability standards in a manner that does not discriminate and that protects the occupant’s cultural, socio-economic, or accessibility needs. *(Existing policy, updated to address revised objective and Fair Housing requirements)*

Implementing Program: HP-3.1 Limit Code Enforcement Activities

Policy H3.2: Provide grants and loans to eligible homeowners for emergency and minor safety, habitability, and accessibility repairs. *(revised)*

Implementing Programs: HP-3.2 Handyworker Program, HP-3.3 Property Rehabilitation Program

Policy H3.3: Promote energy efficiency in all new and existing residential structures. *(New, required)*

Implementing Program: HP-3.4 Provide Information for Energy Conservation Programs

Policy H3.4: Monitor the status of at-risk units throughout the planning period to identify units which are at risk for conversion to market rate units, and work with non-profit housing organizations to preserve at-risk units and work with partners in the workforce housing program to purchase long-term affordability for existing units to serve the local workforce. *(Combined 2 adjacent policies; added new City program for Workforce Housing)*

Implementing Program: HP-3.5 Preservation of At-Risk Housing; HP-3.6 Workforce Housing Program

Policy H3.5: Encourage the preservation of existing mobilehome parks and the protection of this unique form of affordable housing. *(New; there was no policy to support the objective and program)*

Implementing Program: HP-3.7 Mobilehome Rent Adjustment Policies

Goal H4: Ensure fair access to quality housing and services for all members of the community, including those with special needs.

Discussion: Santa Clarita contains two census tracts that are on the verge of qualifying as disadvantaged communities under SB 1000. Both are located within the Newhall community and have a combined population of almost 14,000 residents. According to HCD’s Affirmatively Furthering Fair Housing Data Mapping Tool, both the Newhall and Canyon Country communities receive lower than average scores on measures of access to opportunities and higher than average scores on linguistic isolation. While the preparation of an Environmental Justice Element is not yet statutorily required to be undertaken simultaneously with this Housing Element, the sharply lower scores in these areas when compared to the rest of Santa Clarita are a concern and must be addressed under SB 686 (Affirmatively Furthering Fair Housing, see **Section 4**). Environmental Justice policies are also included within the Housing

Element to reduce the health and safety risks in these areas, notably through access to safe and sanitary housing and the prioritization of these areas for improvements and programs.

Objective H4-1: Reduce or remove governmental constraints and restrictions on housing and housing occupancy while preserving public health and safety. (*Existing; revised to add reference to PH&S*)

Objective H4-2: Promote fair housing practices and prohibit discrimination.

Objective H4-3: Affirmatively further fair housing and promote environmental justice for all residents. (*New to address AFFH and EJ*)

 The following policies shall be used to accomplish the above objectives:

Policy H4.1: Limit regulatory and enforcement actions against tenants in affordable or de facto affordable housing by providing adequate time or extensions to address violations unless there is an imminent threat to public health and safety. (*New – needed for Objective H4-1*)

Implementing Programs: HP-4.1 Monitor Housing Trends, Laws, and Issues; HP-3.1 Limit Code Enforcement Activities; HP-4.2 Monitoring of Codes and Ordinances to Remove Barriers

Policy H4.2: Encourage and facilitate the transition of the homeless population to stable housing (*moved to fall under correct Goal*)

Implementing Program: HP-4.3 Homeless Case Management

Policy H4.3: Consider fee reductions and/or deferrals for affordable housing projects. (existing)

Implementing Program: HP-2.5 Fee Reductions and Fee Deferrals for Affordable Housing Projects and Special Needs Housing

Policy H4.4: Ensure compliance with fair housing laws and prohibit discrimination in housing. Provide fair housing services that include public information, engagement, counseling, and investigation. (*Combined 2 existing adjacent policies*)

Implementing Programs: HP-4.4 Housing for Persons with Disabilities; HP-4.5 Analysis of Impediments to Fair Housing Choice/Fair Housing Analysis; HP-4.6 Fair Housing Programs

Policy H4.5: Continue to implement the City's reasonable accommodations ordinance to ensure that all persons have access to housing of their choice, regardless of ability. (*Revised; addresses AFFH*)

Implementing Program: HP-4.7 Administrative Process for Reasonable Accommodations

Policy H4.6: Ensure that the City’s programs and policies continue to reduce or eliminate the unique or compounded health risks of disadvantaged communities. *(New; EJ)*

Implementing Programs: HP-4.8 Environmental Justice Objectives and Policies; HP-4.9 Protection from Unnecessary Wildfire Risk; HP-4.10 Proactive Community Preservation

Policy H4.7: Ensure that affected residents have the opportunity to participate in decisions that impact their health. Facilitate the involvement of residents, businesses, and organizations in all aspects of the planning process, utilizing culturally appropriate approaches to public participation and involvement. *(New; AFFH & EJ)*

Implementing Program: HP-4.11 Culturally Appropriate Facilitation and Involvement

Policy H4.8: Affirmatively further fair housing by facilitating deliberate action to address and combat disparities, by fostering inclusive communities, and by undertaking only those actions that are consistent with the obligation to affirmatively further fair housing, in accordance with state law. *(New; AFFH)*

Implementing Program: HP-4.12 Fair Housing Programs & Actions

2.2 IMPLEMENTING PROGRAMS

Program HP-1.1: No Net Loss of Residential Capacity to Accommodate RHNA

To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, staff will develop and implement a formal, ongoing (project-by-project) administrative evaluation procedure pursuant to Government Code Section 65863 within six months of adoption of the Housing Element. The evaluation procedure will track the number of extremely low-, very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity, by income category, and will be updated as developments are approved. The Sites Inventory will be updated every year as the Annual Progress Report (APR) is completed, and the APR with the updated inventory will be available on the City’s website. *(New, No Net Loss)*

| Timeline: | Responsibility: | Funding: |
|---|----------------------------------|---------------------|
| 6 months following adoption; ongoing thereafter | Community Development Department | Departmental Budget |

Program HP-1.2: No Reduction of Density without Replacement Sites

No project approval or other action that reduces the density or development capacity of a site shall be undertaken unless sufficient remaining sites are available or additional adequate sites are identified to meet the City’s RHNA obligation prior to approval of the development and made available within 180 days of approval of the development, as required by Senate Bill 166. Identification of the replacement sites, and the necessary actions to make the site(s) available will be adopted prior to or concurrent with the approval of the development. *(New, No Net Loss)*

| | | |
|-----------|----------------------------------|---------------------|
| Timeline: | Responsibility: | Funding: |
| Ongoing | Community Development Department | Departmental Budget |

Program HP-1.3: Utility Providers Responsibility to Prioritize Service

The City will notify all public sewer and water providers of their responsibility under State law to give affordable housing projects priority for existing service capacity. The General Plan Housing Element, and any amendments thereto, shall be distributed to providers within 60 days of its adoption. Providers will be encouraged to retain adequate water and/or sewer service capacities to serve developments which provide affordable units. *(Added - statutory requirement)*

| | | |
|--|----------------------------------|---------------------|
| Timeline: | Responsibility: | Funding: |
| 60 days following adoption; ongoing thereafter | Community Development Department | Departmental Budget |

Program HP-1.4: Affordable Housing Density Bonus

Administer the City’s existing density bonus program pursuant to Government Code Section 65915 (State Density Bonus Law), as may be amended from time to time, to meet changing statutory requirements. Provide additional incentives as provided in Unified Development Code Section 17.68.030. Developers requesting to use the density bonus must submit applications on a form approved by the Community Development Director at the time of submitting any entitlement application for a housing development where a density bonus is requested. The application shall include, at a minimum, the following information:

- A description of how the proposed project meets the criteria for a density bonus under Section 65915;
- Concession(s), including parking adjustments, requested by the applicant;
- A depiction of the location of the affordable housing units within the proposed development.

In addition to the above, consider adopting an extended density bonus program that addressed Santa Clarita’s identified housing needs in conjunction with adoption of an

inclusionary (mixed income) ordinance. The City density bonus program would provide additional densities and incentives to development projects that meet the City’s identified housing needs, including but not limited to extremely low-income units, senior housing, mixed use zoning, and family housing for first-time homebuyers. (Updated, *new sub-program to increase feasibility of inclusionary program*)

| | | |
|-----------|----------------------------------|---------------------|
| Timeline: | Responsibility: | Funding: |
| 2023 | Community Development Department | Departmental Budget |

Program HP-1.5: Mixed Use Overlay Zone

Continue to implement the City’s Mixed Use provisions as set forth in the General Plan Land Use Element, Mixed Use Zones, and the Mixed Use Overlay Zone (MU) to encourage a mix of residential, commercial, employment and institutional opportunities within activity centers along identified corridors throughout the City.

The purpose of the mixed use overlay zone is: (1) to provide a mechanism to revitalize older commercial corridors and specific individual properties; (2) to increase opportunities for infill housing; (3) aesthetically improve transportation corridors; (4) reduce automobile dependence by creating pedestrian-oriented neighborhoods where local residents have services, shops, employment, and access to transit within walking distance of their homes. Incentives for Mixed Use Development include accelerated plan check review; increased residential and commercial density opportunities; increased building heights, reduced parking requirements, and reduced setbacks along public streets. (*Existing*)

| | | |
|-----------|----------------------------------|---------------------|
| Timeline: | Responsibility: | Funding: |
| 2024 | Community Development Department | Departmental Budget |

Program HP-1.6: Graduated Density Zoning and Site Consolidation—Old Town Newhall

Redevelopment of portions of Old Town Newhall is constrained by the small parcel sizes created by small-lot subdivisions in the past. The City will continue the incentives granted to full block development projects in this target area. This tool would continue to offer increased density based on the size of the site, thereby encouraging owners of adjoining properties to collaborate in combining parcels to form a larger development site that provides community amenities. (*Existing program, modified to address AFFH*)

| | | |
|-----------|----------------------------------|---------------------|
| Timeline: | Responsibility: | Funding: |
| 2024 | Community Development Department | Departmental Budget |

Program HP-1.7: Inclusionary Housing Program (Mixed Income Housing)

Consider the adoption of an inclusionary (mixed income) housing program to require non-exempt development projects to provide a percentage of base units as affordable to lower-income households. Reduce the increased costs to developers by offering density bonuses and other incentives. Allow developers an in-lieu fee option if on-site construction of affordable units is demonstrated to be infeasible. *(Summary of existing program language)*

| | | |
|-----------|----------------------------------|---------------------|
| Timeline: | Responsibility: | Funding: |
| 2024 | Community Development Department | Departmental Budget |

Program HP-1.8: Affordable Sites Incentive Program

To facilitate the development of housing for lower income households, the City will encourage land divisions and specific plans resulting in parcels sizes that facilitate developments affordable to lower income households including lots set aside for multifamily development or to be donated to a non-profit organization (1 acre minimum), first-time homebuyers including sweat equity ownership projects, lots donated to Habitat for Humanity and similar programs. The City will offer incentives for the projects that include the provision of affordable housing on-site including but not limited to priority processing of subdivision maps that include affordable housing units or land to be donated; expedited review where the development application is consistent with the General Plan, applicable Specific Plan and master environmental impact report; financial assistance, based on funding availability; and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing. Requests for incentives shall be made with the application and shall be determined on a case-by-case basis. *(Existing; renamed and edited)*

| | | |
|-----------|----------------------------------|---------------------|
| Timeline: | Responsibility: | Funding: |
| Ongoing | Community Development Department | Departmental Budget |

Program HP-1.9: Minimum Residential Densities

Continue to require residential projects to meet the minimum density requirements set forth in the General Plan unless the applicant demonstrates that physical and

environmental constraints on the site are so great that the minimum density cannot be achieved, even after the size of the units and the land area devoted to each individual unit has been minimized to the greatest extent feasible. *(New Program to implement existing policy)*

| | | |
|-----------|----------------------------------|---------------------|
| Timeline: | Responsibility: | Funding: |
| Ongoing | Community Development Department | Departmental Budget |

Program HP-1.10 Publish Information about Housing Sites

Create and publish a summary that identifies available housing sites in Santa Clarita and make the summary available online in both tabular and mapping formats. Provide site-specific development information and support whenever possible in order to reduce up-front costs for interested housing developers. *(New; Responds to public comment)*

| | | |
|--|----------------------------------|---------------------|
| Timeline: | Responsibility: | Funding: |
| Create summary by 2022; update annually or as sites are developed. | Community Development Department | Departmental Budget |

Program HP-1.11: Homebuyer Assistance – Mortgage Credit Certification Program

The Mortgage Credit Certification (MCC) Program offers first-time low- and moderate-income homebuyers a federal income tax credit. This credit reduces the amount of federal taxes the holder of the certificate would pay. It can also help first-time homebuyers qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against the federal income taxes paid on the homebuyer’s mortgage. The credit is subtracted dollar-for-dollar from the federal income taxes. The qualified buyer is awarded a tax credit of up to 15%, and the remaining 85% is deducted accordingly.

The City will continue to be a participating jurisdiction in this program so that homebuyers in Santa Clarita can benefit from the federal Mortgage Credit Certification Program (MCC Program) operated by the County of Los Angeles.

| | | |
|-----------|----------------------------------|---------------------|
| Timeline: | Responsibility: | Funding: |
| Ongoing | Community Development Department | Departmental Budget |

Program HP-1.12: First Time Homebuyer Programs and Developers

Demographic data for Santa Clarita indicates a growing need for ownership housing to serve families just starting out. With a median home price of over \$600,000 in 2020, families cannot afford to purchase a home without assistance. Non-profit developers and community land trusts help produce housing affordable to first-time homebuyers through a variety of means, including sweat equity programs and the purchase of property to lease back at nominal rates, reducing the cost of home ownership. The City will contact local land trusts and housing providers such as Habitat for Humanity to collaborate on measures to advertise and promote these programs, and to facilitate their development on available housing sites.

| Timeline: | Responsibility: | Funding: |
|---|----------------------------------|---------------------|
| Contact land trusts and non-profits in 2022; then ongoing | Community Development Department | Departmental Budget |

Program HP-1.13: Administrative List of Additional Sites

Create and maintain a list of additional sites with appropriate zoning that could be added to the City’s Sites Inventory if and when an analysis provided through the Annual Progress Report indicates that sufficient sites may not exist to accommodate the City’s remaining RHNA, by income level, for the planning period. (*New, No Net Loss – implements new Policy*)

| Timeline: | Responsibility: | Funding: |
|---|----------------------------------|---------------------|
| Create list by 2022; consider adding sites from this list to inventory on an annual basis | Community Development Department | Departmental Budget |

Program HP-2.1: Funding Priority to Extremely Low-income Affordable Housing

Continue to encourage the development of housing for extremely low-income households (households earning at or below 30 percent of median, based on HUD calculations for the Los Angeles County area). The City will continue to give funding preference to programs and projects that have greater numbers of housing for extremely low-income households. (*Existing, modified to reflect adoption of program in 2013 HE and edit name*)

| Timeline: | Responsibility: | Funding: |
|-----------|----------------------------------|----------------------------------|
| Ongoing | Community Development Department | HOME, CDBG, Bonds, PDA/TOD funds |

Program HP-2.2: Continuing Affordability

Ensure that the City’s lending guidelines require long-term affordability of at least 55 years for affordable rental units and through a shared equity or other similar affordability mechanism for affordable ownership units.

| Timeline: | Responsibility: | Funding: |
|---|----------------------------------|----------------------------------|
| Review funding guidelines in 2022; then ongoing | Community Development Department | HOME, CDBG, Bonds, PDA/TOD funds |

Program HP-2.3: Collaboration with Non-Profit Affordable Housing Developers

The City continues to partner with non-profit affordable housing developers for the creation of new affordable housing developments and will continue to be responsive to the proposals of other housing developers. The City is committed to supporting proposed projects which show promise to provide affordable housing to meet the City’s identified housing needs, including for seniors, disabled, and families, especially those who are extremely low-income. Currently, affordable housing developers approach the City informally with projects in various stages of development, making it difficult to bring projects to fruition. A formal Request for Qualifications/Proposals (RFP/RFQ) will streamline and clarify this process. The RFP/RFQ will include information on the affordable housing goals of the City, including the provision of housing for large households and extremely low-income households. *(Existing; modified)*

| Timeline: | Responsibility: | Funding: |
|-----------|----------------------------------|-------------------------------------|
| Ongoing | Community Development Department | CDBG; Redevelopment set-aside funds |

Program HP-2.4: Flexible Development Standards

As required by Government Code Section 65915, provide incentives to affordable housing projects including flexibility in development standards without need for a variance or other discretionary review. Ensure that incentives are granted to qualified affordable projects under Section 65915 even if a density bonus is not sought. Consider tying the granting of additional incentives, as allowed under Section 65915, to the level or depth of a project’s affordability. *(New – needed to implement Policy H2.5)*

| Timeline: | Responsibility: | Funding: |
|-----------|----------------------------------|-------------------------------------|
| Ongoing | Community Development Department | CDBG; Redevelopment set-aside funds |

Program HP-2.5: Fee Reductions or Deferrals for Affordable and Special Needs Housing

The City will continue to review affordable housing proposals on a case-by-case basis and authorize reduction of fee payments as deemed appropriate. Projects with units for lower income households will be given priority for any available fee reductions.

The City will consider a fee deferral ordinance for affordable housing units in order to encourage developers to create more affordable units for lower- income households. In considering the fee deferral ordinance, the City may include congregate care facilities, group homes, supportive housing, community care facilities and congregate care for seniors for inclusion in the fee deferral program. *(Existing; modified to add consideration of a fee deferral program)*

| Timeline: | Responsibility: | Funding: |
|-----------|--|---------------------------------------|
| Ongoing | Community Development Department, City Council | General Fund; Redevelopment set-aside |

Program HP-2.6: Expedited Processing for Affordable Housing Projects

The City will continue to expedite processing for affordable housing projects, including one-stop preliminary review, concurrent application review, designation of a primary contact, and fast-tracking of construction and grading plan review, permitting and inspection.

| Timeline: | Responsibility: | Funding: |
|-----------|----------------------------------|--------------|
| Ongoing | Community Development Department | General Fund |

Program HP-3.1: Limit Code Enforcement Activities

Continue to focus residential code enforcement activities on situations that pose an immediate threat to public health and safety. Such activities do not include minor alterations made to residences without benefit of permit when such alterations are made to accommodate a special need or disability of the resident(s), or for interior alterations made to allow or honor the residents’ cultural needs or practices, unless those alterations pose an immediate threat to the safety of the residents or neighborhood. *(New; implements Policy H3.1 and addresses AFFH and EJ)*

| Timeline: | Responsibility: | Funding: |
|-----------|----------------------------------|--------------|
| Ongoing | Community Development Department | General Fund |

Program HP-3.2: Handyworker Program

The City will continue to provide financial support to the Handyworker Program, operated by the Santa Clarita Valley Committee on Aging – Senior Center through a grant from the City. The Handyworker Program provides minor home repairs, which are primarily performed by Senior Center staff. Grants up to a total of \$5,000 in repairs are allowed per household, per year. Eligible households are owner-occupied and have incomes at or below 80 percent of the median household income for Los Angeles County, as determined annually by HUD. Typical repairs include plumbing, electrical, windows, walls, doors, and HVAC. Repairs which are beyond the scope of the Handyworker staff are subcontracted to local licensed repair persons. *(Existing – max amount updated)*

| Timeline: | Responsibility: | Funding: |
|-----------|--|------------|
| Ongoing | Community Development Department through the Santa Clarita Valley Committee on Aging | CDBG Funds |

Program HP-3.3: Property Rehabilitation Program

The City will continue to administer the Property Rehabilitation Program to provide grants to low- and moderate-income homeowners for repairs to the grounds surrounding their owner-occupied homes. Typical repairs include driveway repair, tree-trimming, fence, wall, and gate repair, and brush clearance. Grants are for up to \$1,500 in repairs.

| Timeline: | Responsibility: | Funding: |
|-----------|----------------------------------|----------|
| Ongoing | Community Development Department | CDBG |

Program HP-3.4: Provide Information for Energy Conservation Programs

The City of Santa Clarita will continue to maintain the “Green Santa Clarita” website as a “one-stop shop” that will provide residents, businesses and builders with programs and products that assist with energy conservation. The website will include available programs for lower income residents. *(Existing; website named, and program modified to “continue” since it was accomplished)*

| Timeline: | Responsibility: | Funding: |
|-----------|----------------------------------|--------------------|
| Ongoing | Community Development Department | Departmental funds |

Program HP-3.5: Preservation of At-Risk Housing

During the 2021 - 2029 planning period, Santa Clarita has 89 affordable senior units at high risk and up to 559 affordable units at lower risk of converting to market rents. The City will work to preserve these units as affordable by undertaking the following specific actions: *(Existing; updated & revised)*

- Annually update the status of at-risk housing beginning in 2021.
- Contact owners and non-profit partners not less than two years before restrictions are set to expire.
- Continue investigating funding options for continuation of affordability agreements and pursue funding as available. (Existing, updated to reflect current figures)

| Timeline: | Responsibility: | Funding: |
|---|----------------------------------|---|
| Annual monitoring; contacts and discussions with owners and partners ongoing. | Community Development Department | TCAC, CA MFH Program, bonds, mortgage funds |

Program HP-3.6: Workforce Housing Program

The City is authorized to enter into a joint powers authority for the purpose of bringing Workforce Housing to the City, specifically targeted to assist middle income households earning between 80% and 120% of the Area Median Income. City staff will work to identify projects under the Workforce Housing Program, for the acquisition of existing apartment buildings through the issuance of governmental, tax-exempt bonds for conversion to rent-restricted rental housing. The units would be deed-restricted, giving local families the ability to afford rent and avoid housing insecurity. The program can also be applied to new builds, whereby the joint powers authority finances the construction of a brand new apartment building and rents the units below market rate, per the restrictions of the deed.

| Timeline: | Responsibility: | Funding: |
|-----------|----------------------------------|---|
| Ongoing | Community Development Department | Governmental, tax-exempt bonds issued by the Joint Powers Authority |

Program HP-3.7: Mobilehome Rent Adjustment Policies

The City currently has a Mobilehome Park rental adjustment policy codified as Municipal Code Chapter 6.02. This ordinance is designed to protect park residents, the majority of which are of lower income, from unreasonable rent increases.

The ordinance restricts the allowable annual space rent increases at mobilehome parks within the City limits to the following:

- An adjustment limited to the percentage of the Consumer Price Index increase over the previous year (not to exceed 5%), along with a pass-through of

increases in the cost of government-required services and increases in utility costs;

- An increase to pay for allowable capital projects substantiated by the park owner through supporting documentation; and
- An adjustment designed to provide a fair and reasonable rate of return, substantiated by the park owner through supporting documentation.

Park owners are subject to significant notification requirements, and the ordinance puts into place a rent increase appeal process which can be initiated by the park residents. *(Existing; updated)*

| | | |
|-----------|----------------------------------|--------------|
| Timeline: | Responsibility: | Funding: |
| Ongoing | Community Development Department | General Fund |

Program HP-4.1: Monitor Housing Trends, Laws, and Issues

The City will continue to monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in the City of Santa Clarita. Ongoing efforts include but are not limited to:

- Attending housing and legislative review conferences;
- Attending training workshops;
- Training on new legislation, state requirements, policies and procedures pertaining to housing programs.
- The City will also participate in regional planning efforts coordinated by the Southern California Association of Governments (SCAG) and interfacing with other local jurisdictions, the County of Los Angeles, and the public.

| | | |
|-----------|----------------------------------|--------------|
| Timeline: | Responsibility: | Funding: |
| Ongoing | Community Development Department | General Fund |

Program HP-4.2: Monitoring of Codes and Ordinances to Remove Barriers

The City will continue to monitor the implementation of ordinances, codes, policies, and procedures to ensure that they do not pose an unreasonable barrier to housing access, and that they continue to provide reasonable accommodation for the disabled. *(Existing; modified to continue)*

| | | |
|-----------|-----------------|----------|
| Timeline: | Responsibility: | Funding: |
|-----------|-----------------|----------|

| | | |
|---------|----------------------------------|--------------|
| Ongoing | Community Development Department | General Fund |
|---------|----------------------------------|--------------|

Program HP-4.3: Homeless Case Management

Provide financial assistance as funding is available to facilitate ongoing case management to address the issues leading to homelessness and assist them with the transition to stable, permanent housing. Effective case management services may include counseling, transportation assistance, job search assistance, and referrals to legal, health care, and substance abuse services. Assistance in locating transitional shelter or subsidized housing may also be provided. *(Existing; moved)*

| | | |
|-----------|----------------------------------|------------|
| Timeline: | Responsibility: | Funding: |
| Ongoing | Community Development Department | CDBG Funds |

Program HP-4.4: Housing for Persons with Disabilities

Encourage the provision of housing specifically serving the developmentally disabled population in new affordable housing projects. Encourage affordable housing developers to set aside a portion of their units for the developmentally disabled. Investigate dedicated funding for developmentally disabled affordable housing construction and support applications for construction funding for affordable housing for the developmentally disabled as described below:

- The City will continue to encourage development of projects targeted for persons with disabilities, including persons with developmental disabilities.
- The City shall seek State and Federal monies, as funding becomes available, in support of housing construction and rehabilitation targeted for persons with disabilities, including persons with developmental disabilities.
- Allow for applicants to request regulatory incentives, such as expedited permit processing and fee waivers and deferrals, to projects targeted for persons with disabilities, including persons with developmental disabilities.
- Assist in the identification of locations, facilitate obtaining the necessary HCD Community Care licensing, and streamline City land use approvals for disabled housing.

| | | |
|----------------------|----------------------------------|--------------|
| Timeline: | Responsibility: | Funding: |
| Annually and ongoing | Community Development Department | General Fund |

Program HP-4.5: Analysis of Impediments to Fair Housing Choice/Fair Housing Analysis

Continue to develop an Analysis of Impediments to Fair Housing Choice (AI/Fair Housing Assessment) every five years or as otherwise legally required, to include but not limited to: *(existing; added updated FHA title)*

- Demographic data on housing, income, household make-up, employment, and a housing profile;
- Evaluation of current City policies and regulations;
- Evaluation of public sector impacts such as lending practices;
- Description of potential impediments and conclusions;
- Recommendations to address identified impediments.

| Timeline: | Responsibility: | Funding: |
|------------------------|----------------------------------|--------------|
| Ongoing, every 5 years | Community Development Department | General Fund |

Program HP-4.6: Fair Housing Programs

The City will continue to provide training to City staff on fair housing laws and responsibilities and will continue to provide funding to contract with a service provider to provide and coordinate fair housing services for residents. The fair housing services provider conducts outreach and education activities, records and investigates inquiries and complaints from residents, distributes literature, provides housing vacancy listings, and publicizes the availability of fair housing services through various media. *(Existing; format modified)*

| Timeline: | Responsibility: | Funding: |
|--------------------------------------|----------------------------------|----------|
| Ongoing; Continue annual allocations | Community Development Department | CDBG |

Program HP-4.7: Administrative Process for Reasonable Accommodations

Continue to implement the City's Reasonable Accommodations Ordinance through an administrative process (unless related entitlements are sought) that is inexpensive and easy to apply for. Process these requests in 30 days or less where no other entitlements are applied for. *(New – AFFH)*

| Timeline: | Responsibility: | Funding: |
|----------------------|----------------------------------|----------|
| Ongoing as requested | Community Development Department | CDBG |

Program HP-4.8: Environmental Justice Objectives and Policies

When amending the Elements within this General Plan, identify objectives and policies to reduce the unique or compounded health risks in disadvantaged communities by means that include, but are not limited to, the reduction of pollution exposure, including the improvement of air quality, and the promotion of public facilities, food access, safe and sanitary homes, and physical activity. Review all General Plan Elements in 2022 to ensure that there are no conflicting objectives or policies. (*New, EJ*)

| | | |
|--|----------------------------------|--------------|
| Timeline: | Responsibility: | Funding: |
| First review in 2022; as Elements are amended thereafter | Community Development Department | General Fund |

Program HP-4.9: Protection from Unnecessary Wildfire Risk

Limit exposure of new households to wildfire risks by ensuring that all new residential developments located within the VHFHSZ (Very High Fire Hazard Severity Zone) have at least two points of access, an emergency evacuation plan, and meet all applicable Fire Safe Standards. Grant priority in processing and funding of affordable housing projects to those that are located outside of the VHFHZ. (*New, needed to provide consistency with Safety Element policies to meet SB1241*)

| | | |
|--|----------------------------------|--------------|
| Timeline: | Responsibility: | Funding: |
| Ongoing as projects are processed and reviewed | Community Development Department | General Fund |

Program HP-4.10: Proactive Community Preservation

Continue to conduct proactive Community Preservation activities related to property maintenance and public safety issues in selected neighborhoods of Canyon Country and Newhall to forestall decline of these neighborhoods and help maintain them in a clean, safe, healthy, and secure manner that contributes to community vitality. Activities include but are not limited to:

- Maintenance and improvement of existing homes.
- Revitalization of neighborhoods in decline.
- Measures to combat crime, graffiti, and gang activity.

Staff from Community Preservation, Housing, Planning, Building and Safety, Recreation and Community Services, Neighborhood Services, and Public Works work in close partnership with the affected neighborhoods, local law enforcement, fire, emergency services and local contractors to achieve code compliance. The East Newhall, Old Town Newhall, and Canyon Country neighborhoods will be prioritized for these services, with other areas as needed and as funding allows.

| | | |
|-----------|----------------------------------|--------------|
| Timeline: | Responsibility: | Funding: |
| Ongoing | Community Development Department | General Fund |

Program HP-4.11: Culturally Appropriate Facilitation and Involvement

Facilitate the involvement of affected residents, businesses, and organizations in all aspects of the planning process, utilizing culturally appropriate approaches to public participation and involvement and reflected in the Fair Housing Programs and Action Table, below. (*New; EJ*)

| | | |
|-----------|----------------------------------|--------------|
| Timeline: | Responsibility: | Funding: |
| Ongoing | Community Development Department | General Fund |

Program HP-4.12: Fair Housing Programs & Actions (new; AFFH)

| Fair Housing Issues | Contributing Factors | City Programs & Actions |
|---|---|--|
| Enforcement and Outreach Capacity | | |
| Low rates of community participation and awareness of fair housing issues | <ul style="list-style-type: none"> Linguistic Isolation (particularly for Spanish speakers) may be a barrier to accessing information about Fair Housing | <ul style="list-style-type: none"> Continue to provide translation services on the City’s website, including Spanish translation Continue to contract with the Housing Rights Center or other Fair Housing Service Provider and ensure that the provider: <ul style="list-style-type: none"> Utilizes non-traditional forms of outreach via social media and place-based campaigns in Newhall and Canyon Country areas Provides tabling at community events utilizing staff that are multi-lingual Provides bilingual outreach materials and telephone support Expand outreach efforts by considering stipends for local non-profits to increase participation by underrepresented communities Promote Recreation and Community Services programs in multiple languages and across multiple venues |

| | | |
|---|--|--|
| | | <ul style="list-style-type: none"> Recruit residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies |
| <ul style="list-style-type: none"> Segregation and Integration | | |
| <p>Four census tracts in the Newhall and Canyon Country areas have higher rates of segregation</p> | <ul style="list-style-type: none"> Concentrations of Lower and Moderate-Income Households, Female-Headed Households with children, and Hispanic residents in Lower Resource areas of Newhall and Canyon Country | <ul style="list-style-type: none"> The City to undertake strategies to remove barriers to housing and strategically enhance access Provide landlord education and outreach to expand the location of participating voucher properties As available, provide financial assistance with security deposits and moving expenses for voucher holders & low-income tenants Conduct affirmative marketing targeted at promoting equal access to government-assisted housing Provide the appropriate zoning for multifamily housing opportunities Recruit residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies Continue to support the Committee on Homelessness and Bridge to Home Continue to Implement the Community Plan to Address Homelessness, including expansion and funding of the Rapid Rehousing (RRH) program |
| <p>One tract within Valencia (neighboring Henry Mayo Newhall Hospital) has a higher concentration of disabled persons, majority are ambulatory disabilities</p> | <ul style="list-style-type: none"> Likely due to presence of 55+ communities | <ul style="list-style-type: none"> Conduct community outreach and surveying in this tract to ensure residents have adequate ADA-accessible facilities, infrastructure, and equal access to housing Undertake place-based strategies to ensure reasonable accommodations, including support for JADUs and Universal Design programs |

| Disparities in Access to Opportunity | | |
|--|--|--|
| <p>Financing: Discrepancies in lending patterns by race/ethnicity</p> <p>Subprime lending discrepancies by race/ethnicity</p> | <ul style="list-style-type: none"> Lending discrimination identified in AI | <ul style="list-style-type: none"> Include the monitoring of lending practices, foreclosure prevention services, and homebuyer education for residents as part of the City’s fair housing program scope of services. Support local lenders in their outreach methods and promote the goal of diversifying the lender’s applicant profiles |
| <p>Location of Environmental Health Hazards including lead in housing risk and exposure to drinking water contaminants in Newhall and Canyon Country</p> | <ul style="list-style-type: none"> Age of housing Water supply | <ul style="list-style-type: none"> Continue to seek funding for the Handyworker Program which includes lead abatement and education Dedicate or seek funding to prioritize basic infrastructure improvements in disadvantaged communities Continue the proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs and mitigates potential cost, displacement and relocation impacts on residents |
| <p>Segregated communities are in lower resource areas of the City</p> | <ul style="list-style-type: none"> Lack of Housing Choice and Affordability in Areas of Opportunity | <ul style="list-style-type: none"> Consider adopting inclusionary (mixed income) program and related strategies Continue to review zoning, permit streamlining, fees, incentives, and other approaches to increase housing choices and affordability Encourage collaboration between local governments and community land trusts as a mechanism to develop affordable housing in higher-opportunity areas and increase opportunities for community ownership of housing Continue the Affordable Sites Incentive Program Continue the Graduated Density Zoning and Site Consolidation Program in Old Town Newhall Consider targeted investment and programs like sweat equity and down payment assistance to ensure that housing opportunities for all income levels are available throughout Santa Clarita while avoiding displacement and providing amenities within low opportunity areas. |
| Disproportionate Housing Needs Including Displacement | | |

| | | |
|--|---|---|
| <p>Communities sensitive to displacement located in Newhall and Canyon Country</p> | <ul style="list-style-type: none"> • The availability of affordable units in a range of sizes • Displacement of residents due to economic pressures • Lack of private investments in specific neighborhoods • Lack of public investments in specific neighborhoods, including services or amenities • Lack of renter protections • Lending discrimination • Lack of rental relief programs for people at risk of homelessness • Small businesses displaced by national corporations | <ul style="list-style-type: none"> • Require relocation assistance for projects which displace lower-income residents, including granting first right of return to existing residents, moving expenses and assistance in securing alternative housing • Provide multi-lingual tenant legal counseling • Consider a rent stabilization program beyond what is required by California Civil Code 1946.2 • Continue Mobilehome Rent Stabilization program • Continue Senior Mobilehome Park overlay zone protections • Consider a just cause eviction program or similar efforts to improve tenant stability beyond what is required by California Civil Code 1946.2 • Continue to work with existing partners like the Old Town Newhall Association and the Chamber of Commerce to encourage and support a small business alliance in the Newhall and Canyon Country areas to increase visibility of small businesses and promote assistance programs • Continue the existing “Shop Local” program to support local businesses by ensuring that some fraction of the City’s purchases of goods and services come from local businesses • |
|--|---|---|

Quantified Objectives

State law requires the City to establish quantified objectives for development of new housing and the preservation or rehabilitation of existing affordable housing over the eight-year planning period. Table 8 summarizes Santa Clarita’s projected new construction of affordable and market rate units during the period 2021 - 2029.

The City of Santa Clarita plans to fund Handyworker grants to 520 households to help ensure that low-income residents living in older homes in the City can maintain those homes in a safe and sanitary condition.

The City will strive to preserve all affordable units at high risk for conversion during the 2021 - 2029 Housing Element period.

Table 7: Quantified Preservation and Rehabilitation Objectives 2021 - 2029

| Housing Type | Extremely Low 30% or less of median | Very Low 50% or less of median | Low 51% to 80% of median | Total |
|---------------------------|---|--------------------------------------|--------------------------------|-------|
| Handyworker Rehab Program | 80 | 285 | 155 | 520 |
| Preservation | 14 | 35 | 40 | 89 |
| Total | 94 | 320 | 195 | 609 |

Table 8: Quantified New Construction Objectives, 2021 - 2029

| Housing Type | Very Low 50% or less of median | Low 51% to 80% of median | Moderate 81% to 120% of median | Above Moderate >120% of median | Total |
|--------------|--------------------------------------|--------------------------------|---|---|--------|
| RHNA | 3,397 | 1,734 | 1,672 | 3,228 | 10,031 |

Section III: Housing Sites

3.1 CONTEXT

Jurisdictions are required by law to identify sufficient adequate sites of suitable land within its boundaries to meet its Regional Housing Needs Allocation (RHNA). These sites can include vacant sites zoned for residential use, vacant sites that allow residential development, and underutilized sites that are capable of being redeveloped to increase the number of residential units. These sites must have the realistic potential for new residential development within the Housing Element planning period. Santa Clarita is meeting its RHNA through the following means:

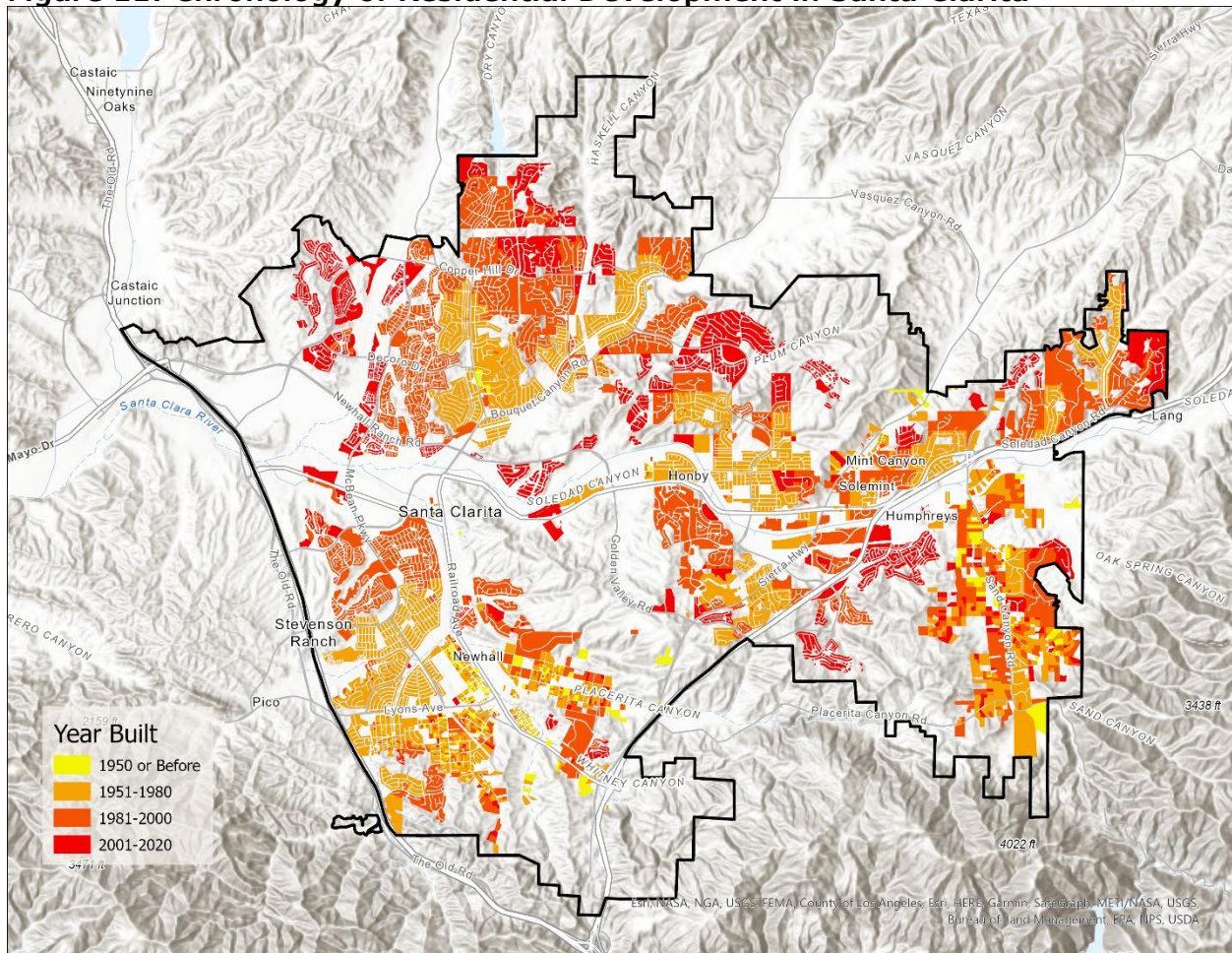
- ADU development projections (See Section 3.2);
- Planned, approved, and pending projects projected to develop during the planning period (See Section 3.3); and
- Adequate sites identified in the Sites Inventory, including sites on vacant and non-vacant land (See Sections 3.4).

Legislation passed since the last Housing Element update has added more stringent requirements for the Sites Inventory. Assembly Bill 1397 addresses standards for the adequacy of inventoried housing sites, including non-vacant sites and sites that were identified in previous housing elements. Senate Bill 166, the “No Net Loss” law, requires a jurisdiction to ensure a Housing Element Sites Inventory with continual capacity to accommodate the RHNA by income group throughout the Housing Element planning period. Because of this requirement, HCD recommends an increased buffer of at least 15 to 30 percent more capacity than required, especially for the lower-income RHNA, or projecting a lower density capacity than is allowed. This Sites Inventory includes a 25 percent buffer for very low-income units and a 26 percent buffer for low-income units and utilizes conservative estimates for development capacity in order to account for this need. Additionally, programs are included within the Housing Element to ensure the City complies with new ‘No Net Loss’ requirements and maintains sufficient sites in inventory.

Santa Clarita has a younger housing stock than the region and is a growing community with vacant land available for infill and greenfield development, as well as a history of annexing new land. While over 60 percent of housing units in the SCAG region were built prior to 1980, less than one-third of Santa Clarita’s housing units were built during that time.

Because of the age of the housing stock, the City has more recent experience with housing development. Recent residential development projects approved or under construction in the City include mixed use projects, age-restricted senior housing, single-family subdivisions, multifamily development including apartments and detached condominiums, student housing, and transitional housing. Recent residential development is used to make reasonable development capacity assumptions that reflect patterns of development within the City.

Figure 11: Chronology of Residential Development in Santa Clarita



Source: Los Angeles Office of the Assessor Data

The Sites Inventory accommodates 59 percent of sites identified for lower income households on vacant sites. Overall, the Sites Inventory contains a large buffer with a surplus of over 9,000 units.

3.2 ADU DEVELOPMENT ASSUMPTIONS

An Accessory Dwelling Unit (ADU) is a secondary dwelling unit located on residentially zoned property that has an existing single-family or multifamily residence. Due to their small square footage, ADUs can provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others. In some cases, ADUs are used as short-term rental units, providing supplemental income for property owners.

The Southern California Association of Governments (SCAG) has conducted a survey of ADU rents and has issued pre-certified affordability assumptions for ADUs. Based on local conditions and development trends, the City decreased the proportion of projected lower-income ADUs and increased the proportion of Moderate and Above

Moderate ADUs to be consistent with what is reasonably expected to develop in the City (see Table 9). These numbers may be credited towards Santa Clarita’s RHNA.

Table 9: Assumed Affordability for 6th Cycle ADUs

| Income Category | SCAG Affordability Assumption for ADUs | Santa Clarita Affordability Assumption for ADUs | Santa Clarita ADUs Assumed |
|--|--|---|----------------------------|
| Extremely Low | 15% | 19% | 76 |
| Very Low | 9% | | |
| Low | 45% | 34% | 136 |
| Moderate | 2% | 9% | 36 |
| Above Moderate | 30% | 38% | 152 |
| Total | 100%* | 100%* | 400 |
| *Due to rounding, percentages may not always appear to add up to 100% (Source: SCAG survey) | | | |

Recent trends indicate that ADU permit applications have been increasing in recent years. The City of Santa Clarita permitted 13 new ADU units in 2018, 25 new ADU units in 2019, and 47 new ADU units in 2020. Additionally, the City is on pace to approve approximately 75 ADUs and permit 50 ADUs in 2021. This rapid increase in ADU permits is likely due to recent California legislation that makes it easier to build and permit ADUs on single-family and multifamily zoned property. Assuming that 2021 trends will hold, and that 50 ADUs would be permitted per year, it can be assumed that 400 ADUs will be permitted between 2021 and 2029.

3.3 PLANNED, APPROVED, AND PENDING PROJECTS

Housing units approved, permitted, or in receipt of a certificate of occupancy as of June 30, 2021, can be credited towards meeting the City’s latest RHNA. These units can count towards the RHNA based on affordability and unit count provided it can be demonstrated that the units can be built within the planning period of October 2021 through October 2029. Affordability (income category) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project.

Based on Los Angeles regional market rents and sales prices, apartments, condominiums, and townhomes are typically affordable to moderate-income households. Single-family homes are generally affordable only to above moderate-income households. Subsidized housing developments that offer housing at below market rates are made affordable to lower income households. Table 10 identifies the approved or pending projects that are credited towards meeting the City’s RHNA. Projects that are currently in the pipeline achieve an average density of approximately 80 percent of the maximum allowable density.

Table 10: Planned, Approved, and Pending Projects (2021)

| Project Name | Zoning | Maximum Density Allowed (du/ac) | Approved/ Proposed Density | % Of Max Density Achieved | # Of Units Achieved | Income Category |
|--|------------|---------------------------------|----------------------------|---------------------------|---------------------|-----------------|
| Entitled | | | | | | |
| Sand Canyon Plaza | MX-N & UR3 | 18 | 16.1 | 89.4% | 580 | Above Moderate |
| Dockweiler 21 | UR3 | 11 | 4.8 | 43.6% | 93 | Above Moderate |
| Master's University Master Plan | UR3 | 11 | 9.3 | 84.5% | 42 | Above Moderate |
| River Walk Mixed Use Project | CP | 30 | 25.2 | 84.0% | 136 | Above Moderate |
| Veluzat Condos | UR4 | 18 | 7.5 | 41.7% | 9 | Above Moderate |
| Canyon Brook | UR2 | 5 | 4.6 | 92.0% | 35 | Above Moderate |
| Sand Canyon Ranch | NU4 | 0.5 | 0.34 | 68.0% | 22 | Above Moderate |
| Bouquet Canyon Project | UR5 & UR2 | 5 to 30 | 12.7 | 42.3% | 375 | Above Moderate |
| MetroWalk Specific Plan | SP | 24.5 | 24.5 | 100.0% | 449 | Above Moderate |
| | | | | | 49 | Lower |
| Golden Triangle Apartments | CC | 18 | 16.5 | 91.7% | 164 | Above Moderate |
| Vista Canyon Specific Plan | SP | Varies | 12.3 | 100.0% | 477* | Above Moderate |
| Galloway Five Knolls | UR3 | 11 | 8.5 | 77.3% | 44* | Above Moderate |
| Porta Bella Specific Plan | SP | Varies | 2.9 | N/A | 2,911 | Above Moderate |
| Skyline Ranch | UR1 | 2 | 2.6 | 130.0% | 678* | Above Moderate |
| Sierra Victoria | UR4 | 18 | 6.2 | 34.4% | 48* | Above Moderate |
| Family Promise Supportive Transitional Housing | CC | 18 | 7.2 | 40.0% | 1 | Above Moderate |
| | | | | | 4 | Lower |
| Sand Canyon Plaza Assisted Living | MX-N | 18 | 30.9 | 171.7% | 115 | Above Moderate |

| | | | | | | |
|--|----------|-----------------|------|--------|-------|----------------|
| Sierra West Assisted Living | MX-C | 30 | 13.7 | 45.7% | 54 | Above Moderate |
| Pending | | | | | | |
| Mancara | UR1, NU5 | 2 | 1.2 | 60.0% | 109 | Above Moderate |
| Princessa Crossroads (+Sikand) Specific Plan | SP | Varies | 17.7 | N/A | 710 | Above Moderate |
| Park Vista | UR2 | 5 | 3.9 | 78.0% | 182 | Above Moderate |
| Ted Robinson | UR1 | 2 | 1.6 | 80.0% | 48 | Above Moderate |
| Sand Canyon Villas | UR5 | 30 | 12.2 | 40.7% | 20 | Above Moderate |
| Smiser/Wiley Canyon | MX-N | 18 | 17.7 | 98.3% | 375 | Above Moderate |
| Smiser/Wiley Canyon Assisted Living | MX-N | 18 | 17.7 | 98.3% | 190 | Above Moderate |
| Bouquet Canyon IHOP Mixed Use | MX-C | 30 | 25 | 83.3% | 30 | Above Moderate |
| Salazar 11th Street Mixed Use | SP | Form Based Code | 56.9 | N/A | 12 | Above Moderate |
| Salazar 14th Street Mixed Use | SP | Form Based Code | 53.9 | N/A | 32 | Above Moderate |
| Annexed & Entitled | | | | | | |
| Singh/Somerset Summit | UR2 | 5 | 1.3 | 26.0% | 95 | Above Moderate |
| West Creek CH18 | UR4 | 18 | 30.5 | 169.4% | 320 | Above Moderate |
| Total | | | | 79.6% | 9,135 | |
| *Remaining number of units in projects that are under construction | | | | | | |

After subtracting these anticipated units, the City must demonstrate its ability to meet the remaining housing needs through the identification of specific parcels or sites. After accounting for units planned and approved as of June 30, 2021, and anticipated ADUs, there is a remaining need of 6,502 units. This total includes 4,866 lower-income and 1,636 moderate-income units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of 6,502 units.

3.4 DEVELOPMENT CAPACITY ASSUMPTIONS

California law requires that jurisdictions demonstrate in their Housing Element that the land inventory is adequate to accommodate the jurisdiction's share of the regional growth. California law has established "default" density standards in estimating potential units by income range:

- A density standard of 0 to 14 units per acre (primarily for single-family homes) is assumed to facilitate housing in the above moderate-income category;
- A density standard of 15 to 29 units per acre (primarily for medium density multifamily developments) would facilitate housing in the moderate-income category; and
- A density standard of 30 or more units per acre (primarily for higher density multifamily developments) would facilitate housing in the lower income category.

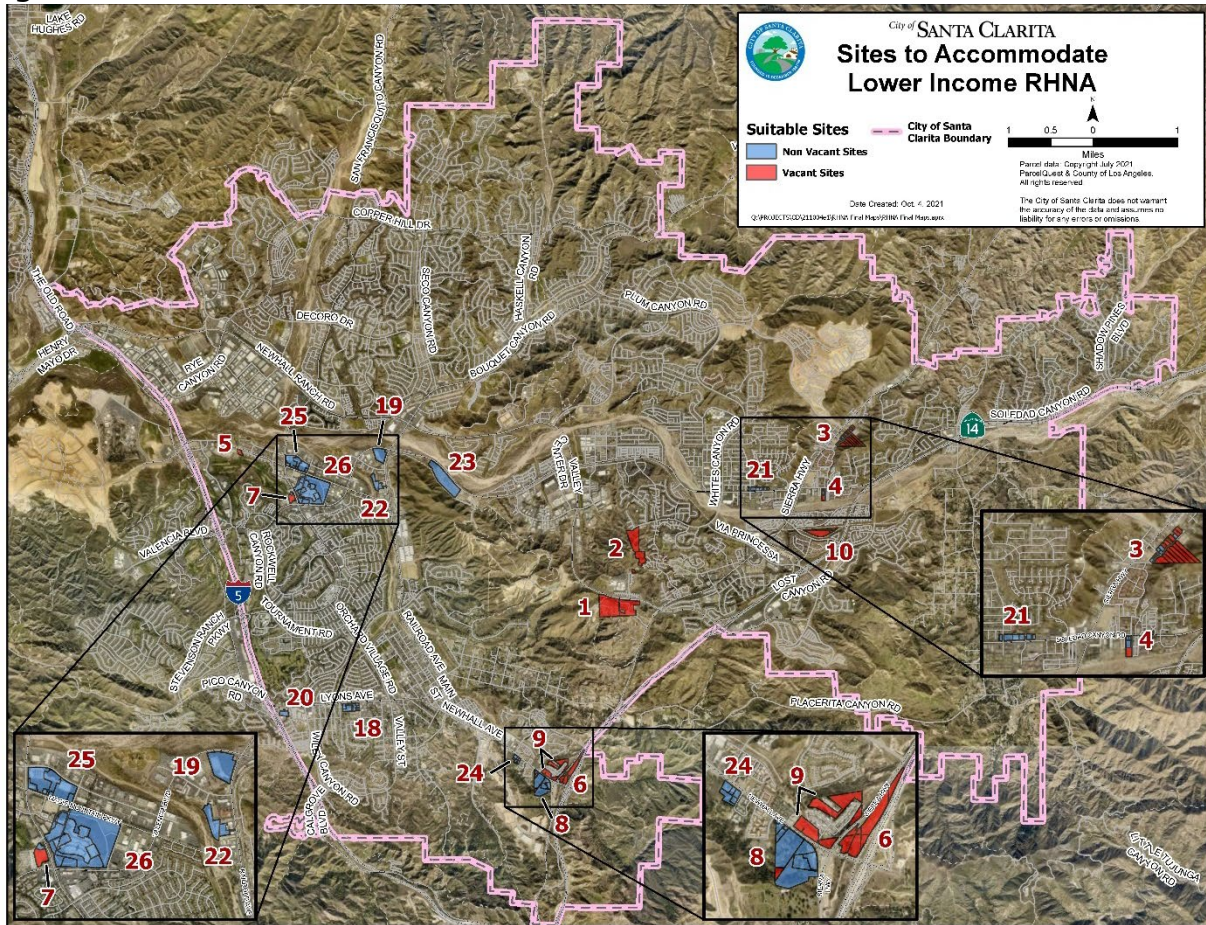
When identifying potential capacity for more development, Geographic Information Systems (GIS) data was used to identify vacant and non-vacant properties within the city in zoning districts that allow for residential use. Non-vacant parcels were chosen as sites likely to be redeveloped during the next eight years based on the parcel's land value, the parcel's existing use versus zoned use, age of structure, floor area ratio, and ownership patterns (i.e., if contiguous parcels have one owner, they are more likely to be consolidated and redeveloped). Parcels in the city were reviewed to eliminate those unlikely to be redeveloped in the near term, such as parcels containing medium to larger size apartment buildings or condominiums and parcels with newer structures.

The City used conservative assumptions to estimate the development capacity of each site. Specifically, the Sites Inventory assumed 75 percent of the maximum allowable density of all parcels, instead of the full development potential allowed under the applicable zoning district. This density assumption is lower than the average densities achieved by the planned and approved projects (See Section 3.3). For the sites designated for mixed use, the allowable density was assumed to be 30 dwelling units per acre (du/ac) and would be developed with both residential and commercial uses. These assumptions are based on development trends in the City as shown in Table 10 above. These historical regional development patterns were used to approximate a variety of site-specific constraints that would reduce the ability for property owners to meet the maximum allowed density allowance. For the smaller lots in the inventory, a minimum of one dwelling unit is assumed for each legal lot.

A total of 9,845 residential units can be accommodated on vacant and non-vacant sites in the city based on residential densities and floor area ratio standards per existing land use designations and zoning districts. The sites are located in zoning districts that accommodate densities between 18 to 50 dwelling units per acre. The

sites identified for new housing were separated into discrete areas within the City and are shown geographically in Figure 12 and Figure 13.

Figure 12: Sites to Accommodate Lower Income RHNA



As shown in Figure 12, sites to accommodate the lower income RHNA are spread out throughout the city and are in areas with moderate to highest resource areas as categorized by the California Tax Credit Allocation Committee (TCAC).

Table 11 provides the size, realistic capacity, income category, and resource area of each site. An analysis of these sites relating to fair housing can be found in Section 4.5 and a table providing attributes for all sites can be found in Appendix D.

Figure 13: Sites to Accommodate Moderate Income RHNA

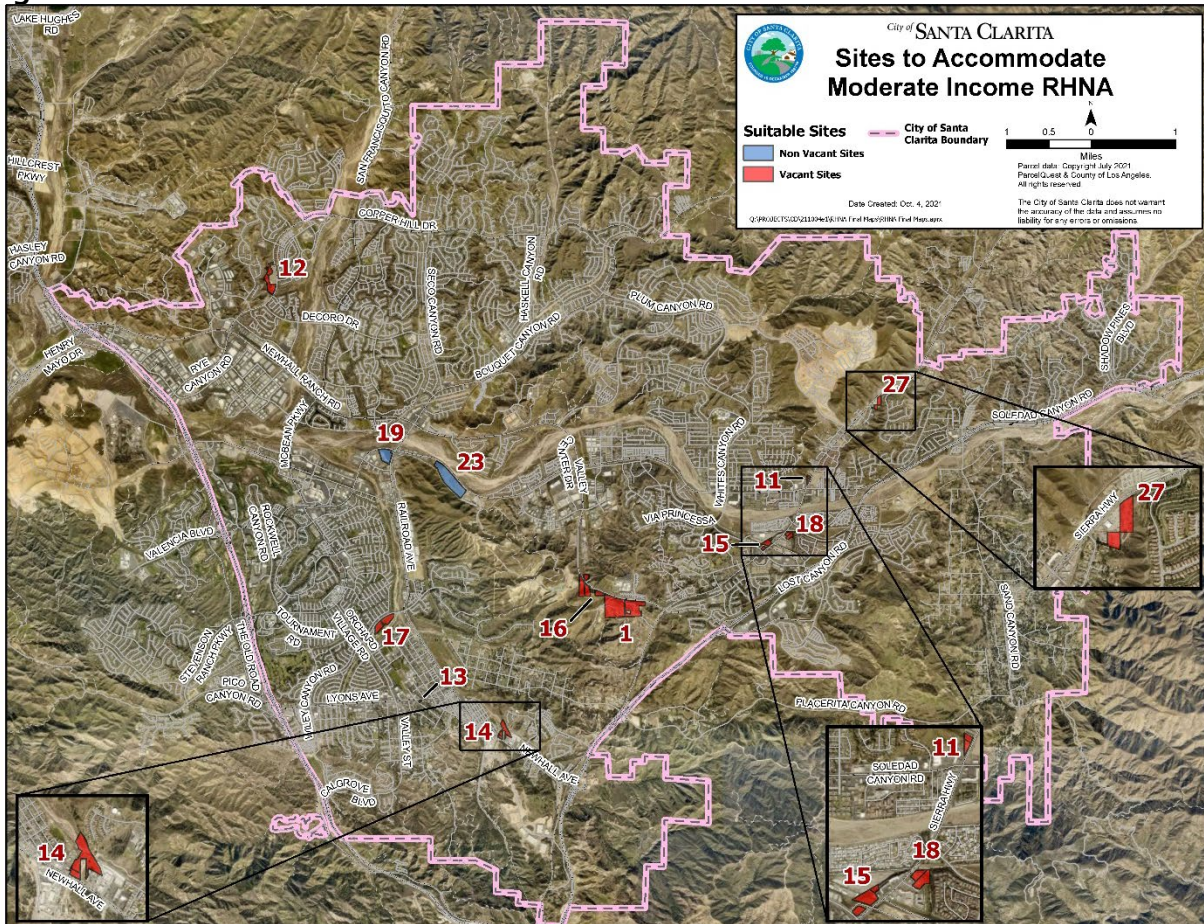


Table 11: Housing Site Areas

| Map # | Acres | Realistic Capacity (Units) | Income Category | TCAC Resource Area |
|-------|-------|----------------------------|-----------------|--------------------|
| 1 | 95.73 | 1,313 | Lower, Moderate | Moderate Resource |
| 2 | 28.74 | 453 | Lower | Moderate Resource |
| 3 | 24.39 | 523 | Lower | Moderate Resource |
| 4 | 3.77 | 82 | Lower | Moderate Resource |
| 5 | 1.92 | 71 | Lower | Highest Resource |
| 6 | 14.79 | 552 | Lower | Moderate Resource |
| 7 | 4.50 | 168 | Lower | Highest Resource |
| 8 | 28.16 | 629 | Lower | Highest Resource |
| 9 | 15.03 | 338 | Lower | Moderate Resource |
| 10 | 14.51 | 323 | Lower | Moderate Resource |
| 11 | 1.56 | 20 | Moderate | Moderate Resource |
| 12 | 13.48 | 181 | Moderate | Highest Resource |
| 13 | 0.43 | 5 | Moderate | High Resource |
| 14 | 8.66 | 117 | Moderate | Moderate Resource |
| 15 | 4.97 | 66 | Moderate | Moderate Resource |

| | | | | |
|----|-------|-------|-----------------------|-------------------|
| 16 | 20.06 | 271 | Moderate | Moderate Resource |
| 17 | 12.65 | 171 | Moderate | Highest Resource |
| 18 | 15.55 | 307 | Lower, Moderate | High Resource |
| 19 | 12.60 | 283 | Lower, Moderate | Highest Resource |
| 20 | 3.92 | 88 | Lower | High Resource |
| 21 | 5.65 | 123 | Lower | Moderate Resource |
| 22 | 7.85 | 175 | Lower | Highest Resource |
| 23 | 35.20 | 792 | Lower, Moderate | High Resource |
| 24 | 4.15 | 90 | Lower | High Resource |
| 25 | 22.67 | 847 | Lower | Highest Resource |
| 26 | 48.44 | 1,805 | Lower, Above Moderate | Highest Resource |
| 27 | 3.84 | 52 | Moderate | Moderate Resource |

3.5 RHNA SURPLUS

Santa Clarita is identifying sufficient suitable sites to accommodate its entire RHNA through existing sites under existing zoning. Of the City’s 10,031-unit total RHNA obligation, 265 lower-, 36 moderate, and 9,234 above moderate-income units will be accounted for by planned and approved units and through ADU development. After those units, there is a sum of 6,502 units needed to accommodate the City’s RHNA including 3,321 units affordable at the very low and extremely low-income levels and 1,545 units affordable at the low-income level. The City has identified suitable sites to realistically accommodate an additional 9,845 units under current zoning, with an approximately 25 percent buffer for the very low and low-income categories and a 47 percent buffer for the moderate-income category. More than 50 percent of the City’s low-income RHNA obligation can be met on vacant sites.

Table 12: RHNA Surplus by Income Group

| | Very Low-income | Low-income | Moderate-income | Above Moderate-income | Total |
|---|-----------------|------------|-----------------|-----------------------|--------|
| RHNA Allocation | 3,397 | 1,734 | 1,672 | 3,228 | 10,031 |
| Planned and Approved Units | 0 | 53 | 0 | 9,082 | 9,135 |
| ADUs | 76 | 136 | 36 | 152 | 400 |
| Remaining RHNA After Credits | 3,321 | 1,545 | 1,636 | 0 | 6,502 |
| Vacant Units | 1,956 | 920 | 1,777 | -- | 4,653 |
| Non-vacant Units | 2,181 | 1,027 | 625 | 1,359 | 5,192 |
| Total Units After Credits | 4,137 | 1,947 | 2,402 | 1,359 | 9,845 |
| Total Unit Surplus | 816 | 402 | 766 | 7,365 | 9,349 |
| Buffer above Remaining RHNA After Credits | 25% | 26% | 47% | >100% | |

3.6 PROGRAMS TO ENSURE ADEQUATE SITES (NO NET LOSS)

In order to ensure the sites listed in inventory continue to be available for development, especially for lower income housing, programs have been included to maintain an adequate Sites Inventory, throughout the 8-year planning period. The programs are included in their entirety in **Section 2** and summarized here:

3.6.1 Programs to Ensure Adequate Sites under SB 166, “No Net Loss”

- **No Net Loss of Residential Capacity to Accommodate RHNA (Program HP-1.1):** Staff will develop and implement a project-by-project administrative evaluation procedure to track units built and remaining site capacity to accommodate the City’s remaining RHNA.
- **No Reduction of Density without Replacement Sites (Program HP-1.2):** No action shall be undertaken that reduces the density or development capacity of a site unless sufficient remaining sites are available in inventory to accommodate the City’s remaining RHNA.
- **Administrative List of Additional Sites (Program HP-1.13):** City will maintain a list of additional sites with appropriate zoning that could be added to the City’s Sites Inventory if and when sufficient sites may not exist to accommodate the City’s remaining RHNA.
- **Publish Useful Information about Housing Sites (Program HP-1.10):** City will publish a summary of available sites for housing to interested housing developers.

3.7 INFRASTRUCTURE

This subsection provides information about the availability of infrastructure to serve new housing and addresses any infrastructure limitations within the City that may affect the development of housing during the planning period. As required, this section includes information on the availability of water, sewer, and dry utilities. All sites listed in the inventory that are appropriate for lower income residential development have available infrastructure.

3.7.1 Water

The City of Santa Clarita is served by the Santa Clarita Valley Water Agency (SCV Water). SCV Water is made up of three interconnected water distribution systems: Newhall Water Division (NWD), Santa Clarita Water Division (SCWD) and Valencia Water Division (VWD). SCV Water plans for long-term availability of water resources through an Urban Water Management Plan, Water Shortage Contingency Plan, and a Water Use Efficiency Strategic Plan. As new housing is developed in the City, upgrades to water facilities may be required. This determination would be made as part of the standard City development review process, and upgrades or new connections would require additional development review. Overall, SCV Water’s water resources, safeguards, and water resource planning efforts are projected to be

sufficient to provide water supply to the projected new housing development throughout the planning period.

3.7.2 Sewer

Wastewater treatment in the City of Santa Clarita is currently provided by the Valencia Water Reclamation Plant (Valencia WRP) and Saugus Water Reclamation Plant (Saugus WRP), operated by the Santa Clarita Valley Sanitation District of Los Angeles (SCVSD). Wastewater is addressed in the Recycled Water Master Plan and Urban Water Master Plan, which identified increased demand due to population growth. Two new facilities, the Newhall Ranch Water Reclamation Plant (Newhall WRP) and the Vista Canyon Ranch Water Factory (Vista Canyon RWF), have been planned to meet increased demand. Existing and planned wastewater infrastructure is projected to be sufficient to provide sewage infrastructure to new housing development.

3.7.3 Other Utilities

In addition to water and sewer, the Sites Inventory must discuss the availability of dry utilities. Dry utilities include electricity, natural gas, and telecommunication infrastructure. In the City of Santa Clarita, electricity is provided by SoCal Edison, natural gas is provided by SoCalGas, and telecommunications are provided by AT&T, Viasat, Spectrum, or other providers. These utilities are available in the project area.

3.8 ENVIRONMENTAL CONSIDERATIONS

The analysis of sites must include a general description of known environmental features with the potential to impact the development viability of the identified sites. Some areas within the City are environmentally sensitive or hazard prone. Provisions within the Building Code and Unified Development Code consider these conditions in establishing standards for development, and these standards were considered in the identification of suitable sites. Further discussion on environmental constraints to residential development is located in **Section 4**.

3.8.1 Sensitive Habitats and Species

The planning area contains a wide range of vegetation, wildlife, and habitats, including several of specific environmental concern. As the sites listed in inventory are focused on infill sites near previously developed sites and on underutilized sites that have been previously developed and disturbed, the presence of sensitive habitats and species within the City does not affect the development viability of these sites.

3.8.2 Seismic

There are several active and potentially active earthquake faults and fault zones within the City of Santa Clarita, and the City contains Alquist-Priolo Fault Special Studies zones. Additionally, some sites are at increased risk for other seismic hazards, including liquefaction and seismically induced landslides. Standards for

development in these areas are found within the City’s Building Code, Unified Development Code, and seismic design standards. The sites identified in this inventory were selected considering these development standards and conditions, and the conditions do not affect development viability.

3.8.3 Flooding

There are several flood hazard areas and dam inundation zones within the City of Santa Clarita, primarily found along the Santa Clara River and its tributary streams. Sections of development in the City are served by levees, reducing their flood risk.

Additionally, Santa Clarita has taken measures to mitigate both urban flooding risk from stormwater and floodplain flood hazards, through implementation of the National Flood Insurance Program, the City’s Floodplain Management Ordinance, and portions of the Unified Development Code. Flood risk is mitigated both through emergency preparedness planning and through hazard mitigation efforts, including development standards. The sites identified in this inventory were selected considering these development standards and conditions, and the conditions do not affect development viability.

3.8.4 Fire Hazards

The City of Santa Clarita is located in a fire-prone region and contains areas designated as fire hazard severity zones. Development in these areas is subject to various codes, guidelines, and programs to reduce risk from wildfire, including County fuel modification requirements and standards in the Building Code, Fire Code, and Unified Development Code. These standards meet the State standards for development within fire hazard severity zones and minimize risk for new developments within this area. In order to promote public health and safety, the inventory of sites minimized land within hazardous areas where feasible. Some sites within fire hazard severity zones were identified as suitable land for residential development, and development in these areas will be subject to development standards mentioned above. Additionally, Program HP-4.9 (See **Section 2**) includes provisions to prioritize development outside of fire hazard severity zones as criteria for distributing funds and incentives for residential development. These standards may increase development costs overall but are not expected to impact the viability of residential development.

Section IV: Technical Background Report

4.1 INTRODUCTION

The Technical Background Report (TBR) of the 2021 Santa Clarita Housing Element includes statutorily required data, information on local resources and programs, and an analysis of governmental and non-governmental constraints to the provision of housing. As part of the new AB 686 requirements to affirmatively further fair housing, the TBR contains an analysis of the socioeconomic make-up of the city and its neighborhoods. **Section 1** of the Housing Element includes a brief history of Santa Clarita’s history of annexation, a summary of fair housing issues, demographic information, and further analysis where new policies or programs are needed to overcome socioeconomic segregation and to respond to changing demographics and housing needs.

This Technical Background Report includes pre-certified data on housing data needs and conditions compiled by SCAG, as well as locally acquired information and data including an analysis of fair housing, special needs, local knowledge of the housing stock, local housing resources, and an analysis of housing constraints.

4.2 LOCAL HOUSING NEEDS DATA

Demographic data and information related to housing needs and the current housing stock in Santa Clarita are summarized in **Section 1** of the Housing Element and included here with more thorough information and analysis.

4.2.1 Pre-Certified SCAG Dataset

The Southern California Association of Governments (SCAG) has compiled a housing needs data package for each jurisdiction. These housing data packages have been pre-certified by the California Department of Housing and Community Development (HCD) to meet statutory requirements for the quantification of existing and projected housing needs including:

- Identification of population and employment trends;
- Household characteristics (i.e., existing households by tenure, existing extremely low-income households, total, lower, and extremely low-income households overpaying, overcrowded households);
- Special needs (i.e., number of persons with disabilities, number of persons with developmental disabilities, elderly households by tenure, large households by tenure and female headed households); and
- Regional Housing Need Allocation (RHNA) by income group, including extremely low-income households.

The Santa Clarita 2020 Pre-Certified Local Housing Data Packet includes the requisite data on population and employment trends, household characteristics, and special

housing needs in the jurisdiction. The packet also includes some analysis of the data; further analysis is provided herein and throughout the Housing Element (*Source: Housing Needs Data Certification Letter from HCD*).

The SCAG Housing Needs Dataset is included in Appendix A of this section in its entire original form.

4.2.2 Farmworker Housing Needs

Statewide, farmworker housing is of unique concern and importance. While only a small number of SCAG jurisdictions have farmworkers living in them, they are essential to the region's economy and its food supply. According to the United States Department of Agriculture (USDA), more than 80 percent of hired crop farmworkers are not migrant workers but are considered settled and work farm(s) within 75 miles of their residences. This share is up significantly from 41 percent in 1996-1998, reflecting a fundamental change in the nature of the crop farming workforce.

The 2015-2019 ACS identified 190 Santa Clarita residents employed in the agricultural industry, representing 0.26% of the Santa Clarita workforce and 0.004% of its residents, and 0.004% of the region's farmworkers. According to the USDA, the average age of the agricultural workforce has risen significantly in the last few years and now stands at 41.6 years. A growing percentage (26.1%) are women. While the median farm size in Los Angeles County is only four acres, there are 25 "large" farms of 500 acres or more that rely on farmworkers (2017 County summary highlights, USDA). Most of the large farms in Los Angeles County are located in or near the Palmdale-Lancaster area, and not near Santa Clarita. (California Important Farmland: 2016, CA DOC. Lands identified here are indicated as being used for agriculture in the last four years in the Farmlands Mapping and Monitoring Program.)

Most farmworkers in California reside in metropolitan areas, where the average hourly wage of \$16.05 puts them in the extremely-low to very-low income category (between 30-50 percent of the area median income).

4.3 LOCAL HOUSING PROGRAMS & RESOURCES

4.3.1 Resources: Housing Assistance Programs

The following programs include Federal-, State-, and locally run programs providing funding for construction, rehabilitation, or rental assistance for very low-, low-, and moderate-income households. This section describes programs that may be locally available and potentially applicable within the City.

Housing Assistance Programs for Homeowners, Renters

- **Section 8 Housing Choice Voucher (HCV Program)** is the federal government's major program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. Participants may choose any housing that meets the requirements of the

program. The Los Angeles County Development Authority (LACDA) pays a housing subsidy directly to the landlord, and the participant pays the difference between the actual rent charged and the amount subsidized by the program. (*Source: LACDA*) The availability of this program depends on LACDA funding, efforts, and priorities. This program is not utilized frequently in the City, as discussed further in Section 4.5.2.

- **Home Investment Partnerships (HOME)** are grants provided by the U.S. Department of Housing and Urban Development (HUD) to fund a wide variety of projects that implement local housing strategies and create affordable housing for low-income households including building, buying, rehabilitating affordable housing, or providing direct rental assistance (*Source: HUD*).
- **California Housing Finance Agency (CalHFA)** Established in 1975, CalHFA was chartered as the state's affordable housing lender. The Agency's Multifamily Division finances affordable rental housing through partnerships with jurisdictions, developers and more, while its Single-Family Division provides first mortgage loans and down payment assistance to low- and moderate-income first-time homebuyers.
- **Home Ownership Program (HOP)** which is administered by LACDC (LA Community Development Corporation) and financed with HOME funds provided through the U.S. Department of Housing and Urban Development. Designed to meet the needs of low-income families, HOP provides loans of up to 20% of the purchase price for down payment and closing costs assistance not to exceed \$85,000. Each loan is a second Trust Deed loan provided at 0% interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage. HOP loans are available to first-time homebuyers in the unincorporated areas of Los Angeles County and cities, such as Santa Clarita, participating in the Community Development Block Grant (CDBG) Urban County Program.
- **Mortgage Credit Certification (MCC) Program** offers first-time homebuyers a federal income tax credit. This credit reduces the amount of federal taxes the holder of the certificate would pay. It can also help first-time homebuyers qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage.

Programs for Residential Rehabilitation and Proactive Community Preservation

- **Preservation Assistance** is available through City implementation of "Preservation of At-Risk Housing" (HP-3.5) where the City monitors at-risk housing units and investigates and pursues funding options for continuation of affordability agreements. Through this program, the City was able to achieve the preservation of 76 affordable units during the previous Housing Element planning period.

- **The Handyworker Program** is managed by the Santa Clarita Valley Committee on Aging and helps low- and moderate- income residents obtain grants to pay for necessary repairs to their homes. The program is funded by Community Development Block Grants.
- **Property Rehabilitation** is available through the City’s “Property Rehabilitation Program” (HP-3.3). The City provides grants to low- and moderate-income homeowners for repairs to the grounds surrounding their homes, such as driveway repair, tree-trimming, and brush clearance, up to \$1,500.
- **Section 203(k) Rehab Mortgage Insurance**, a HUD program, facilitates the rehabilitation and repair of single-family residential properties by insuring a home loan for the purchase or refinance of property that needs significant repairs. It can also be used for a variety of other improvements, including conversion of properties up to a four-unit structure, enhance accessibility for a disabled person, or elimination of health and safety hazards.
- **The Proactive Community Preservation** (HP-4.10) utilizes staff from City departments including Community Preservation, Planning, and Public Work to facilitate partnerships between affected neighborhoods and local law enforcement, fire, emergency services, and local contractors to achieve code compliance. Additionally, City staff conduct meetings to present information to the public code enforcement, graffiti, and various other quality of life issues.

Programs for Housing Development

- **California Self-Help Housing Program (CSHHP)** is a California Department of Community Development program that provides technical assistance and funding for the training and supervision of low- and moderate-income self-help homebuilders. Funding is provided through sponsor organizations, either local government agencies or non-profit corporations.
- **Section 202 funding** provided by HUD finances construction, rehabilitation, or acquisition of structures for supportive housing for very low-income elderly persons through interest-free capital advances and rental assistance funds. This funding is only available to private non-profit organizations and consumer cooperatives and is highly competitive.
- **Low-Income Housing Tax Credit (LIHTC) Program** provides State and Local LIHTC- allocating agencies the equivalent of approximately \$8 billion in annual budget authority to issue tax credits based on population for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households.
- **California Tax Credit Allocation Committee (TCAC)** allocates federal and state tax credits to the developers of projects based on priorities they set each year. Interested developers may apply for a 9% tax credit (which is often competitive) or a 4% tax credit. The developers who have been awarded the credits sell the credits to investors. This creates cash equity which provides a significant portion of the funds that developers need to build affordable housing. Buildings eligible for the LIHTC must either have 20% of units rent-

restricted and occupied by tenants with incomes no higher than 50% of the Area Median Income (AMI) or 40% of units rent restricted and occupied by tenants with incomes no higher than 60% of AMI.

The Department of Housing and Urban Development (HUD) designates Qualified Census Tracts (QCTs) and Difficult Development Areas (DDAs) that have increased eligibility. QCTs must have 50 percent of households with incomes below 60 percent of the area median income (AMI) or have a poverty rate of 25 percent or more. There are two QCTs in Santa Clarita, one of which was added in 2021.

DDAs are areas with high land, construction, and utility costs relative to the area median income. All of Santa Clarita is in a DDA. Santa Clarita is partially within a 'Highest Resource' designation which provides an eligibility bonus when applying for these credits; however, even with the tax credit, affordable housing projects in a high-cost area can be difficult to fund because of the high cost of land. The ability to apply for this program depends on the level of interest from developers, developable sites, constraints imposed by development standards, and the level of competition in the region for LIHTC funding. *(Sources: California Tax Credit Allocation Committee, National Housing Law Project, U.S. Department of Housing and Urban Development)*

- **Section 811 Supportive Housing for Persons with Disabilities Program** is managed by HUD and provides funding through interest-free capital advances, operating subsidies, and/or project rental assistance for eligible projects developing affordable housing for persons with disabilities. This program is highly competitive and requires a non-profit housing sponsor.
- **Affordable Housing Program (AHP)** is administered by the Federal Housing Finance Agency. AHP funds are granted to financial institutions on behalf of a housing sponsor and may be used to finance the purchase, construction, or rehabilitation of owner-occupied housing for low- or moderate-income households and the purchase, construction, or rehabilitation of rental housing where at least 20 percent of the units are affordable for and occupied by very low-income households. Local development costs may deter local developers from applying for this program.

4.3.2 Resources: Homeless Population

Individuals are considered homeless when they lack fixed and regular nighttime residences. Homeless individuals may be unsheltered, including those living in tents, cars, makeshift shelters, or on the street, or sheltered, including those in emergency shelters or transitional shelters. According to the most recent 2020 count, there are 168 people experiencing homelessness in Santa Clarita, representing a 35 percent decline from the previous year. It is important to note that the count does not include unsheltered unaccompanied minors or youth, persons in domestic violence shelters, or persons receiving motel vouchers. Additionally, gathering accurate data remains a challenge and it is likely that the numbers are higher. *(Source: Los Angeles Homeless Services Authority, 2020).*

The Santa Clarita Community Task Force on Homelessness is made up of members from more than 30 local organizations. The Task Force meets monthly and works to complete action items identified in the Community Plan to Address Homelessness developed in 2018 in partnership with Los Angeles County. In a 2019 survey conducted by the Task Force, 148 students in the Newhall District reported experiencing homelessness and service providers had reported uptick in persons seeking resources. To address the challenges involved with gathering accurate data on persons experiencing homelessness, the Task Force has prioritized the development of a homeless person's registry to allow for easy identification, and evaluation of services homeless individuals need and have accessed. These metrics will help the City better understand the effectiveness of services offered to the homeless community.

4.3.3 Resources: Homeless Shelters

Homeless shelters provide temporary shelter for the homeless population. Bridge to Home, the primary homeless services provider in the City, has recently transitioned their emergency winter shelter into a year-round 24/7 operation with expanded services to those in need. Located at 23850 Pine Street, the shelter can accommodate up to 60 people at any given time. Additionally, the City has approved Bridge to Home's proposal to construct an approximately 18,680 square-foot, two-story, permanent housing facility located at 23031 Drayton Street. The site will accommodate up to 92 individuals, including 60 dormitory-style beds, and four attached single-family apartment units, and contain ancillary services for its occupants. The property where the permanent homeless shelter will be located was donated by the City to Bridge to Home.

4.3.4 Resources: Transitional Housing

Transitional housing provides temporary lodging and is designed to move individuals and families into permanent housing within a specified period of time, generally no longer than 24 months. The Unified Development Code allows transitional housing as a permitted use in all Non-Urban (NU) and Urban Residential (UR) zones and is conditionally permitted in Community Commercial (CC) and Regional Commercial (CR) zones. The City of Santa Clarita has one transitional housing community, Family Promise of Santa Clarita Valley (Family Promise), which offers housing to eligible families in their Transition House for 30-90 days while they find employment and/or housing. Additionally, Family Promise provides lodging services by housing families in motels. Family Promise does not receive motel vouchers. In 2021, the City approved Family Promise's proposal to construct and operate a 6,419 square-foot supportive and transitional housing facility at 23652 Newhall Avenue. The facility will include five residential units and four office units to provide temporary living arrangements and transitional housing services. The property where the transitional housing facility will be located was donated by the City to Family Promise.

In response to the COVID-19 Pandemic, the City participated in the federally funded Project Roomkey Program. The purpose of Project Roomkey was to provide non-congregate shelter options for people experiencing homelessness, to protect human life, and to minimize strain on health care system capacity. A local hotel offered 50 rooms for occupancy under the program. The short-term program expired in late 2020.

4.3.5 Resources: Supportive Housing

Supportive housing is defined as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite service that assists the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community” (Gov Code, § 65582 (g)).

- **Los Angeles Homeless Services Authority** provides Safe Haven housing as temporary supportive housing for hard-to-reach homeless persons with severe mental illness that have been unwilling or unable to participate in supportive services, as well as Permanent Supportive Housing to assist homeless individuals with a disability or families in which one adult or child has a disability to live independently.
- **Sober Living Environments** are facilities that provide safe housing and supportive, structured living conditions for people in sobriety programs. Sober living homes serve as transitional environments between such programs and mainstream society. The City of Santa Clarita has at least two known two Sober Living Environments, including Ark-1 LA, located on Fourl Road and The Action SCV Sober Living Ranch, located on Soledad Canyon Road.

4.3.6 At-Risk Assisted Housing Developments

In compliance with Government Code Section 65583(a)(9), this section summarizes the inventory of assisted rental housing developments. Table 13 below shows a total of 89 low-income units that are at risk of converting to market rate within the Housing Element planning period.

SCAG data found in Appendix A is supplemented by locally available knowledge and both are included in the table to give the most accurate data possible.

Table 13: Assisted Rental Housing Developments

| Project Name | Address | Tenant Type | # Low-income Units | Funding Program | Earliest Conversion Date |
|--|-----------------------|-------------------|--------------------|--------------------|--------------------------|
| High Risk of Conversion to Market Rate within 5-10 Years | | | | | |
| Hideaway Apartments | 27077 Hideaway Avenue | Elderly Units | 14 | LA County FHA Loan | 2024 |
| | | Non-Elderly Units | X | | |
| Valencia Villas | | Elderly Units | 75 | | 2024 |

| | | | | | |
|--|----------------------------------|-------------------|-----|---------------------------------|-----------------------------|
| | 24857 Singing Hills Drive | Non-Elderly Units | X | Project Based Rental Assistance | |
| High Risk of Conversion Total | | Elderly Units | 89 | | |
| | | Non-Elderly Units | 0 | | |
| Moderate Risk of Conversion to Market Rate in 5-10 Years | | | | | |
| Riverpark Apartments | 27303 Sara Street | Elderly Units | X | Multi Family Revenue Bond | 2031 |
| | | Non-Elderly Units | 105 | | |
| Moderate Risk of Conversion Total | | Elderly Units | 0 | | |
| | | Non-Elderly Units | 105 | | |
| Low Risk of Conversion | | | | | |
| The Village Apartments | 23700 Valle Del Oro | Elderly Units | X | Multi Family Revenue Bond | 2036 |
| | | Non-Elderly Units | 39 | | |
| Whispering Oaks Apartments | 22816 Market Street | Elderly Units | 78 | LA County Loan | Permanent |
| | | Non-Elderly Units | X | | |
| Sand Canyon Ranch | 28856 North Silver Saddle Circle | Elderly Units | X | Multi Family Revenue Bond | 2033 |
| | | Non-Elderly Units | 50 | | |
| Sand Canyon Villas & Townhomes | 28923 Prairie Lane | Elderly Units | X | Multi Family Revenue Bond | 2032 |
| | | Non-Elderly Units | 43 | | |
| Canyon Country Villas | 26741 N. Isabella Parkway | Elderly Units | 66 | Multi Family Revenue Bond | 2032 |
| | | Non-Elderly Units | X | | |
| Canyon Country Senior Apartments | 18701 Flying Tiger Driver | Elderly Units | 198 | Tax Credits Bond | 2058 |
| | | Non-Elderly Units | X | | |
| Three Oaks Apartments | 23610 Newhall Avenue | Elderly Units | X | LIHTC | 2069 |
| | | Non-Elderly Units | 29 | | |
| Orchard Arms | 23520 Wiley Canyon Road | Elderly Units | 75 | Project Based Rental Assistance | Conventional Public Housing |
| | | Non-Elderly Units | X | | |
| HumanGood Senior Apartments | 23420 Avenida Rotella | Elderly Units | 64 | HUD Section 202 | 2036 |
| | | Non-Elderly Units | X | | |
| Bouquet Canyon Senior Apartments | 26705 Bouquet Canyon Road | Elderly Units | 263 | Tax Credits Bond | 2069 |
| | | Non-Elderly Units | X | | |

| | | | | | |
|------------------------------|---------------------|--------------------------|------------|----------------------------------|-----------|
| Fountain Glen Apartments | 23941 Decoro Drive | Elderly Units | 8 | Conditions of Approval with City | Permanent |
| | | Non-Elderly Units | X | | |
| Diamond Park Apartments | 27940 Solamint Road | Elderly Units | X | Multi Family Revenue Bond | 2032 |
| | | Non-Elderly Units | 50 | | |
| Low Risk of Conversion Total | | Elderly Units | 754 | | |
| | | Non-Elderly Units | 211 | | |
| Table Total | | Elderly Units | 843 | 1159 Total Units | |
| | | Non-Elderly Units | 316 | | |

Quantified Analysis between Cost of Preservation and Cost of New Construction

In compliance with State housing law requirements, the following analysis covers the 10-year period between 2021 and 2031.

Costs for rehabilitation, acquisition, and tenant-based rental subsidies must be determined in order to analyze costs for preserving at-risk units. Acquisition and rehabilitation costs depend on the building condition, size, location, existing financing, and availability of governmental and market financing. Additionally, rehabilitation costs allow for the preservation of existing units that are in substandard living conditions. Rental subsidies and other financing options depend on the resident’s income, shelter costs, and timeframe of assistance provided. Table 14 below shows the estimated preservation costs for high-risk units that are anticipated to convert to market rate within the housing cycle.

Table 14: Total Preservation Costs for 89 At-Risk Units

| Fee/ cost Type | Cost per Unit | Total Cost At-Risk Units |
|---------------------------|---------------|--------------------------|
| Acquisition | \$231,690 | \$20,620,410 |
| Rehabilitation | \$16,299 | \$1,450,611 |
| Rental Subsidies (Annual) | \$10,296 | \$18,326,880 |

Transfer of Ownership

If the current organizations managing the at-risk units are no longer able to maintain the project, transferring ownership of the affordable units to a non-profit housing organization can be a viable way to preserve affordable housing for the long term. The per-unit estimate market value for a multifamily residence is around \$380,000 (Zillow). The at-risk units are older and will likely cost less than the average market value. Nevertheless, transferring ownership or purchasing replacement units would require significant resources.

Cost for Preservation

Affordable units within Santa Clarita are under public-private agreements with Los Angeles County or the State of California. Acquisition costs in the area are estimated to be around \$231,690 to \$265,010 per unit (*Sources: City of Los Angeles Housing Authority, 2020; Realtor, 2021*). One of the high-risk housing developments mentioned in Table 13 include funding from the Federal Housing Administration (FHA). According to the FHA, the base amount per unit defined as substantial rehabilitation range from \$15,000 (2016) to \$16,299 (2021) (*Source: U.S. Housing and Urban Development, 2021*).

Rental Subsidy

A tenant's actual monthly payment is influenced by multiple factors including deductions from utility allowances, property's physical condition, comparable rents in the surrounding area, and other local housing policies. In Los Angeles County, the average Fair Market Rent (FMR) for a two-bedroom, two-bathroom home is estimated at \$2,058 (*Source: HUD, 2021*). The federal government sets standards for the amount a household should pay for housing at no more than 30% of their gross income for rent or mortgage, including utility costs. For a household making 60% of the area median income, the maximum monthly housing cost should be \$1200. Utilizing the factors mentioned above, public financing sources would cover the remaining costs at approximately 70%, estimating monthly per-unit costs at \$858. The total annual rental subsidy for the 89 at-risk units would be approximately \$916,344. Over a period of twenty years, this would total \$18,326,880.

Cost of Replacement

Estimated replacement costs for affordable housing in the Santa Clarita Valley are \$154,294 per unit or \$174 per sq. ft. of gross building area (Los Angeles County Municipal Code Title 22, Div. 9, Ch. 22.268.020). Replacing all 89 at-risk units would require approximately \$13,732,166 in replacement costs. Given the increase of construction costs, this amount is likely to increase over the planning period.

Comparison of Preservation and Replacement Costs

Based on quantitative costs analyses above, rehabilitation and financing are less costly than new construction or acquisition. Therefore, programs to fund upgrades and rental subsidies are preferable for preserving at-risk units. Partnering with non-profit agencies can aid in the preservation of at-risk units, as described in Table 15 below.

Qualified Organizations for Preservation or Replacement of At-Risk Units

Table 15: Non-Profit Housing Development Organizations

| Organization | Contact name | Address | Phone |
|---|---|--|--------------|
| Cabrillo Economic Development Corporation | Rodney Fernandez | 702 County Square Drive, Ventura, CA 93003 | 805-659-3791 |
| Mercy Housing, Inc. | Mark Trinidad | 1500 South Grand Ave, #100, Los Angeles, CA 90015 | 213-743-5820 |
| National Community Renaissance | Rebecca Clark, Executive Director | 9065 Haven Ave, Suite 1000, Rancho Cucamonga, CA 91730 | 909-483-2444 |
| Presbyterian Homes | Kim Heinzelman, Project Development Assistant | 516 Burchett Street, Glendale, CA 91203 | 818-247-0420 |
| Telacu Homes, Inc. | Tom Provencio | 5400 East Olympic Blvd, #300, Los Angeles, CA 90022 | 323-832-5411 |
| Habitat for Humanity | Donna Deutchman | 21031 Ventura Blvd, Suite 1101, Woodland Hills, CA | 818-981-4900 |

The organizations listed above include entities located in the Southern California area, not specific to Santa Clarita.

Other Qualified Non-Profit Entities

Standard Communities is the affordable housing division of parent company Standard Property Company, Incorporated. The organization is active and successful in developing affordable housing in low-income communities.

Standard Property Company, INC.
 (DBA Standard Communities)
 1901 Avenue of the Stars, Suite
 395 Los Angeles CA 90067
 (310) 553-5711

Thomas Safran & Associates Development, Incorporated is a real estate development firm that manages and develops affordable rental properties around Southern California.

Thomas Safran & Associates Development, Inc.
 11812 San Vicente Blvd. #600
 Los Angeles CA 90049
 (310) 820-4888

Funding Sources

The City recognizes the improvement, maintenance, and expansion of affordable housing as a high priority. As such, funding is received through various County and

State programs such as Community Development Block Grant (CDBG), Public Housing Capital and Operating Funds, HOME programs, Housing Choice vouchers, Section 202 for Elderly, Section 811 for persons with disabilities, and other project-based assistance programs such as Section 8. These funding sources are further discussed in Section 4.3.1, Housing Resources.

In 2019, City contributed \$280,000 in CDBG funds to the Handyworker and Property Rehabilitation Programs to assist low-income single-family homeowners. Although these units are not made affordable, and therefore do not meet preservation objectives, the program is an important aspect to protecting existing housing stock and continues to be successful in providing safe and decent living conditions (Goal H.3).

4.3.7 Planning and Zoning Programs

Density Bonus and Other Programs

The Density Bonus Law requires a city or county to provide a developer with density bonuses and other incentives or concessions for the production of lower income housing units. The developer may also request for the donation of land if the developer agrees to construct a specified percentage of units for very low-income, low-income, or moderate-income households, or qualifying residents and meets other requirements. Existing law provides for the calculation of the amount of density bonus for each type of housing development that qualifies under these provisions.

AB 2345 provides developers with density bonuses or other incentives in exchange for the provision of affordable housing which meets certain requirements. As of January 2021, up to a 50 percent density bonus can be approved for housing projects provided that 24 percent of units are reserved for low-income individuals. Density bonus law also applies to moderate-income residents, very low-income residents, senior housing, childcare facilities, and student housing. Entitlements for additional units are allowed under the event that the developer donates land to the local jurisdiction. The legislation also reduces specific thresholds for obtaining approvals and allowances from local jurisdictions that provide fee waivers and expedited review, requires density bonus reporting, and reduces parking obligations for many projects qualifying for a density bonus. Since November 1992, the City has adopted a density bonus ordinance within Unified Development Code.

AB 2345 made important revisions to the existing Density Bonus Law and will increase how much additional density a predominantly market-rate project can obtain. As of January 2021, the maximum density bonus increased from 35% to 50%, based on an updated sliding scale of housing affordability. The policy also clarifies how to measure the area within a half-mile of a major transit stop (for purposes of qualifying additional benefits and bonuses), reduces parking requirements for larger dwellings, and defines specifications for annual reporting.

The City of Santa Clarita allows for the construction of residential uses within commercially zoned properties and along transportation corridors, as reflected in their Zoning Code Section 17.38.050. The Zoning Code allows development of between 11-30 units per acre for Urban Residential Zones UR3, UR4 and UR5, with an option to apply a 50 percent density bonus to the project for affordable housing. The City also has the following incentives for development of mixed use properties: accelerated plan check review, increased residential and commercial density opportunities, reduced parking requirements, increased building heights, and a reduction in setbacks along public streets. The Old Town Newhall Specific Plan was adopted to encourage mixed use and transit-oriented development. In addition to encouraging housing production through subdivisions and mixed use development, local ordinances allow accessory dwelling units in single-family residential zones consistent with state law.

Accessory Dwelling Units (ADU)

Since the adoption of the last Housing Element in 2013, the State of California has made a concerted effort to expand the production of accessory dwelling units (ADUs).

Accessory dwelling units are allowed in single-family neighborhoods citywide in Santa Clarita, pursuant to state housing law. These laws allow for up to two additional rental units on all single-family parcels, with incentives for homeowners to add an ADU including streamlined approval, waived fees, reduced parking requirements, and financing opportunities. The City of Santa Clarita has permitted an increasing number of ADUs: 13 in 2018, 25 in 2019, and 47 in 2020. Additionally, the City is on pace to approve approximately 75 ADUs and permit 50 ADUs in 2021.

ADUs are comprised of detached and attached structures, whether conversions or additions. Junior accessory dwelling units (JADUs) allow Santa Clarita homeowners to convert excess space in an existing home to a unit under 500 feet without fees, and flexible requirements include the option of shared space with the main unit. 66 percent of ADUs permitted in Santa Clarita in 2020 were JADU conversions of existing square footage, primarily garages.

Santa Clarita has many single-family homes governed by homeowners' associations (HOAs). Civil Code 4751.a, established by Assembly Bill 670, ensures that HOAs can not impede a homeowner from adding an ADU to their property: "...any provision of a governing document, that either effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit..., is void and unenforceable."

Southern California Association of Governments (SCAG) created a Housing Element Parcel Tool (HELPR) estimating the opportunity for amendments to ADU policy to optimize conditions for development across the region. Table 16 represents individual variables to streamline the production of ADUs in Santa Clarita. SCAG's projections illustrate the potential impact that ADUs can provide in addressing regional housing needs.

Table 16: ADU Production Opportunity with Locally Amended Incentives

| Local amendment of state ADU policy | Eligible Parcels | Additional Parcels |
|---|------------------|--------------------|
| Baseline Assumptions | 18,606 | status quo |
| Smaller ADU (from 800 to 600 sf) | 19,725 | +1,119 |
| Removed parking space (200 sf) | 19,485 | +879 |
| Reduced setback and smaller ADUs | 20,019 | +1,413 |
| Reduced setback and removed parking space | 19,895 | +1,289 |
| Smaller ADU and removed parking | 19,755 | +1,149 |
| Reduced setback, smaller ADU, and removed parking | 20,025 | +1,419 |
| <i>Source: Housing Element Parcel Tool</i> | | |

Missing Middle Zoning

“Missing middle” is a commonly used term that refers to the range of housing types that fit between single-family detached homes and mid-to-high-rise apartment buildings, such as duplexes, triplexes, and townhomes. The California legislature has passed several bills to facilitate this development in current single-family zones to increase housing production statewide.

On September 16, 2021, the governor signed two housing bills that go into effect on January 1, 2022. Senate Bill 9 (SB 9) will allow lot splits of qualifying parcels, and a duplex on each lot, thereby allowing for up to four dwellings on existing parcels zoned single-family. The UC Berkeley Turner Center estimated that out of 38,500 single-family parcels in Santa Clarita, 23,900 (62%) would be eligible for a lot split under SB 9. The study further estimates 2,500 new units could be produced in total under market-feasible conditions.

Senate Bill 10 (SB 10) will allow cities to opt-in to zoning provisions that streamline the process to build small apartment complexes of 10 or fewer units. Together, SB 9 and SB 10 give the City an opportunity to help address the need for a greater supply of “missing middle” housing developments and units affordable to first-time homebuyers.

Additionally, Program HP-3.6 facilitates the development of workforce housing through a joint powers authority. Housing acquired and developed through this program specifically is meant to assist middle income households earning between 80% and 120% of the Area Median Income through acquiring or developing deed restricted apartment buildings.

Regional Planning Funding

Regional funding encourages cities to optimize planning efforts for housing, transit-oriented communities, and sustainable development. These funds are incorporated

into the state’s budget and distributed regionally by Southern California Association of Governments (SCAG).

Regional Early Action Planning (REAP) grants totaled \$47 million for the SCAG region in 2020. Santa Clarita stands to benefit from the program’s focus on three broad areas: partnerships and outreach, regional housing policy solutions, and Sustainable Communities Program strategic integration. The latter focuses on Priority Growth Areas (PGAs) including Newhall and Santa Clarita’s transit centers and cites opportunity for transit-oriented development at Metrolink stations. Local Early Action Planning (LEAP) companion grants provide technical assistance to local entities.

Local Provisions

The City of Santa Clarita has adopted provisions for mixed use development to encourage revitalization of commercial corridors. These provisions, found in the Unified Development Code, allow residential uses within proximity to retail, office, and other commercial use areas to promote integrated, walkable neighborhoods that are compatible with the intent of such mixed use zones. Mixed use sections include a corridor zone (Section 17.35.010), neighborhood zone (Section 17.35.020) and urban village zone (Section 17.35.030). Additional development standards and permitted residential and commercial uses for the mixed use zones are provided in Chapter 17.35 of the Santa Clarita Municipal Code. These standards include allowable residential dwelling units per acre, nonresidential floor area ratio range, building setbacks, surface parking setback, and maximum height.

The City of Santa Clarita passed a Senior Mobilehome Park Overlay Zone (SMHP) in January 2018 to preserve the maintenance and viability of existing senior mobilehome parks consistent with the City’s goal of meeting the housing needs of senior residents. The overlay zone prioritizes affordable senior housing facilities in limiting conversion of such zones to other land uses. This zone ensures 80 percent senior occupancy and applies to Canyon Palms Mobilehome Park, Greenbrier Mobile Estates, and Sierra Park Mobilehome Park. The zoning ordinance also stipulates that once 90 percent of units are occupied by one (1) senior, the remaining units are available for non-senior occupancy, thus enhancing affordable housing options within local jurisdictional boundaries.

The Jobs Creation Overlay Zone (JCOZ), adopted in 2019, supports the attraction of higher paying and higher quality jobs in the City’s four targeted industries of aerospace, biomedical, entertainment, and technology to enhance the City of Santa Clarita’s overall jobs and housing balance and provide greater job opportunities (Section 17.38.015). The JCOZ provides additional design standards, incentives (parking reductions, fee waivers, ministerial reviews), architectural review, public noticing processes, and permitted uses. Additional design standards, including height, are outlined in Ordinance 19-4 § 3. The creation of greater job opportunities locally through the JCOZ allows more residents to work locally, thus improving proximity to higher quality jobs, and helps reduce the housing cost burden within the City.

Additional provisions adopted by the city include Ordinances 13-8 § 4, 15-11 § 5, 20-10 § 6 and 21-1 § 6 which provide further details to carry out these standards for both infill and hillside commercial and residential developments. These ordinances address subdivision requirements, lot line adjustments, parcel merging, regulation of permitted uses, and protection of biological resources and water quality. The ordinances provide details for the developer to consider during the permit application phase and may aid in permit streamlining efforts for housing development. The ordinances aim to promote community character and public health & safety that enhance commercial and residential use and aesthetic views of the area. As such, the adopted ordinances aim to reduce constraints to housing development in the local jurisdiction.

4.4 HOUSING CONSTRAINTS ANALYSIS

This section of the Housing Element examines the constraints that could hinder the City's achievement of its housing objectives and the resources that are available to assist in the production, maintenance, and improvement of the City's housing stock. In compliance with Government Code Section 65583, sections 4.4.1 and 4.4.2 identify and analyze potential non-governmental and governmental constraints to the production and retention of housing.

4.4.1 Non-Governmental Constraints

Availability and Location of Vacant Land

Santa Clarita has a significant number of sites that are currently vacant. However, some of these vacant sites are within environmentally sensitive areas and may face increased risk from natural hazards such as landslides, flooding, and fire. Natural disasters impact all community members; however, the impacts typically affect vulnerable populations disproportionately. The lack of suitably located vacant land will increasingly become a constraint in Santa Clarita as the City begins to build out.

Land Costs

Similar to the rest of the Los Angeles area, high land costs are a significant constraint to the development of affordable and middle-income housing in the City of Santa Clarita. Land cost is a large component of residential development costs. The price of land varies depending on its location within the City, development constraints, and availability of utilities. Stakeholders have noted that the cost of land is the top constraint to housing development in the City. However, this constraint is not unique to Santa Clarita, as cost of land is a similar constraint in all comparable jurisdictions nearby.

The median home value in Santa Clarita was \$538,000 as of 2018 (*Source: SCAG Local Profiles*) and had climbed to over \$620,000 by the end of 2020 (Santa Clarita Valley Housing Market Forecast, 2020-2022). As noted above, the area of the home's location is a significant factor in its market value. The high cost of housing, and of

the land needed to build housing, is one of the significant non-governmental constraints to housing in Santa Clarita.

Construction Costs

Residential construction costs include material and labor costs and depend on various factors including size and type of development, location, and availability of labor. On average, construction costs in California account for about 63 percent of total development costs in multifamily development. The average cost of construction in the Los Angeles-Long Beach region is over \$250/square foot, and more than 15 percent higher than the State average (*Source: Terner Center, 2020*). Stakeholders in the Santa Clarita area have indicated that while construction costs are an important consideration in considering development, they are not typically a major constraint to market rate housing production in comparison to land costs. However, when considered together with all development costs, construction costs can affect the feasibility of residential development, especially affordable development. Labor shortages and increases in the costs of materials also increase construction costs.

Financing

Home financing is not considered to be a significant constraint to the provision and maintenance of housing for the current population in Santa Clarita. Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. California Housing Finance Agency and Los Angeles Community Development Corporation offer low interest mortgage programs, down payment assistance and federal mortgage tax credits.

In the past decade, mortgage interest rates ranged from 2.65% to 4.94% for a fixed rate 30-year loan (*Source: Freddie Mac*). From January 2019 to December 2020, the 30-year fixed rate mortgage rate fell from 4.51% to 2.67% and is currently at 2.88% (*Source: Freddie Mac 9/23/2021*). Although mortgage rates are currently low, they will change, and even a modest increase impacts affordability.

A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down payment requirements. Typically, conventional home loans will require 5% to 20% of the sale price as a down payment, which is the largest constraint to first time homebuyers.

Community Opposition

Community opposition has at times posed a constraint to housing development, but the level of any such opposition depends on the type of housing proposed and its location within the City. Residents of Santa Clarita have at times expressed uncertainty about housing developments that may change the community character or appearance of their neighborhoods, especially in single-family areas. Community members in general appear to be supportive of senior housing developments and of high-density developments near transit. Community opposition by way of the California Environmental Quality Act (CEQA) review process can also pose a

constraint to housing development, and the CEQA process can add additional review time and cost to the approval process for housing.

4.4.2 Potential Governmental Constraints

Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document. Among the options available to cities to promote housing affordability is the authority to facilitate construction of new dwellings by removing the constraints imposed by local government. Such constraints may include processing requirements for development applications, design and development standards, density limitations, fees and exactions, and the time and uncertainty associated with obtaining construction permits.

State law requires each city undertaking a Housing Element to analyze the governmental constraints imposed on new development that may result in making housing unavailable or unaffordable. If any such constraints are identified that curtail the production of affordable housing and are not necessary to protect public health, safety, and welfare, then the element should evaluate alternative measures that will allow housing to be built to serve the community's needs. The purpose of this section of the Housing Element is to review the governmental constraints applied to various types of housing in the City of Santa Clarita, and to identify any constraints that may reasonably be modified or removed to promote housing development and affordability.

General Plan and Zoning Code

Land uses allowed within the City are determined by the General Plan Land Use Map and the Unified Development Code (UDC). The General Plan contains many principles that are collectively known as smart growth, including transit-oriented development, access to services, non-motorized mobility options, promotion of balanced jobs and housing, live/work units, and mixed use development. These provisions are typical and apply across most of the region's larger cities. A discussion of specific potential constraints related to the General Plan and Unified Development Code is provided below.

Zoning Districts in Unified Development Code

Zoning, which must be consistent with the General Plan, establishes more specific development standards, allowable uses, and limitations. Zoning regulations control development by establishing requirements related to height, density, lot area, yard setbacks, and minimum parking spaces. Zoning within the City is regulated by the Unified Development Code (UDC), which includes both Title 17 (Zoning Ordinance) and Title 16 (Subdivisions) of the City's Municipal Code. Zone districts are described

in UDC Division 17.30 and Table 17 below. The UDC is updated regularly to maintain compliance with new State statutes and current City policies.

The City of Santa Clarita’s Zoning Code currently contains ten residential and four mixed use zones that allow housing. These zones accommodate a range of densities, with minimum lot size requirements ranging from 4,500 square feet to 20 acres. Additionally, three commercial zones allow housing in mixed use projects with a conditional use permit or minor use permit. The number and types of residential and mixed use zoning districts in Santa Clarita do not pose a constraint to housing.

Table 17: Residential Zoning Districts

| Zoning District | Description of Zones | Zoning District Density |
|-------------------------------|--|-------------------------------|
| Non-Urban Residential 1 (NU1) | Single-family homes in low density, rural environment. | 1 dwelling unit per 20 acres |
| Non-Urban Residential 2 (NU2) | Single-family homes in low density, rural environment. | 1 dwelling unit per 10 acres |
| Non-Urban Residential 3 (NU3) | Single-family homes in low density, rural environment. | 1 dwelling unit per 5 acres |
| Non-Urban Residential 4 (NU4) | Single-family homes in low density, rural environment. | 1 dwelling unit per 2 acres |
| Non-Urban Residential 5 (NU5) | Single-family homes in low density, rural environment. | 1 dwelling unit per acre |
| Urban Residential 1 (UR1) | Single-family homes on large lots, at interface between rural and urban areas. Clustering of units encouraged to preserve natural features and open space. Supportive institutional uses allowed per zoning. | ≤2 dwelling units per acre |
| Urban Residential 2 (UR2) | Single-family homes in neighborhoods of medium density typical of suburban development patterns. Clustering of units encouraged to preserve natural features and open space. Supportive institutional uses allowed per zoning. | ≤5 dwelling units per acre |
| Urban Residential 3 (UR3) | Single-family homes, duplexes, triplexes, and small-scale multifamily dwellings consistent with predominantly single-family residential neighborhood. | ≤11 dwelling units per acre |
| Urban Residential 4 (UR4) | Single-family detached and attached homes, and multifamily dwellings. Supportive institutional uses allowed per zoning. | ≤18 dwelling units per acre |
| Urban Residential 5 (UR5) | Multifamily dwellings including apartments and condominiums up to three stories. Supportive institutional uses allowed per zoning. | 18-30 dwelling units per acre |

| | | |
|-------------------------------------|---|--------------------------------|
| Mixed Use Neighborhood (MXN) | Multifamily dwellings in combination with commercial and office uses along major arterial corridors. | 6-18 dwelling units per acre |
| Mixed Use Corridor (MXC) | Multifamily dwellings in combination with commercial and office uses along major arterial corridors. | 11-30 dwelling units per acre |
| Mixed Use Urban Village (MXUV) | Multifamily dwellings within transit-oriented urban centers, in combination with commercial, office, and public uses. | 19-50 dwelling units per acre |
| Mixed Use Overlay (MU) | Single-family homes, duplexes, triplexes, and small-scale multifamily dwellings. The regulations encourage a mix of residential, commercial, employment and institutional opportunities within identified centers of activity along identified transportation corridors. May be subject to CUP. | 11- 50 dwelling units per acre |
| Regional Commercial (CR) | Housing may be approved in the context of a mixed use project, subject to discretionary review (MUP). | 18-50 dwelling units per acre |
| Community Commercial (CC) | Housing may be approved in the context of a mixed use project, subject to discretionary review (CUP). | ≤18 dwelling units per acre |
| Commercial Neighborhood (CN) | Housing may be approved in the context of a mixed use project, subject to discretionary review (CUP). | ≤18 dwelling units per acre |
| Business Park (BP) | Mixed employment districts in areas accessible to transportation and visible from freeways and major arterials. | No residential |
| Industrial (I) | Industrial districts in areas with adequate access, infrastructure, and services and is intended to accommodate the most intensive types of industrial uses allowed in the planning area | No residential |
| Open Space (OS) | Single-family homes in low density environment on lands identified. Supportive and institutional uses allowed per zoning. | One unit for every 40 acres |
| Open-Space-Agriculture (OS-A) | Single-family homes in low density environment on privately owned lands within the National Forest. Supportive and institutional uses allowed per zoning. | One unit for every 5 acres |
| Open Space- National Forest (OS-NF) | Single-family homes in low density environment on lands within the National Forest. Supportive and institutional uses allowed per zoning. | One unit for every 40 acres |

| | | |
|---|---|---|
| Open Space–Bureau of Land Management (OS-BLM) | Single-family homes in low density environment on lands owned by the US Bureau of Land Management. Supportive and institutional uses allowed per zoning. | One unit for every 40 acres |
| Public/Institutional (P/I) | Single-family homes on lands that are used for various types of public or/and community serving facilities owned and operated by public agencies, special districts, nonprofit organizations, and other entities. | N/A |
| Specific Plan (SP) | Lands in the planning area that are governed by an adopted specific plan. Specific allowable uses, maximum intensity standards, and development standards shall be determined by the adopted specific plan. | Varies by plan, See Table 18: Specific Plan Details and Status |
| Corridor Plan (CP) | Lands in the planning area that are governed by an adopted corridor plan. Specific allowable uses, maximum intensity standards, and development standards shall be determined by the adopted corridor plan | Lyons Corridor: 11-30 dwelling units per acre Soledad Canyon Corridor: 11-30 dwelling units per acre |

*CUP indicates requirement for a Conditional Use Permit pursuant to UDC Section 17.24, approved by Planning Commission after a public hearing. Other projects require Minor Use Permit (UDC Section 17.23). Other uses are permitted by right in the zone district, provided that all new construction requires Development Review pursuant to UDC Chapter 17.23.

Density

The Land Use Element states that the maximum allowable density will be determined by physical constraints such as topography, environmental resources, and infrastructure; existing development patterns and potential for land use conflicts; and the public health, safety, and welfare. The upper range of residential density can be achieved only in conformance with all other applicable General Plan policies, codes, and requirements.

The last update to the General Plan Land Use Element changed the allowable densities in certain land use designations. Currently, the Zoning Ordinance allows up to 30 dwellings per acre in Urban Residential 5 (UR-5) and up to 50 dwellings per acre in Mixed Use Urban Village (MXUV) and Regional Commercial (CR) areas. Subject to Chapter 17.51 (Development Standards), in hillside areas the maximum allowable density will fluctuate due to the average slope percentages. For example, a 10% average slope will allow 30 dwellings per acre in UR5 zones whereas a 50%+ average slope would only allow 0.60 dwellings per acre. The CR zone generally occurs within existing developed areas and thus is not subject to density slope ratio limitations. These land use designations increase opportunities for compact residential

development in urban areas that are supported by services, infrastructure, and transportation, and to remove governmental constraints imposed by the more stringent density limits in the prior General Plan. Density limits no longer pose a constraint to development.

Development Standards

The Residential Development Standards in the City’s UDC articulate expectations regarding the character of the built environment and are intended to promote design that will protect neighborhood character, enhance safety, and increase the quality of life in the City. Standards for architecture, rear yard coverage, building and structure height, roofing, driveways, front yard landscaping, and setbacks among others are included in the City’s development standards.

Some development standards, such as required landscaping, architectural enhancements, roofing materials, and rear yard coverage can increase the costs of housing. The standards are typical, however, and interviews with local stakeholders revealed that the City’s current development standards do not pose a significant constraint to the development of housing.

Specific Plans and Corridor Plans

In addition to the zone districts summarized in Table 17, the City’s UDC contains a Specific Plan and Corridor Plan category that allows for development of large, master-planned communities in which residential unit types and densities may be flexible, as specified in the approved planning document.

The Specific Plan zone provides for the preparation of comprehensive, long-range planning documents called specific plans, provided for in State law to establish uses and standards for master-planned developments, including infrastructure, financing, and implementation. The allowed uses and densities are specified in the adopted specific plan and corridor plan document and serve to facilitate rather than constrain development. Within the City of Santa Clarita, the following specific plans and corridor plans incorporating residential uses have been adopted:

- **Porta Bella Specific Plan** approved in 1995 for the 996-acre Whittaker Bermite site, located in the center of the City. The site was used for over 80 years for production of military explosives and flares by various manufacturers before operations ended in 1987. During those years manufacturing and testing of various chemicals on the site involved use and improper disposal of hazardous materials, resulting in chemical contamination of both soil and groundwater. Directly beneath the site lies the Saugus Aquifer, a significant groundwater source for the Valley. Since manufacturing operations ended, remediation of soil and groundwater contamination (including per-chlorate) has been ongoing. The Porta Bella Specific Plan allows for the re-use of the property for mixed uses, including 1,244 single-family units, 1,667 multifamily units, 96 acres of commercial and office uses, 407 acres of open space, and 42 acres of recreational use. Under the supervision of the California Department of Toxic

Substances Control, the site's soil remediation has been completed and groundwater remediation is ongoing.

- **Old Town Newhall Specific Plan** adopted by the City in December 2005 as a foundation for facilitating redevelopment and enhancement of the area. The specific plan encompasses twenty blocks (550 acres, including Hart Park) and provides opportunities for mixed use and transit-oriented development. Approximately 700 new dwelling units and 250,000 square feet of new commercial space are projected by the specific plan, in addition to existing housing and businesses in the area. Both new development and redevelopment are accommodated in the specific plan. Various residential and commercial development projects have been built since the adoption of the plan.
- **North Valencia Specific Plan** adopted in 1998. The project encompassed 707 acres bordered by Newhall Ranch Road, Bouquet Canyon Road, and Magic Mountain Parkway, east of San Francisquito Creek. The Specific Plan provides for a mix of residential and commercial uses, open space, and an industrial center. A significant segment of the Santa Clara River was preserved as open space as part of the specific plan. The residential portions of this project have since been constructed.
- **North Valencia 2 Specific Plan** adopted in 2000 for 596 acres in the northern portion of the City located north of Newhall Ranch Road west of McBean Parkway. The Specific Plan calls for mixed use development, including residential, industrial, and commercial uses. A major component of this project was preservation of open space in environmentally sensitive areas along San Francisquito Creek. The residential portions of this project have since been constructed.
- **Canyon Park (Fair Oaks Ranch) Specific Plan** adopted by Los Angeles County in 1986 for 988 acres in the eastern portion of the City located north and south of State Route 14 and Via Princessa. The Specific Plan area was annexed to the City in 2012. The Specific Plan calls for primarily residential development, with up to 4,763 multifamily units and 637 single-family units. The last phase of construction was completed during the last planning period and includes the residential community of Crestview in the northeast portion of Fair Oaks Ranch.
- **Vista Canyon Specific Plan** adopted in 2011 is located between State Route 14 and Sand Canyon and north of the Union Pacific railroad lines. The site consists of 185 acres. The project is approved for 1,100 residential units with a variety of housing types. The project includes a new Metrolink commuter rail station and thereby creates a transit-friendly project. Vista Canyon is currently under construction.
- **MetroWalk Specific Plan**, directly south of the Vista Canyon Specific Plan, was adopted in 2021 to expand a transit-oriented community at Vista Canyon Town Center centered around the new Metrolink Vista Canyon Station. The

MetroWalk development plans for 498 units of market-rate, senior-restricted market-rate, and affordable senior housing.

- **Henry Mayo Newhall Hospital (HMNH) Specific Plan** adopted in 2016, is located north of the McBean Parkway and Orchard Village Road intersection. Built in 1975, HMNH spans 30.4 acres and is a non-profit, community-based hospital that serves as the only existing emergency services facility in the Santa Clarita Valley. The Specific Plan was amended in 2020 to allow for expanded development of up to 200,000 square feet of new buildings and supplemental parking structures. Requirements were established for building setbacks between the hospital campus and adjacent residential neighborhoods, including preservation of existing natural buffers and enhancement of landscaping. Unintended use of residential streets as hospital parking will be monitored and addressed as needed. To mitigate construction views, appropriate screening will be implemented for the adjacent residential communities. The project is currently under construction.
- **Lyons Corridor Plan** proposed in 2013 to be consistent with Santa Clarita’s General Plan to uphold the “Valley of Villages” concept for standards of growth and development. The project area incorporates 102-acres of land, located between Interstate 5 and Newhall Avenue, and is within a 10-minute vicinity of nearly 8,000 residential homes. Most homes surrounding Lyons Avenue are single-family and multifamily units. Future development of walkable communities is emphasized in correlation to the 1,326,000 square feet of building space and the adjacent neighborhoods. In the Lyons Corridor Plan, creating four new distinct zones, developing streetscape standards, improving architectural features, and modifying existing properties were addressed. In December 2020, the project plan was amended.
- **Soledad Canyon Road Corridor Plan** proposed in 2013 to be consistent with Santa Clarita’s General Plan to uphold the “Valley of Villages” concept for standards of growth and development. The project area incorporates 181-acres of land, located between eastward of Camp Plenty Road and westward of Solamint Road, and is within a 10-minute vicinity of 5,300 residential homes. This area is part of the largest community in Santa Clarita and is primarily commercial, consisting of around 1,453,000 square feet of building space. Most homes planned within the project are single-family and multifamily units. Future development of walkable communities is emphasized, and planning development will be based on a parcel-by-parcel basis. This plan addresses specific transect zones, regulations of developing zones, measurement standards of buildings, streetscapes, and architectural features.

Table 18: Specific Plan Details and Status

| Specific Plan | Status | Last Updated | Housing Types Allowed | Density Allowed |
|---------------|--------|--------------|-----------------------|-----------------|
|---------------|--------|--------------|-----------------------|-----------------|

| | | | | |
|--|---|------|--|---|
| Porta Bella Specific Plan | Development on hold. Land use plan in place until amended or replaced by future entitlement granted by City Council | 1995 | Single and multifamily zoning | Single-family allows 2-8 dwelling units/acre. Multifamily allows 8-42 dwelling units/acre. |
| Old Town Newhall Specific Plan | Newhall Crossings mixed use development constructed in 2020; Specific Plan to be updated in 2021 | 2020 | Mixed use and transit-oriented development | Form based code, no density guidelines |
| North Valencia Specific Plan | Fully developed | 1998 | Single and multifamily zoning | Single-family allows 5-12 dwelling units/acre. Multifamily allows 7-35 dwelling units/acre. |
| North Valencia 2 Specific Plan | Fully developed | 2000 | Single and multifamily zoning | Single-family allows 5-14 dwelling units/acre. Multifamily allows 7-35 dwelling units/acre. |
| Canyon Park (Fair Oaks Ranch) Specific Plan | Fully developed | 1986 | Single-family zoning | 4,763 multifamily units and 637 single-family units on approximately 308 acres |
| Vista Canyon Specific Plan | Currently under construction | 2011 | Residential and mixed use | Up to 1,100 residential units with variable densities based on the specific planning area. |
| MetroWalk Specific Plan | Not developed | 2021 | Residential transit-oriented development | Up to 498 residential units with variable densities based on the specific planning area. |
| Henry Mayo Newhall Hospital (HMNH) Specific Plan | Mostly developed | 2021 | Non-residential uses | N/A |
| Lyons Corridor Plan | Long range plan for corridor enhancement and redevelopment. | 2020 | Mixed use residential and commercial zoning. | Not to exceed the General Plan. |
| Soledad Canyon Road Corridor Plan | Long range plan for corridor enhancement and redevelopment. | 2020 | Mixed use residential and commercial zoning. | Not to exceed the General Plan. |

Parking Requirements

Communities that require an especially high number of parking spaces per dwelling unit can negatively impact the feasibility of producing affordable housing or housing for special needs groups by reducing the achievable number of dwelling units per acre, increasing development costs, and thus restricting the range of housing types constructed in a community. The parking standards for the City of Santa Clarita are presented in Table 19.

Santa Clarita’s parking requirements for seniors and persons with disabilities are substantially lower than parking requirements for other residential uses and the requirement for studio multifamily units is smaller than the requirement for larger multifamily units. The City’s parking requirements are not considered to be a potential constraint to housing.

Table 19: Parking Standards for City of Santa Clarita

| Unit Type | | Required Parking |
|-------------------------------------|------------------------|---|
| Single-family | | 2 fully enclosed spaces per unit |
| Two-family | | 2 fully enclosed spaces per unit |
| Multi- Family | Studios | 1 enclosed space per unit |
| | 1+ bedroom | 2 enclosed spaces per unit |
| | Projects with 3+ units | 1 guest space per 2 units |
| Mobilehome Park | | 2 covered spaces per unit 1 guest space per 2 units |
| Senior/disabled | | 0.5 space per unit + guest parking |
| Mixed Use | | 2 covered or enclosed spaces per two-bedroom unit 1 covered or enclosed space per one-bedroom or studio unit 1 guest space per 2 units, which can be shared |
| Specific Plans | | Parking may be reduced |
| Residential services/ care services | | 2 spaces |
| Accessory Dwelling Units | | 1 space per unit (maximum) |
| Junior Accessory Dwelling Units | | Not Required |
| Residential Health Care | | 0.5 spaces per unit |
| Community Care | | 0.5 spaces per room, plus 1 guest space per 8 rooms/units |
| Shared Parking | | Allowed with a Minor Use Permit |
| Tandem Parking | | Allowed in multifamily developments with Minor Use Permit. Allowed in mixed use developments. |

Provisions for a Variety of Housing Types

To ensure fair housing choice in a community, the City’s Unified Development Code provides for a range of housing types, including single-family, multiple-family, accessory dwelling units, mobile and manufactured homes, residential care facilities, emergency shelters, supportive housing, transitional housing, joint living and working quarters (live/work units), and family daycare homes. The Unified Development Code provides for and ensures a variety of housing opportunities, as demonstrated in Table 20.

Table 20: Residential Uses Allowed by Zoning District in Santa Clarita Unified Development Code

| Zoning District | Residential Uses Allowed (Type of Permit*) | |
|-----------------|--|--|
| NU1 | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Single-Family Dwelling (P) Family Day Care Homes (P) | Mobilehome Park (C) Residential Service/Care Home (P) Supportive Housing (P) Transitional Housing (P) |
| NU2 | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Single-Family Dwelling (P) Family Day Care Homes (P) | Mobilehome Park (C) Residential Service/Care Home (P) Supportive Housing (P) Transitional Housing (P) |
| NU3 | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Single-Family Dwelling (P) Family Day Care Homes (P) | Mobilehome Park (C) Residential Service/Care Home (P) Supportive Housing (P) Transitional Housing (P) |
| NU4 | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Single-Family Dwelling (P) Family Day Care Homes (P) | Mobilehome Park (C) Residential Service/Care Home (P) Supportive Housing (P) Transitional Housing (P) |
| NU5 | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Single-Family Dwelling (P) Family Day Care Homes (P) | Mobilehome Park (C) Residential Service/Care Home (P) Supportive Housing (P) Transitional Housing (P) |
| UR1 | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Single-Family Dwelling (P) Family Day Care Homes (P) | Mobilehome Park (C) Residential Service/Care Home (P) Supportive Housing (P) Transitional Housing (P) |
| UR2 | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Single-Family Dwelling (P) Family Day Care Homes (P) | Mobilehome Park (C) Residential Service/Care Home (P) Supportive Housing (P) Transitional Housing (P) |
| UR3 | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Community Care Facility (C) Single-Family Dwelling (P) Two-Family Dwelling (Duplex) (P) Multifamily Dwelling (P) Family Day Care Homes (P) | Joint Living and Working Quarters (Live/Work Units) (C) Mobilehome Park (C) Residential Health Care Facility (M) Residential Service/Care Home (P) Rooming House (P) Supportive Housing (P) |

| | | |
|------------|---|--|
| | Fraternity and Sorority Houses (C) | Transitional Housing (P) |
| UR4 | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Community Care Facility (C) Single-Family Dwelling (P) Two-Family Dwelling (Duplex) (P) Multifamily Dwelling (P) Family Day Care Homes (P) Fraternity and Sorority Houses (C) | Joint Living and Working Quarters (Live/Work Units) (C) Mobilehome Park (C) Residential Health Care Facility (M) Residential Service/Care Home (P) Rooming House (P) Supportive Housing (P) Transitional Housing (P) |
| UR5 | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Community Care Facility (C) Single-Family Dwelling (P) Two-Family Dwelling (Duplex) (P) Multifamily Dwelling (P) Family Day Care Homes (P) Fraternity and Sorority Houses (C) | Joint Living and Working Quarters (Live/Work Units) (C) Mobilehome Park (C) Residential Health Care Facility (M) Residential Service/Care Home (P) Rooming House (P) Supportive Housing (P) Transitional Housing (P) |
| MXC | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Community Care Facility (C) Single-Family Dwelling (P) Two-Family Dwelling (Duplex) (P) Multifamily Dwelling (P) Family Day Care Homes (P) Joint Living and Working Quarters (Live/Work Units) (M) | Joint Living and Working Quarters (Live/Work Units) (M) Model Homes (T) Residential Health Care Facility (C) Residential Service/Care Home (C) Supportive Housing (C) Transitional Housing (C) Short Term Temporary Residence (T) Long Term Temporary Residence (M) |
| MXN | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Community Care Facility (C) Single-Family Dwelling (P) Two-Family Dwelling (Duplex) (P) Multifamily Dwelling (P) Family Day Care Homes (P) Fraternity and Sorority Houses (C) | Joint Living and Working Quarters (Live/Work Units) (M) Residential Health Care Facility (C) Residential Service/Care Home (C) Supportive Housing (C) Transitional Housing (C) Short Term Temporary Residence (T) Long Term Temporary Residence (M) |
| MXUV | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Community Care Facility (C) Single-Family Dwelling (P) Two-Family Dwelling (Duplex) (P) Multifamily Dwelling (P) Family Day Care Homes (P) | Joint Living and Working Quarters (Live/Work Units) (M) Residential Health Care Facility (C) Residential Service/Care Home (C) Supportive Housing (C) Transitional Housing (C) Short Term Temporary Residence (T) Long Term Temporary Residence (M) |
| MU Overlay | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Community Care Facility (C) Single-Family Dwelling (P) Two-Family Dwelling (Duplex) (P) | Residential Health Care Facility (C) Joint Living and Working Quarters (Live/Work Units) (M) Residential Health Care Facility (C) Residential Service/Care Home (C) |

| | | |
|--------------------|--|---|
| | Multifamily Dwelling (P) Family Day Care Homes (P) | Supportive Housing (C) Transitional Housing (C) |
| CR | Caretaker’s Residence (P) Community Care Facility (C) Multifamily Dwelling (M) Family Day Care Homes (P) | Joint Living and Working Quarters (Live/Work Units) (M) Residential Health Care Facility (C) Supportive Housing (C) Transitional Housing (C) |
| CC | Caretaker’s Residence (P) Community Care Facility (C) Multifamily Dwelling (C) Family Day Care Homes (P) Joint Living and Working Quarters (Live/Work Units) (C) | Mobilehome Park (C) Residential Health Care Facility (C) Supportive Housing (C) Transitional Housing (C) |
| CN | Caretaker’s Residence (P) Community Care Facility (C) Multifamily Dwelling (C) | Joint Living and Working Quarters (Live/Work Units) (C) Residential Health Care Facility (C) Single Room Occupancy (C) |
| BP | Caretaker’s Residence (P) Joint Living and Working Quarters (Live/Work Units) (C) | Residential Health Care Facility (C) |
| I | Caretaker’s Residence (P) | Joint Living and Working Quarters (Live/Work Units) (C) |
| OS | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Single-Family Dwelling (P) Family Day Care Homes (P) | Adult Day Care Homes (P) Residential Service/Care Home (P) Supportive Housing (P) Transitional Housing (P) |
| OS-A | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Single-Family Dwelling (P) Family Day Care Homes (P) | Adult Day Care Homes (P) Residential Service/Care Home (P) Supportive Housing (P) Transitional Housing (P) |
| OS-NF | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Single-Family Dwelling (P) Family Day Care Homes (P) | Adult Day Care Homes (P) Residential Service/Care Home (P) Supportive Housing (P) Transitional Housing (P) |
| OS-BLM | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Single-Family Dwelling (P) Family Day Care Homes (P) | Adult Day Care Homes (P) Residential Service/Care Home (P) Supportive Housing (P) Transitional Housing (P) |
| P/I | Accessory Dwelling Unit (P) Caretaker’s Residence (P) Single-Family Dwelling (P) Family Day Care Homes (P) Adult Day Care Homes (P) | Fraternity/Sorority Houses (C) Residential Service/Care Home (P) Supportive Housing (P) Transitional Housing (P) |
| Specific Plan (SP) | Subject to the standards of the Specific Plan | |
| Corridor Plan (CP) | Subject to the standards of the Corridor Plan | |

* Permitting Types are indicated as follows:

(P): Permitted where the symbol “P” appears;

(C): Permitted subject to a conditional use permit (CUP) where the symbol “C” appears;

(M): Permitted subject to a minor use permit (MUP) where the symbol “M” appears;

(T): Permitted subject to a temporary use permit (TUP) where the symbol “T” appears

Single and Multifamily Uses

Single- and multifamily housing types include detached and attached single-family homes, duplexes, triplexes, town homes, condominiums, and rental apartments. The City’s Unified Development Code (UDC) identifies a variety of zones where these uses are permitted by right. The variety of housing types allowed within the City does not pose a constraint to development.

The UDC allows development of single-family dwellings in zones intended for higher density multifamily uses. This could potentially limit the amount of lower-cost multifamily residential uses in a community and be a potential constraint to higher-density housing and to fair housing choice. However, permitting significantly lower density projects in a zone intended for higher-density uses is regulated by State law (AB 2292). This regulation requires that before the City approves a lower density use, it determines that adequate land remains available for higher-density housing to accommodate the City’s remaining share of regional housing needs. This Housing Element includes a new policy and program to ensure that the approval of projects at lower densities does not pose a constraint to development.

Table 21: Planning Requirements by Housing Type

| Housing Type | Planning Requirements |
|---|---|
| Single-family home on existing lot | Allowed in all residential zones with approval of Administrative Permit. Allowed in mixed use zones with approval of Development Review Permit. |
| Two-family home on existing lot | Allowed in UR-3, UR-4, and UR-5 zones with approval of Development Review Permit. Allowed in mixed use zones with approval of Development Review Permit. |
| Multifamily home | Allowed in UR-3, UR-4, and UR-5 with Development Review Permit; in CN and CC with a Conditional Use Permit; in CR with an MUP. Allowed in mixed use zones with approval of Development Review Permit. |
| Accessory Dwelling Unit | Allowed in zones NU1, NU2, NU3, NU4, NU5, UR1, UR2, UR3, UR4, UR5, MXC, MXN, MXUV, PI, OS, OS-A, OS-NF, or OS-BLM on parcels that include a proposed or existing residential unit. May be attached or detached. Floor area may not exceed 50% of primary unit; architecture must be compatible with primary unit, and separate entrance provided. A Class I ministerial permit is required. |
| Manufactured housing | Individual manufactured housing units allowed on residential lots if units are less than 10 years old, on permanent foundations, with roof eaves of at least 16 inches, roof slopes of at least 2:12, and non-metal siding. |
| Single room occupancy | Allowed in CC and CN with CUP |
| Emergency Shelters | Allowed by right in the P/I and Homeless Shelter Overlay Zone. Allowed in CC with CUP Allowed in BP and I with MUP |
| Transitional and supportive housing | Allowed in all residential zones with approval of Development Review Permit for new structures; in CR and CC with a CUP. |
| Residential care home (residence for up to 6 persons) | Allowed within existing structures in all residential zones with no review. If new construction, requires Development Review Permit. |
| Community care facility (residential facility for elderly/disabled, with meals, housekeeping, and activities) | Allowed in UR-3, UR-4, and UR-5; and in commercial zones with CUP. |
| Rooming house (dwelling with bedrooms rented to multiple persons; may include meals) | Allowed in UR-3, UR-4, and UR-5, except regulated in neighborhoods that are comprised predominantly of single-family detached residential units. |
| Residential health care facility (convalescent homes for elderly, sick, disabled) | Allowed in UR-3, UR-4, and UR-5 with an MUP; CR, CC, CN and BP with a CUP. |

Accessory Dwelling Units

In response to state mandated requirements and local needs, the City of Santa Clarita allows for the development of accessory dwelling units. The City strives to ensure the availability of affordable housing for family members, students, and the elderly, among others in the City, while mitigating impacts to traffic, utilities, public health and safety, and preserving the character of residential neighborhoods. ADUs and JADUs are permitted on parcels that are zoned to allow single-family or multifamily residential use and that include a proposed or existing residential unit. Any application for an ADU that meets the location and development standards contained in Unified Development Code Section 17.57.040(L) is approved following a ministerial review for compliance and requires a Class I ADU development application. The City's Accessory Dwelling Unit provisions do not pose a constraint to development.

Manufactured Housing

State law requires local governments to permit manufactured or mobile homes meeting federal safety and construction standards on a permanent foundation in all single-family residential zoning districts (Section 65852.3 of the California Government Code). Because these units can be a source of housing for lower income individuals, including seniors and the disabled, overly restrictive regulation of these uses can indirectly impede housing choice. The City's UDC is compliant with Section 65852.3 of the California Government Code and does not pose a constraint to development.

Emergency Shelters

An emergency shelter provides housing with minimal supportive services for homeless persons and is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay (Health and Safety Code Section 50801[e]). State law requires jurisdictions to identify adequate sites for housing which will be made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all income levels, including emergency shelters and transitional housing (Government Code Section 65583[c][1]). Changes to State law (SB 2) in 2008, require that local jurisdictions make provisions in the zoning code to permit emergency shelters by right and with a ministerial approval process in at least one zoning district where adequate capacity is available to accommodate at least one year-round shelter. Local jurisdictions may, however, establish limited and objective standards to regulate the development of emergency shelters. The City's UDC is compliant with SB 2 and accommodates emergency shelters by right in the PI (Public/Institutional) and Homeless Shelter Overlay zones. In the CC (Community Commercial) zone a CUP is required, and in the BP (Business Park) and I (Industrial) zones, a MUP is required. The City's provisions for Emergency Shelters do not pose a constraint to development.

Transitional Housing and Supportive Housing

State law (SB 2) also requires local jurisdictions to address the provisions for transitional and supportive housing.

Transitional housing is defined as buildings configured as rental housing developments but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (California Health and Safety Code Section 50675.2[h]).

Supportive housing is defined as housing with no limit on length of stay that is occupied by a target population and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community (California Health and Safety Code 50675.14 [b]). Target population includes persons with disabilities, and families who are "homeless," as defined by Section 11302 of Title 42 of the United States Code, or who are "homeless youth," as defined by paragraph (2) of subdivision (e) of Section 11139.3 of the Government Code.

Pursuant to SB 2, transitional and supportive housing constitutes a residential use and therefore local governments cannot treat it differently from other types of residential uses (e.g., requiring a use permit when other residential uses of similar function do not require a use permit). Supportive and transitional housing provides additional housing options for people with disabilities. The City's UDC accommodates transitional and supportive housing consistent with the requirements of SB 2 by permitting transitional and supportive housing in all residential zones (City Code Section 17.42.010) and does not pose a constraint to development. The City of Santa Clarita has one transitional housing community operated by Family Promise and at least two supportive housing communities operating as sober living environments.

Residential Care Facility

The Lanterman Developmental Disabilities Services Act (Sections 5115 and 5116 of the California Welfare and Institutions Code) declares that mentally and physically disabled persons are entitled to live in normal residential surroundings and that the use of property for the care of six or fewer disabled persons is a residential use for zoning purposes. A state-authorized, certified, or licensed family care home, foster home, or group home serving six or fewer persons with disabilities or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes (commonly referred to as "group" homes) than are required of the other permitted residential uses in the zone. The Lanterman Act covers only licensed residential care facilities. The City of Santa Clarita UDC is compliant with the Lanterman Developmental Disabilities Services Act.

The 2015-2019 ACS identified 190 individuals employed in the agricultural, forestry, fishing, and hunting industries in Santa Clarita. There is currently no known

farmworker housing in the City however, if farmworker housing were to be proposed under the Employee Housing Act, it would be allowed as a residential use so long as the program was licensed and administered by HCD.

Building Codes and Enforcement

Building and safety codes have been adopted for purposes of preserving public health and safety and ensuring the construction of safe and decent housing. These building and safety codes have the potential to increase the cost of housing construction and maintenance but aim to ensure resilient and stable development for current and planned buildings and structures.

As of 2021, The City of Santa Clarita has adopted the *2019 California Building Code* along with local amendments which regulate all construction projects submitted on or after January 1, 2020. The State codes have been amended by the City of Santa Clarita to address local topographic, climatic, and/or geologic conditions, and to include provisions pertaining to the administration of these codes. These ordinances and codes are enforced by the City of Santa Clarita Community Preservation Division, who patrol the city for noncompliance and investigating complaints received. Key issues that Code Enforcement officers examine are unpermitted construction and/or remodeling, and substandard housing conditions. Building codes affect the cost of construction but are necessary to ensure public health and safety and do not hinder residential development. The regulations established by the City's adopted Building Code set the minimum costs for materials. These costs include materials, labor, development fees and permitting.

Housing for People with Disabilities

Persons with special needs, such as the elderly and those with disabilities, must also have access to housing. Community care facilities provide a supportive housing environment to persons with special needs in a group environment. The City allows these facilities in the following zones:

- **Residential Care Home:** Residence for up to six persons allowed within existing structures in all residential zones with no administrative review. New construction requires development review.
- **Community Care Facility:** Residential facility for elderly/disabled persons with meals, housekeeping and activities allowed in UR-3, UR-4, and UR-5 and in commercial zones with a CUP.
- **Residential Health Care Facility:** Convalescent homes for elderly, disabled, and sick persons allowed in UR-3, UR-4, and UR-5 with an MUP; in CR, CC, CN, and BP with a CUP.

Americans with Disabilities Act

Multifamily residential buildings are required to comply with the American with Disabilities Act (ADA) and the Fair Housing Act Accessibility Guidelines, regardless of whether they are rental or for sale units. These policies require minimum percentages of ADA compliant units in new multifamily developments and that public and common use areas at housing developments are accessible. All Federally assisted new construction housing developments with 5 or more units must design and construct 5 percent of the dwelling units, or at least one unit, whichever is greater, to be accessible for persons with physical and mobility disabilities. Enforcement of ADA requirements is not at the discretion of the City but is mandated under federal law.

Generally, ADA compliant building codes and ordinances can pose increased cost to housing construction and production. However, this policy ensures safe, equitable, and accessible housing. Therefore, local ADA compliant code enforcement does not hinder residential housing development in the City of Santa Clarita.

Reasonable Accommodation

The City of Santa Clarita adopted its reasonable accommodation ordinance in Section 17.23.180, *Requests for Reasonable Accommodations*, of the City of Santa Clarita Municipal Code. The Federal Fair Housing Amendments Act of 1988 and the California Fair Employment and Housing Act implement part of the City’s General Plan Housing Element and provides a procedure for individuals with disabilities to request reasonable accommodation. The Reasonable Accommodation Ordinance states that that an individual(s) with disabilities have an equal opportunity to use and enjoy housing by allowing accommodation(s) with respect to certain City regulations, policies, procedures, and standards. The ordinance is enforced, if said accommodation(s) are both reasonable and necessary to provide such equal opportunity without compromising the City commitment to protecting community character and environmental quality. The City does provide reasonable accommodation for various scenarios, including but not limited to allowances for a wheelchair ramp in a required setback; an increase in building height to permit an elevator installation; or providing an applicant with additional time to submit material, if deemed reasonable under the Acts.

Development and Permitting Fees

Various fees, shown in Table 22, are charged by the agencies within the City of Santa Clarita to cover the cost of processing, evaluating, and ensuring compliance. The City of Santa Clarita is legally required to set permit and development fees in amounts that do not exceed and are equal to the cost of providing services associated with these fees.

Table 23 compares selected permitting fees from Santa Clarita with jurisdictions of similar populations within Los Angeles County. While there is significant variation between different types of permits in different jurisdictions, the fees required by the City of Santa Clarita are generally within the range of fees required by comparable

jurisdictions and therefore are not likely to pose a unique or significant constraint to housing development. Fees increase annually by approximately 0.1% to 1.5% to account for inflation and are typical across other jurisdictions. Therefore, fee increases do not pose a significant constraint to housing development.

Table 22: Santa Clarita Development and Permitting Fees

| Item/Permit Type | Fee (effective 09/08/2021) |
|--|---|
| Accessory Dwelling Unit (ADU) | \$382 |
| Administrative Permit (AP) | \$872 |
| Annexation Processing | \$26,136 |
| Appeals | |
| To Planning Commission | \$3,750 |
| To City Council | \$2,927 |
| Within 500 feet of project | 50% of cost for appeal to City Council |
| Architectural Design Review (ADR) | \$1,296 plus any outside costs |
| Conditional Use Permit (CUP) | \$7,552 per application |
| Condominium Conversion Review | \$57 per unit |
| Cottage Food (CF) | \$119 |
| Development Agreement (DA) | \$22,999 deposit to be used for staff hours, attorney costs, or contract costs |
| Development Review (DR) | \$5,658 per application |
| Environmental Impact Report (EIR) | \$45,583 or 10% of contract value, whichever is higher OR \$45,675 deposit with charges at the fully allocated hourly rates for all personnel involved as determined by staff |
| General Plan Amendment (GPA) | \$20,152 |
| -Zone Change | \$23,778 |
| -Zone Change with GPA | \$35,231 |
| Hillside Development Review (HR) | \$3,584 per application for Staff Review \$4,970 per application for Planning Commission Review |
| Home Occupation Permit (HOP) | \$69 per application |
| Initial Study (IS) | \$2,895 per application, plus any consultant cost if additional studies required |
| Landscape Plan Review (LPR) & Inspection | \$987 per application |
| Expedite Landscape Plan Check | 30% Surcharge |
| Minor Use Permit (MUP) | \$2,691 per application |
| Mitigation Monitoring | Varies staff hours + consultant costs |
| Oak Tree Permit (OTP) | |
| -Trimming | \$161 |
| -Encroachments and Retroactive Trimmings* | \$851 |
| -Removal of 1-3 trees or 1-5 on existing SFR | \$851 |
| -Removal of 4+ trees, or 6+ on existing SFR, or any Heritage Oak | \$2,701 |

| | |
|---|--|
| | *plus staff charges for Oak Tree Specialist time over 1 hour |
| One Stop Review (Preliminary Plan Review) | \$1,515 per application - fee credited toward other processing fees if project goes forward |
| Ridgeline Alteration Permit (RAP) | \$11,452 |
| Sign Review (SR) | \$1,050 per application |
| Sign Variance (SV) | \$2,424 |
| Temporary Banner Permit (TB) | \$83 |
| Temporary Use Permit (TUP) | |
| -Standard | \$360 per application |
| -Extended | \$2,310 per application |
| Tentative Parcel Map (TPM) | \$16,251 per application |
| -Revision | 30% of original fee |
| Tentative Tract Map (TTM) | |
| -1-24 lots | \$22,502 |
| -25+ lots | \$22,502 + \$260 each additional lot |
| -Revision | 30% of original fee |
| Time Extension (TEX) | \$219 per application for Staff Review \$3,334 per application for Planning Commission Review |
| Variance Review | |
| -Adjustment (ADJ) | \$1,593 per application |
| -Variance (VAR) | \$6,721 per application |
| Zoning Letter (ZL) | \$134 |

Table 23: Development and Permitting Fees in Santa Clarita and Comparable Local Jurisdictions

| City | Administrative Permit | Conditional Use Permit | Residential Design Review | Development Agreement |
|---|-----------------------|---|--|--|
| Santa Clarita | \$872 | \$7,552 | \$1,296 plus any outside costs | \$22,999 deposit to be used for staff hours, attorney costs, or contract costs |
| Glendale | \$ 1,898 | \$4,599-\$11,760, depending on units | \$2,155-\$8,343 depending on type and size | \$3,080 |
| Lancaster | \$654-\$957 | \$12,845 | \$957 for model homes | Deposit determined by Staff. |
| Long Beach | \$3,380.22 | \$4,485.60 or \$7,812.42 (Major or Minor) | N/A | \$38,779.08 deposit, \$554.29/hour after initial deposit is drawn down |
| <i>Sources: City of Santa Clarita, 2021; City of Glendale, 2021; City of Lancaster, 2021; City of Long Beach, 2021; accessed 07/13/2021</i> | | | | |

Additionally, development impact fees are collected during the development process (Municipal Code Section 17.51.010). These fees (shown in Table 24) are regularly

reviewed and must be set to not exceed the estimated reasonable cost of the impact. For certain fees, the City may also accept substitute consideration in lieu of all or a portion of the fees, such as land dedication in lieu of the Park Fee. As the type of development impact fees charged varies widely by jurisdiction, so do the total costs of the fees. In a 2018 study on development fees in several cities in California, impact fees ranged from under \$20,000 per unit to above \$140,000 per unit for single-family homes and from around \$10,000 per unit to above \$70,000 per unit for multifamily residential development (*Source: Turner Center, 2018*). In Santa Clarita, the typical single-family home requires \$70,060 in development impact fees, and the typical multifamily unit requires \$60,131 in development impact fees. The development impact fees for multifamily development are on the higher end and could to pose a constraint. Stakeholders identified development impact fees as a major cost to consider in development, but did not express that it posed a unique or significant constraint to housing development in the City.

Table 24: Santa Clarita Development Impact Fees

| Type of Development Impact Fee | Applicability | Amount for Typical Dwelling | Responsible Agency |
|------------------------------------|--|---|---|
| Major Bridge and Thoroughfare Fees | Required by the City to be paid prior to final map recordation or building permit issuance (whichever occurs first), in order to fund any bridges or thoroughfares serving the projects that are not otherwise improved by the developer; set by City Council based on cost and area of benefit: | \$21,883 average per single-family dwelling unit; \$15,318 average per multifamily dwelling unit | City of Santa Clarita Traffic Engineering |
| | Multifamily Residential B&T Fee | 70% of typical fee based on district | City of Santa Clarita Traffic Engineering |
| | Accessory Dwelling Units B&T Fee | 40% of typical fee based on district | City of Santa Clarita Traffic Engineering |
| | Bouquet Canyon B&T District | \$19,590 per residential unit | City of Santa Clarita Traffic Engineering |
| | Eastside B&T District | \$20,270 per residential unit | City of Santa Clarita Traffic Engineering |
| | Valencia B&T District | \$26,280 per residential unit | City of Santa Clarita Traffic Engineering |
| | Via Princessa B&T District | \$21,390 per residential unit | City of Santa Clarita Traffic Engineering |

| | | | |
|---------------------------------------|--|---|---|
| Traffic signal timing fee | Required by the City to be paid prior to occupancy, in lieu of synchronizing signals affected by the project | \$336 per dwelling unit | City of Santa Clarita Traffic Engineering |
| Park Fees | Requirement for payment of fee or land dedication is applied at time of tentative map approval; for projects of less than 50 units, fee is required; for 50 or more, land and/or fee may be required. Dedication may include cost of improvements; fees include 20% for cost of improvements. Fee is calculated based on fair market value of land at 3 acres/1000 people generated, plus 20%. The General Plan does have an overall goal of 5 acres/1,000 people. Credit allowed for private open space up to 30%. Dedication or fee payment is required prior to final map recordation or building permit issuance (whichever occurs first). | \$15,500 per dwelling unit Based on current market conditions | City of Santa Clarita Open Space Division |
| Transit fee | Required by Santa Clarita Transit to be paid at time of final map recordation or building permit issuance (whichever occurs first); fees pay for the procurement and construction of infrastructure improvements to the transit system. | \$200 per dwelling unit | City of Santa Clarita Transit |
| School fees | Required by school districts to be paid prior to the issuance of a building permit to fund new school facilities. Castaic Union SD: \$2.47/sq.ft Newhall SD: \$2.47/sq.ft Saugus Unified SD: \$3.18 - \$3.99/sq.ft Sulphur Springs SD: \$3.18 - \$3.99/sq.ft Wm S. Hart SD: \$2.47 - 3.99/sq.ft. | \$18,050 per dwelling unit | Various School Districts |
| Library Facilities and Technology Fee | Required by the City’s Public Library to be paid prior to the issuance of a building permit to fund new library facilities and capital equipment | \$911 per dwelling unit | City of Santa Clarita Library Services |
| Fire Facilitates Fee | Required by Los Angeles County Fire Department prior to the issuance of a building permit to fund fire station facilities and capital equipment. | \$1.3120/sq.ft. Single-family unit \$3,280 Multifamily unit \$1,312 | Los Angeles County Fire Department |

| | | | |
|---|--|--|---|
| Law Enforcement Fee | Required by Los Angeles County Sheriff prior to the issuance of a building permit to fund station facilities and capital equipment. | \$863 per single-family unit \$652 multifamily unit | Los Angeles County Sheriff's Department |
| Sewer connection fee | Required by Los Angeles County Sanitation Districts to be paid prior to the issuance of a building permit to fund treatment plant expansion. | Single-family unit: \$2,961; Condominium: \$2,220; Multifamily unit: \$1,776 | Los Angeles County Sanitation District |
| Water connection fees | Required by Santa Clarita Valley Water Agency to be paid prior to the issuance of a building permit to fund water treatment and distribution facilities. | \$6,076/du Varies by service area and meter size | Santa Clarita Valley Water Agency |
| Total Impact Fees For Typical Dwelling | Typical single-family home: 2,500 square feet, 3-bedroom home. Typical multifamily home: 1,000 square feet, 2-bedroom apartment. | Single-Family Unit: \$70,060 Multifamily Unit: \$60,131 | |
| <i>Source: City of Santa Clarita, 2021</i> | | | |

Local Processing and Permit Procedures

The City of Santa Clarita processes applications and permits both in person at the Permit Center Public Counter and online through the designated eService website. The City website also contains a Virtual Planning Counter containing information on applications, permitting processes, frequently asked questions, and contact information. The website includes an online Permit Guide, where interested parties can select the parcel and type of residential project they are considering and see information on general requirements, the planning process, phases of site work, required plan review, and other required fees and permits for the project.

The City of Santa Clarita’s Planning Division organizes applications based on the proposed project scope. Table 25 below illustrates applications that are organized from Class I, ministerial approvals that typically involve interior and exterior tenant improvements to Class VII, entitlements that typically involve legislative changes and require a discretionary review process. Class III applications, both development projects and land use projects, require public noticing and a fifteen-day appeal period once the project has been tentatively approved by the Director of Community Development (Director). Class IV applications require public hearing and planning commission decisions. Class V and VII applications require a public hearing, planning commission review and city council decision. Additionally, Class VII applications require at least two public hearings and become effective thirty days after approval from the second reading of the associated ordinance. Each classification application contains process time flowcharts and a checklist of supplemental documents required for application submittal. In addition, the City’s "One Stop Review" process allows

applicants to consult with the City departments prior to formal entitlement submittal. Applicants would be able to obtain preliminary insight from City departments that potentially minimize delays during Design Review. As such, the City of Santa Clarita’s discretionary review process has been streamlined to promote development certainty. Generally, Santa Clarita’s permitting process is faster than other jurisdictions in the region, which decreases constraints to residential development.

Table 25: Timelines for Permit Procedures

| Type of Approval or Permit | Typical Processing Time |
|---|---|
| Class I Exterior additions of pools/spas, solar equipment, patio covers, signs/ banners, fences, landscaping Zoning referrals and other tenant improvements | 1 to 24 hours |
| Class II Administrative Permit (AP) Architectural Design Review (ADR) Development Review (DR) Hillside Development Review (HDR) - less than 15% average cross slope Home Occupation Permit (HOP) Landscape Plan Review (LPR) Lot Line Adjustment (LLA) Oak Tree Permit (OTP) - encroachments, removal of less than 3 trees Requests for Reasonable Accommodations Sign Review (SR) Temporary Use Permit (TUP) - less than one year | Land use projects: 4 to 6 weeks Development projects: 4 to 6 months |
| Class III Adjustment (ADJ) Minor Use Permit (MUP) (See an Example MUP Application) Administrative Sign Variance Historic Sign Designation | Land use projects: approximately 6-8 weeks Development projects: 4 to 6 months |
| Class IV Conditional Use Permit (CUP) Hillside Development Review (HDR) - greater than 15% average cross slope Oak Tree Permit (OTP) - removal of more than 3 trees or of any heritage trees Temporary Use Permit (TUP) - longer than one year Tentative Parcel/Tract Map (TPM/TTM) Variance (VAR) | Land use projects: 12 to 16 weeks Development Projects: 5 to 8 months |

| | |
|---|--|
| Class V General Plan Amendment Master Plan Ridgeline Alteration Permit | 6 to 12 months |
| Class VI Pre-Annexation Agreements are Class VI entitlements | 6 to 12 months |
| Class VII Development Agreement Specific Plan Zone Change | 6 to 12 months |
| Initial Study (Environmental Questionnaire) | 3 to 6 months |
| Environmental Impact Report (EIR) | Depending on scope of project – requires additional 3-9 months for a Negative Declaration and approximately 18-24 months for a draft and final EIR |

Source: City of Santa Clarita Planning Division website, 2021

City permit processing times for residential entitlement applications will vary depending on City staff workload and the project’s scope of work. Residential projects that are exempt from permit requirements include, but are not limited to, accessory structures at or less than 120 sq. ft., exterior hardscape features, tenant improvements, and minimal grading on site that would not alter the drainage pattern of the property. Such project scopes may receive clearance over the counter and can take anywhere from twenty or thirty minutes to a few hours. Residential projects that go beyond the scope of work mentioned above will be reviewed by the City Planning Division and Building and Safety Division, as necessary.

The City Planning Division will conduct a minor Development Review process for smaller-scale projects such as infill development, single-family residences, accessory structures, development with 1 to 4 units, and development in approved subdivisions. These projects are typically reviewed by the Director and can take approximately four to six weeks to be approved. If the Director’s decision is appealed, then the Planning Commission will hear the appeal. Additionally, any projects reviewed by Director may be elevated to the Planning Commission if the Director finds that the project:

- significantly affects neighboring properties and additional public notification is required;
- requires an Initial Environmental Review and/or Environmental Impact Review (EIR), which may take an additional 24 months and may pose a constraint to housing development;
- is generally controversial within the community; or
- requires a variance.

Properties located within a Specific Plan area require Development Review to ensure that the proposed development is consistent with design guidelines. This process takes approximately four to six weeks. The Director reviews the application and plans

submitted and must make findings that the project complies with the Santa Clarita General Plan and the applicable Specific Plan. A list of Specific Plans within the City of Santa Clarita is listed below:

- Old Town Newhall
- Porta Bella
- North Valencia
- North Valencia II
- Vista Canyon
- Canyon Park
- Henry Mayo
- MetroWalk
- Lyons Corridor Plan
- Soledad Corridor Plan

There is a 15-day appeal period in which members of the public may appeal the project to the Planning Commission. If no appeals are filed, the decision from the Director becomes final.

Additional constraints for residential development include existing privately controlled covenants, conditions, and restrictions (CC&Rs), which impose additional development standards and requirements that are more restrictive than the City's development standards. In addition, some residential development may also require additional review and permit fees such as biological studies that analyze potential impacts to significant ecological areas, development impact fees, parkland dedications, in-lieu fees, trail/ bike path/ paseo system plans for subdivision projects, and review through the Los Angeles County's Fire Department. These requirements apply to large tracts of residential development or subdivisions and may be considered as constraints to providing multiple unit housing developments within the City's jurisdiction. However, the City has enhanced processing time through a permit classification model and provides a preliminary review process in order to streamline the permit process, thus promoting housing development certainty.

Historic Preservation

The City of Santa Clarita is dedicated to preserving the heritage of the Santa Clarita Valley and its historic resources. The municipal code, the City of Santa Clarita, and the Hart Park & Historical Society facilitates their own designation program for local historic landmarks and structures. These assets are governed at the local level by Chapter 17.64, Historic Preservation, of the City's UDC. This chapter serves as the local statute to protect the buildings and neighborhoods from destruction or defective rehabilitation. It also establishes a minor use permit and review process by the Director of Community Development or Planning Commission, as applicable, that is important for securing historic district designation(s) in the City of Santa Clarita. In 2013, an amended ordinance reduced the city's number of designated landmarks from 43 to 11. Due to the small number of historically designated landmarks, this statute does not provide a constraint to housing.

Environmental and Infrastructure Constraints

Environmental Constraints

Environmental and geologic conditions in Santa Clarita make certain regions in the City more vulnerable to hazards, including geologic and seismic, wildfires, and flooding. The City has established standards to reduce risk from these hazards within the Unified Development Code and as part of the development approval process. These standards may require certain construction materials, additional plan checks, and additional access requirements. Because of these development standards, these environmental factors may serve as a constraint to housing. However, these constraints are not unique to Santa Clarita. The following environmental conditions are present within areas of Santa Clarita. They are summarized here as they relate to housing. A more comprehensive explanation of these hazards is included within the Safety Element of this General Plan.

Flooding: Areas of Santa Clarita, particularly those alongside major rivers, are vulnerable to flood hazards. Drainage requirements and other flood mitigation measures are addressed in the Unified Development Code (UDC) and building code. The Safety Element includes policies to implement flood safety measures in new development, and to limit risks to existing developed areas from flooding. These may create additional costs for developers but are necessary to preserve life, safety, and property. Additionally, these measures will help preserve the existing housing stock.

Fire Hazards: Areas of Santa Clarita are within CAL FIRE Fire Hazard Severity Zones and are subject to additional development standards that address access, construction materials, water supply, and vegetation. These standards may create additional costs for developers but are necessary to preserve life, safety, and property. Additionally, these measures will help preserve the existing housing stock.

Earthquakes/Seismic Hazards: Several active earthquake fault zones traverse the City of Santa Clarita and are subject to additional State requirements due to the Alquist-Priolo Earthquake Fault Zoning Act of 1972, which limits where development may occur. Additionally, the City is at an increased risk for other seismic and geologic hazards including liquefaction and earthquake-induced landslides. These risks are mitigated by seismic design requirements that include construction techniques to ensure building stability. Additionally, developments in certain areas of the City may require soil or geotechnical investigations. These standards may create additional costs for developers but are necessary to preserve life, safety, and property. Additionally, safety and retrofit measures will help preserve the existing housing stock.

Infrastructure Constraints

Development constraints can occur when new projects require the City to make updates to its existing infrastructure, including updates to streets, water and sewer lines, or emergency services. New public infrastructure is typically funded by the developer and then passed to the City for maintenance and improvements. Costs of

new infrastructure are eventually passed on to residents in the form of higher rental rates or sales prices. New residential developments will be evaluated for adequacy of utility infrastructure as part of the standard city development review process, but it is unlikely that infrastructure will pose a significant constraint to housing development. Stakeholders involved with residential development in the area did not identify infrastructure as a significant constraint. Information on specific infrastructure constraints is provided here:

Energy: Electrical services for the City of Santa Clarita are provided by Southern California Edison and natural gas services are provided by Southern California Gas Company. All residential projects are required to meet state building codes, which also include energy conservation standards. Title 24, Part 6, California Energy Efficiency Standards, contains a set of requirements for energy conservation, green design, construction maintenance, safety, and accessibility. Title 24 applies to all buildings in California and requires residential construction to meet minimum energy conservation standards. Compliance with the Title 24 California Administrative Code on the use of energy efficient appliances and insulation has reduced energy demand stemming from new residential development.

New residential developments will be evaluated for adequacy of energy infrastructure as part of the standard city development review process. It is unlikely that energy infrastructure will pose a constraint to housing development.

Water and Wastewater: The City of Santa Clarita is currently served by the Santa Clarita Valley Water Agency (SCV Water). SCV Water is made up of three water divisions: Newhall Water Division, Santa Clarita Water Division, and Valencia Water Division. The City has various plans to address water availability. The 2020 Urban Water Management Plan (UWMP) identifies water resources available through 2050. The Water Shortage Contingency Plan outlines actions to reduce water demands in the case of a drought or water shortage. Additionally, SCV Water has prepared Water Use Efficiency Strategic Plan, conservation measures, and public education plans to address water demand security. The Recycled Water Master Plan, along with the UWMP, identified a need for new water reclamation plants to accommodate increases in wastewater demand due to population growth. These facilities will increase the City's wastewater management capacity.

- State and local standards set water and wastewater standards. Municipal stormwater standards are set by the National Pollution Discharge Elimination System (NPDES) permit system and issued by the Los Angeles Regional Water Quality Control Board. The City is required to maintain infiltration infrastructure, storm drainage facilities, and an Enhanced Watershed Management Plan with monitoring programs to meet the Water Board requirements.
- State law requires a water supply assessment for larger subdivisions to ensure adequate long-term water supply for single-year and multi-year drought conditions prior to issuance of a building permit. New residential

developments will be evaluated for adequacy of utility infrastructure as part of the standard city development review process. These requirements and processes are not unique to Santa Clarita and are unlikely to pose a constraint to housing development given the availability of water infrastructure.

Communications: Telecommunications services are provided by AT&T, Viasat, Spectrum, or other providers, at the discretion of future tenants. Telecommunications are generally available in the project area, and facility upgrades would not likely be necessary.

Fire and Police Services: Fire and Police services in the City of Santa Clarita are provided under contract by the Los Angeles County Fire Department (LACFD) and the Los Angeles County Sheriff's Department (LACSD). As of 2021, Santa Clarita is served by 15 fire stations and one Sheriff's station. The LACFD maintains a 5-Year Master Fire Station Plan in order to plan for service need in areas of growth and urban expansion, including the Santa Clarita Valley, and maintains contracts with nearby stations that will provide automatic support as needed. Additionally, development impact fees help maintain fire protection service levels. These fees to maintain service levels do contribute to the cost of development overall but are not likely to pose a constraint to development as they are a small portion of total costs.

4.5 ASSESSMENT OF FAIR HOUSING

4.5.1. Summary of Fair Housing Issues

Assembly Bill 686 (Affirmatively Furthering Fair Housing, or AFFH) was adopted into law in 2018 and became effective on January 1, 2019. The law requires state and local agencies to take proactive measures to correct any housing inequalities related to race, national origin, color, ancestry, sex, marital status, disability, religion, or other protected characteristics. Agencies must ensure that their laws and programs affirmatively further fair housing, and that they take appropriate actions to do so.

Under State law, affirmatively furthering fair housing, or AFFH, means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." Agencies must include in their Housing Elements a program that promotes fair housing opportunities for all persons. In the context of a community's housing needs, AFFH is not just about the *number* of units needed, but also about *where* the units are located and *who* has access to them. At the time of this draft, HCD guidance was to provide this analysis in five different subsections:

- Enforcement and Outreach Capacity
- Segregation and Integration Patterns and Trends
- Disparities in Access to Opportunity
- Disproportionate Housing Needs
- Areas of Concentrated Poverty and Affluence Across Racial and Ethnic Groups.

Data compiled in this Assessment of Fair Housing and the 2019 Analysis of Impediments found high-priority challenges to fair housing and contributing factors in the City as outlined in Table 26 below. The table also outlines contributing factors associated with the identified issues and the programs and actions to overcome the challenges they present.

Table 26: Fair Housing Issues, Contributing Factors, and Programs & Actions

| Fair Housing Issues | Contributing Factors | City Programs & Actions |
|--|---|--|
| Enforcement and Outreach Capacity | | |
| <p>Low rates of community participation and awareness of fair housing issues</p> | <ul style="list-style-type: none"> • Linguistic Isolation (particularly for Spanish speakers) may be a barrier to accessing information about Fair Housing • | <ul style="list-style-type: none"> • Continue to provide translation services on the City’s website, including Spanish translation • Continue to contract with the Housing Rights Center or other Fair Housing Service Provider and ensure that the provider: <ul style="list-style-type: none"> ○ Utilizes non-traditional forms of outreach via social media and place-based campaigns in Newhall and Canyon Country areas ○ Provides tabling at community events utilizing staff that are multi-lingual ○ Provides bilingual outreach materials and telephone support • Expand outreach efforts by considering stipends for local non-profits to increase participation by underrepresented communities • Promote Recreation and Community Services programs in multiple languages and across multiple venues • Recruit residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies |
| <ul style="list-style-type: none"> • Segregation and Integration | | |
| <p>Four census tracts in the Newhall and Canyon Country areas have higher rates of segregation</p> | <ul style="list-style-type: none"> • Concentrations of Lower and Moderate-Income Households, Female-Headed Households with children, and Hispanic residents in Lower Resource areas of | <ul style="list-style-type: none"> • The City to undertake strategies to remove barriers to housing and strategically enhance access • Provide landlord education and outreach to expand the location of participating voucher properties • As available, provide financial assistance with security deposits and moving |

| | | |
|---|---|--|
| | <p>Newhall and Canyon Country</p> | <p>expenses for voucher holders & low-income tenants</p> <ul style="list-style-type: none"> • Conduct affirmative marketing targeted at promoting equal access to government-assisted housing • Provide the appropriate zoning for multifamily housing opportunities • Recruit residents from areas of concentrated poverty to serve on boards, committees, task forces and other local government decision-making bodies • Continue to support the Committee on Homelessness and Bridge to Home • Continue to Implement the Community Plan to Address Homelessness, including expansion and funding of the Rapid Rehousing (RRH) program |
| <p>One tract within Valencia (neighboring Henry Mayo Newhall Hospital) has a higher concentration of disabled persons, majority are ambulatory disabilities</p> | <ul style="list-style-type: none"> • Likely due to presence of 55+ communities | <ul style="list-style-type: none"> • Conduct community outreach and surveying in this tract to ensure residents have adequate ADA-accessible facilities, infrastructure, and equal access to housing • Undertake place-based strategies to ensure reasonable accommodations, including support for JADUs and Universal Design programs |
| <p>Disparities in Access to Opportunity</p> | | |
| <p>Financing: Discrepancies in lending patterns by race/ethnicity</p> <p>Subprime lending discrepancies by race/ethnicity</p> | <ul style="list-style-type: none"> • Lending discrimination identified in AI | <ul style="list-style-type: none"> • Include the monitoring of lending practices, foreclosure prevention services, and homebuyer education for residents as part of the City’s fair housing program scope of services. • Support local lenders in their outreach methods and promote the goal of diversifying the lender’s applicant profiles |
| <p>Location of Environmental Health Hazards including lead in housing risk and exposure to drinking water contaminants in Newhall and Canyon Country</p> | <ul style="list-style-type: none"> • Age of housing • Water supply | <ul style="list-style-type: none"> • Continue to seek funding for the Handyworker Program which includes lead abatement and education • Dedicate or seek funding to prioritize basic infrastructure improvements in disadvantaged communities • Continue the proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs and mitigates potential cost, displacement and relocation impacts on residents |

| | | |
|--|--|--|
| <p>Segregated communities are in lower resource areas of the City</p> | <ul style="list-style-type: none"> • Lack of Housing Choice and Affordability in Areas of Opportunity | <ul style="list-style-type: none"> • Consider adopting inclusionary (mixed income) program and related strategies • Continue to review zoning, permit streamlining, fees, incentives, and other approaches to increase housing choices and affordability • Encourage collaboration between local governments and community land trusts as a mechanism to develop affordable housing in higher-opportunity areas and increase opportunities for community ownership of housing • Continue the Affordable Sites Incentive Program • Continue the Graduated Density Zoning and Site Consolidation Program in Old Town Newhall • Consider targeted investment and programs like sweat equity and down payment assistance to ensure that housing opportunities for all income levels are available throughout Santa Clarita while avoiding displacement and providing amenities within low opportunity areas. |
| <p>Disproportionate Housing Needs Including Displacement</p> | | |
| <p>Communities sensitive to displacement located in Newhall and Canyon Country</p> | <ul style="list-style-type: none"> • The availability of affordable units in a range of sizes • Displacement of residents due to economic pressures • Lack of private investments in specific neighborhoods • Lack of public investments in specific neighborhoods, including services or amenities • Lack of renter protections • Lending discrimination • Lack of rental relief programs for people at risk of homelessness | <ul style="list-style-type: none"> • Require relocation assistance for projects which displace lower-income residents, including granting first right of return to existing residents, moving expenses and assistance in securing alternative housing • Provide multi-lingual tenant legal counseling • Consider a rent stabilization program beyond what is required by California Civil Code 1946.2 • Continue Mobilehome Rent Stabilization program • Continue Senior Mobilehome Park overlay zone protections • Consider a just cause eviction program or similar efforts to improve tenant stability beyond what is required by California Civil Code 1946.2 • Continue to work with existing partners like the Old Town Newhall Association and the Chamber of Commerce to encourage and support a small business |

| | | |
|--|---|---|
| | <ul style="list-style-type: none"> • Small businesses displaced by national corporations | <p>alliance in the Newhall and Canyon Country areas to increase visibility of small businesses and promote assistance programs</p> <ul style="list-style-type: none"> • Continue the existing “Shop Local” program to support local businesses by ensuring that some fraction of the City’s purchases of goods and services come from local businesses |
|--|---|---|

4.5.2 Fair Housing Enforcement and Public Outreach

Federal and State Regulations and Enforcement

Federal, state, and local laws make it illegal to discriminate based on a person’s protected class. At the federal level, the Fair Housing Act prohibits discrimination based on race, color, religion, sex, national origin, familial status, and disability. In California, the Fair Employment and Housing Act (FEHA) and the Unruh Civil Rights Act also make it illegal to discriminate based on marital status, ancestry, sexual orientation, source of income, or any other arbitrary forms of discrimination. Federal and state fair housing law both prohibit intentional housing discrimination and prohibit any actions or policies which may have a discriminatory effect on a protected group of people. Examples of policies or practices with discriminatory effects include exclusionary zoning and land use policies, mortgage lending and insurance practices, and residential rules that may indirectly inhibit religious or cultural expression. Both the state and the federal government have structures in place to process and investigate fair housing complaints. In California, the Department of Fair Employment and Housing (DFEH) maintains the authority to investigate complaints of discrimination related to employment, housing, public accommodations and hate violence. The agency processes complaints online, over the phone and by mail. At a federal level, HUD also processes, investigates, and enforces any complaints in violation of the Federal Fair Housing Act.

Fair Housing Services and Enforcement at a Local Level

In general, fair housing services include the investigation and resolution of housing discrimination complaints, discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. Landlord/tenant counseling is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing law and other consumer protection legislations as well as mediating disputes between tenants and landlords.

Los Angeles County jurisdictions are served by three fair housing service providers, Legal Aid Foundation of Los Angeles, Neighborhood Legal Services of Los Angeles County, and The Housing Rights Center. These service providers investigate and

resolve discrimination complaints, conduct discrimination auditing and testing, and education and outreach, including the dissemination of fair housing information such as written material, workshops, and seminars. These service providers also provide landlord/tenant counseling, which is another fair housing service that involves informing landlords and tenants of their rights and responsibilities under fair housing and other consumer protection regulations, as well as mediating disputes between tenants and landlords.

The City of Santa Clarita is serviced by The Housing Rights Center, which has been providing fair housing services to residents since 2017. In the past, the City had contracted with the Fair Housing Council of San Fernando Valley (FHCSFV) to provide fair housing services in the community. However, in fiscal year 2016, the City was not able to reach an agreement with FHCSFV despite multiple attempts to complete the contracting process. In fiscal year 2017, the City was able to retain a new fair housing contractor – the Housing Rights Center (HRC).

HRC conducted one workshop in Santa Clarita and distributed nearly 18,000 pieces of literature in 2019 while providing information on fair housing using their website, an on-line newsletter, and social media such as Facebook and Twitter. HRC also created Project Place, a monthly listing of rental vacancies including the Santa Clarita area. Project Place is distributed to approximately 900 recipients monthly and available to Santa Clarita residents on HRC's website. The City also created a dedicated Fair Housing Services webpage available on the City's website in 2019.

Fair Housing Complaints

According to data from HUD, there were ten Fair Housing and Equal Opportunity (FHEO) complaints in violation of the Federal Fair Housing Act in the City between 2013-2021, representing less than one percent of FHEO cases filed in Los Angeles County during that period. One of these complaints was based upon a disability bias, the other nine were not categorized.

Between 2013 and 2019, FHCSFV and HRC provided general fair housing information to 626 clients. During this time, 108 complaints of housing discrimination were reported by Santa Clarita residents. Of the 108 complaints, 35 were deemed significant and turned into fair housing cases with the California Department of Fair Employment and Housing. Most allegations were related to physical disability, but a significant number of complaints involved mental disability, familial status, and gender.

Public Housing

The City of Santa Clarita does not own or operate any 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).

HACoLA holds a “High Performer” status under HUD’s Section 8 Management Assessment Program (SEMAP); therefore, it is not designated as a “troubled” agency.

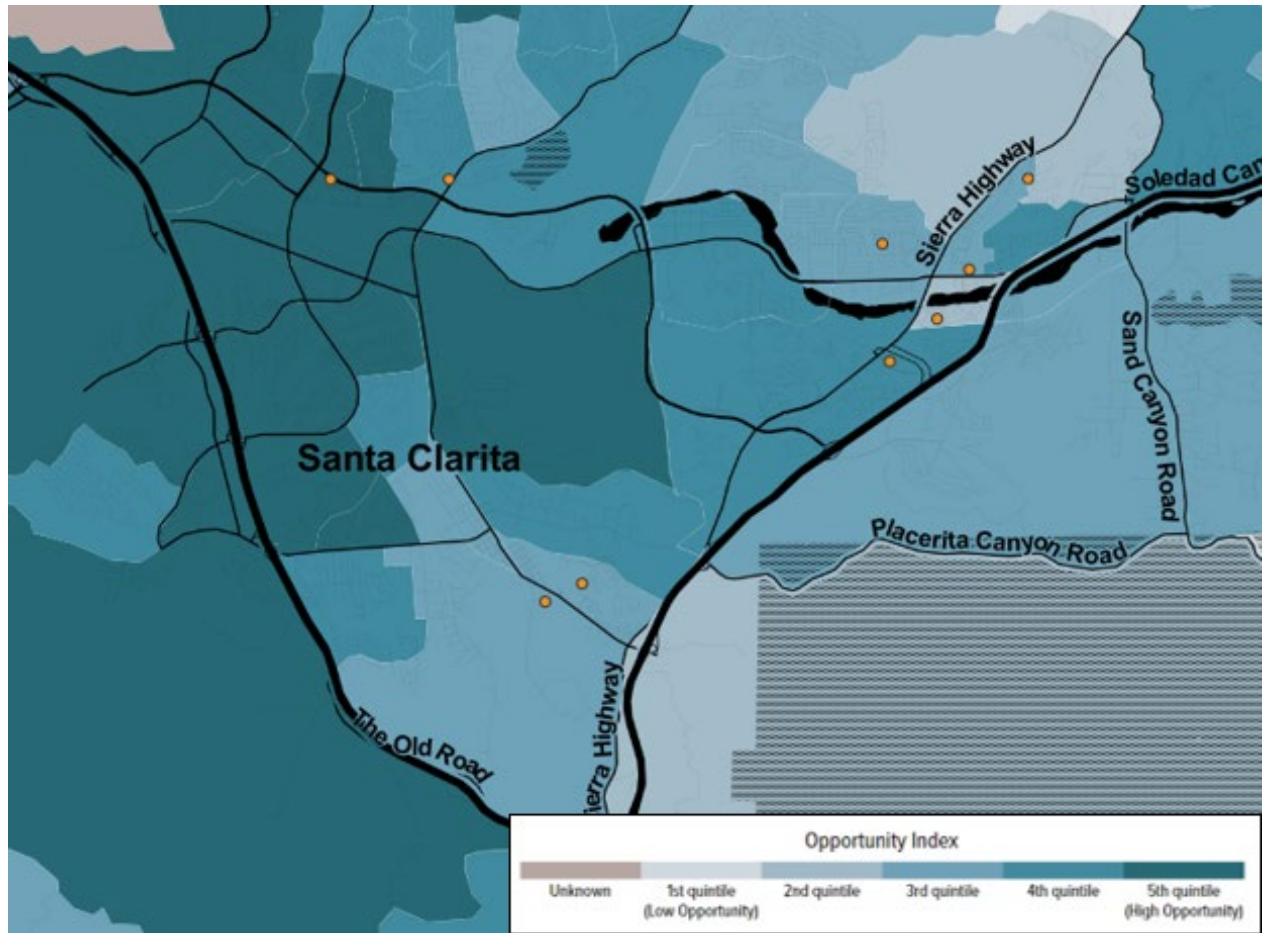
Units are inspected, repaired, and maintained on a regular basis. According to HACoLA, the physical condition of its public housing stock is good. It is the goal of HACoLA to maintain each home, whether the unit is a single-family residence, or in an apartment complex. High Performer status will allow HACoLA to apply for additional programs and funding, allowing for an increased level of service for families in Los Angeles County.

Housing Choice Vouchers

The Housing Choice Voucher Program, also known as Section 8, is the nation's largest federal rental assistance program, assisting people in low-income households find affordable, decent, and stable housing, avoid homelessness, and make ends meet. When implemented properly, vouchers can give low-income families real choices about where to live, including the chance to live in lower-poverty, higher-opportunity neighborhoods, and help public housing agencies meet their legal obligation to address housing discrimination and segregation.

HACoLA distributes housing choice vouchers in Santa Clarita, where households receiving Housing Choice Vouchers are dispersed among neighborhoods with mid- to high- opportunity index scores (Figure 14). While Housing Choice Vouchers are distributed evenly across multiple opportunity index locations, stakeholder interviews revealed that an overall lack of landlord participation in the Housing Choice Voucher Program could represent a constraint to accessing affordable housing in the City.

Figure 14: Housing Choice Vouchers and Opportunity Index Location



Source: Center on Budget and Priorities, 2021

Public Outreach

Education is one of the most important tools in ensuring that fair housing opportunities are provided, by giving citizens the knowledge to understand their rights and responsibilities, to recognize discrimination, locate resources if they need to file a complaint or need general assistance, and much more. Outreach efforts provided by the FHCSFV/HRC in Santa Clarita included informational booths held at the Santa Clarita Service Center in Newhall. During these events, residents were provided counseling, literature was distributed, and other general information and services were provided.

Additionally, the City provides:

- Access to Fair Housing information on the City’s website;
- Fair Housing contact information in the City’s Affordable Housing and Services brochure;
- Fair Housing posters displayed in public offices.

4.5.3 Segregation and Integration Patterns and Trends

Race and Ethnicity

The ethnic and racial composition of a region is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, household income, and mobility.

According to the 2015-2019 5-year American Community Survey, population estimates show that the City of Santa Clarita is made up of persons classified as “White” at 71% of the population, and with persons classified as “Hispanic or Latino” at 33.5% of the population (Table 27). “Asian” formed about 11.1% of the population; “Two or more races” formed 5.9% of the population; and about 3.9% of the population identified as “Black or African American.”

Compared to Los Angeles County, Santa Clarita has a higher White population (71% vs 51.3%) and Two or more races population (5.9% vs 4.0%). Santa Clarita is also experiencing faster growth rates in the Asian and Latino population groups than in Los Angeles County, though the County has a higher share of these population groups overall. Both Santa Clarita and Los Angeles County are experiencing an increase in the Asian, Hispanic or Latino, Two or more races, and American Indian and Alaska Native population groups.

Table 27: Change in Racial and Ethnic Composition (2010-2019)

| Racial or Ethnic Group | 2010 | 2019 | Percent Change |
|---|-------|-------|----------------|
| White | 72.7% | 71.0% | -2.34% |
| Black or African American | 2.5% | 3.9% | +56.0% |
| American Indian and Alaska Native | 0.3% | 0.8% | +166.67% |
| Asian | 8.4% | 11.1% | +32.14% |
| Native Hawaiian and Other Pacific Islander | 0.1% | 0.1% | +0.0% |
| Some other race | 10.7% | 7.2% | -32.71% |
| Two or more races | 5.3% | 5.9% | +11.32% |
| Hispanic or Latino (of any race) | 27.8% | 33.5% | +20.5% |
| Totals exceed 100% because all races can include Hispanic or Latino origin. | | | |
| <i>Source: 2010 and 2019 ACS 5-Year Estimates</i> | | | |

Areas of Racial and Ethnic Concentration

To assist in this analysis of integration and segregation, the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC) convened the California Fair Housing Task force to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The taskforce has created Opportunity Maps to identify resource levels across the state “to accompany new policies aimed

at increasing access to high opportunity areas for families with children in housing financed with Low-Income Housing Tax Credits.”

The Opportunity Maps measure the level of opportunity of a region, broken down by census tract, by considering levels of poverty or wealth, and degree of segregation. The model identifies indicators which are research based and represent neighborhood conditions and develops measures which can transform data to represent opportunity. These indicators are assigned to a set of domains (Table 28), such as Education, Economics and Health, which capture the extent of an individual’s life outcomes, quality of life, and capabilities. (*Source: Othering and Belonging Institute at UC Berkeley*)

According to the Opportunity maps, there are no census tracts or areas of high racial segregation and poverty in Santa Clarita. Regionally, areas with high segregation and poverty are concentrated in the cities of Los Angeles, Burbank, San Fernando, and Pasadena.

Table 28: Opportunity Map Domains and Indicators

| Domain | Indicator |
|---------------------------|--|
| Economic | Poverty Adult Education Employment Job Proximity Median Home Value |
| Environmental | CalEnviroScreen 3.0 Pollution Indicators and Values |
| Education | Math Proficiency Reading Proficiency High School Graduation Rates Student Poverty Rates |
| <i>Source: TCAC, 2020</i> | |

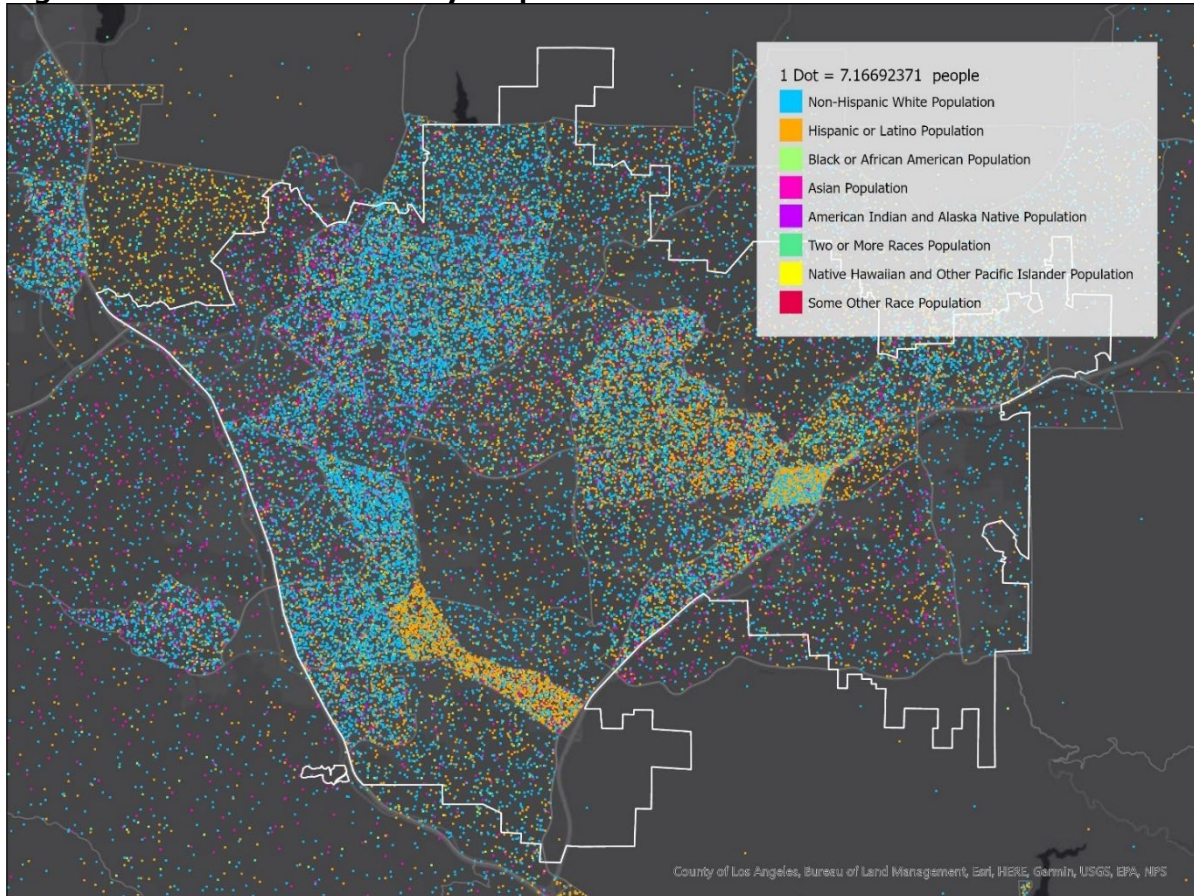
While the 2021 HCD/TCAC map combines both poverty and patterns of minority concentrations where census tracts that have both a poverty rate of over thirty percent *and* that are designated as being racially segregated, HUD considers census tracts to be an area of minority concentration when either:

- The percentage of persons of a particular racial or ethnic minority within an area is at least twenty percentage points higher than the percentage of that minority group in the housing market area as a whole; or
- The total percentage of minority persons within an area is at least twenty points higher than the total percentage of minorities in the housing market area as a whole.

As shown in Figure 15, most of the City has well integrated racial demographics. However, there are four census tracts that meet the HUD definition of areas of minority concentration (Figure 15, Figure 16). These census tracts have a higher

density of Hispanic residents than the whole of Santa Clarita or the Greater County of Los Angeles.

Figure 15: Racial Dot Density Map of Santa Clarita



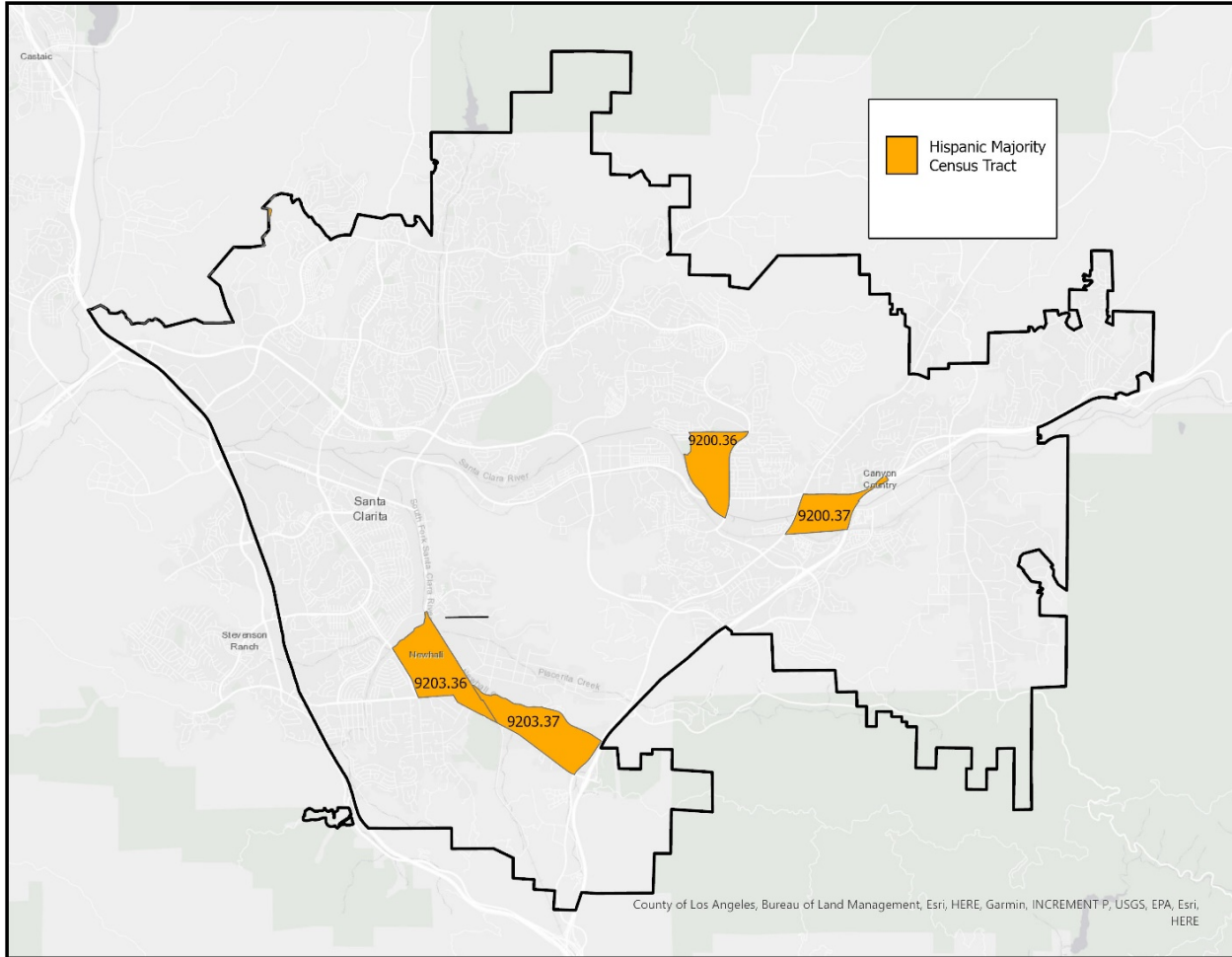
Source: ESRI, ACS 5-Year Estimates 2015-2019

Table 29: Comparative Percentages of Hispanic Population

| | |
|-----------------------|-------|
| Los Angeles County | 48.5% |
| City of Santa Clarita | 33.5% |
| Tract 9200.36 | 56.0% |
| Tract 9200.37 | 58.0% |
| Tract 9203.36 | 77.0% |
| Tract 9203.37 | 69.0% |

Source: U.S. Census, 2010

Figure 16: Hispanic Majority Census Tracts in Santa Clarita



Source: HCD AFFH Data Viewer 2021, ESRI, U.S. Census

Dissimilarity Index

The “Dissimilarity Index” provides a quantitative measure of segregation in an area, based on the demographic composition of smaller geographic units within that area. One way of understanding the index is that it indicates how evenly two demographic groups are distributed throughout an area: if the composition of both groups in each geographic unit (e.g., Census tract) is the same as in the area as a whole (e.g., county), then the dissimilarity index score for that entire area will be 0. By contrast, and again using Census tracts as an example, if one population is clustered entirely within one Census tract, the dissimilarity index score for that entire area will be 100. The higher the dissimilarity index value, the higher the level of segregation in an area. Table 30 below demonstrates how HUD views various levels of the index. Table 31 is the dissimilarity Index for Santa Clarita and LA County (2010).

Table 30: Dissimilarity Index Definitions

| Measure | Values | Description |
|---------------------|--------|-----------------|
| Dissimilarity Index | <30 | Low Segregation |

| | | |
|--|-------|----------------------|
| [range 0-100] | 30-60 | Moderate Segregation |
| | >60 | High Segregation |
| <i>Source: University of Delaware, Center for Community Research & Service</i> | | |

Table 31: Ethnic and Racial Composition Dissimilarity Index for Santa Clarita and LA County

| Ethnic/Racial Composition | Santa Clarita Dissimilarity Index | LA County Dissimilarity Index |
|---|--|--------------------------------------|
| Non-Hispanic White | 56.1% | 27.8% |
| Non-Hispanic Black | 3.6% | 8.9% |
| Hispanic | 29.5% | 47.7% |
| Asian | 10.0% | 14.9% |
| Other Races | 0.9% | 0.7% |
| <i>Source: Brown University, Diversity and Disparities 2010</i> | | |

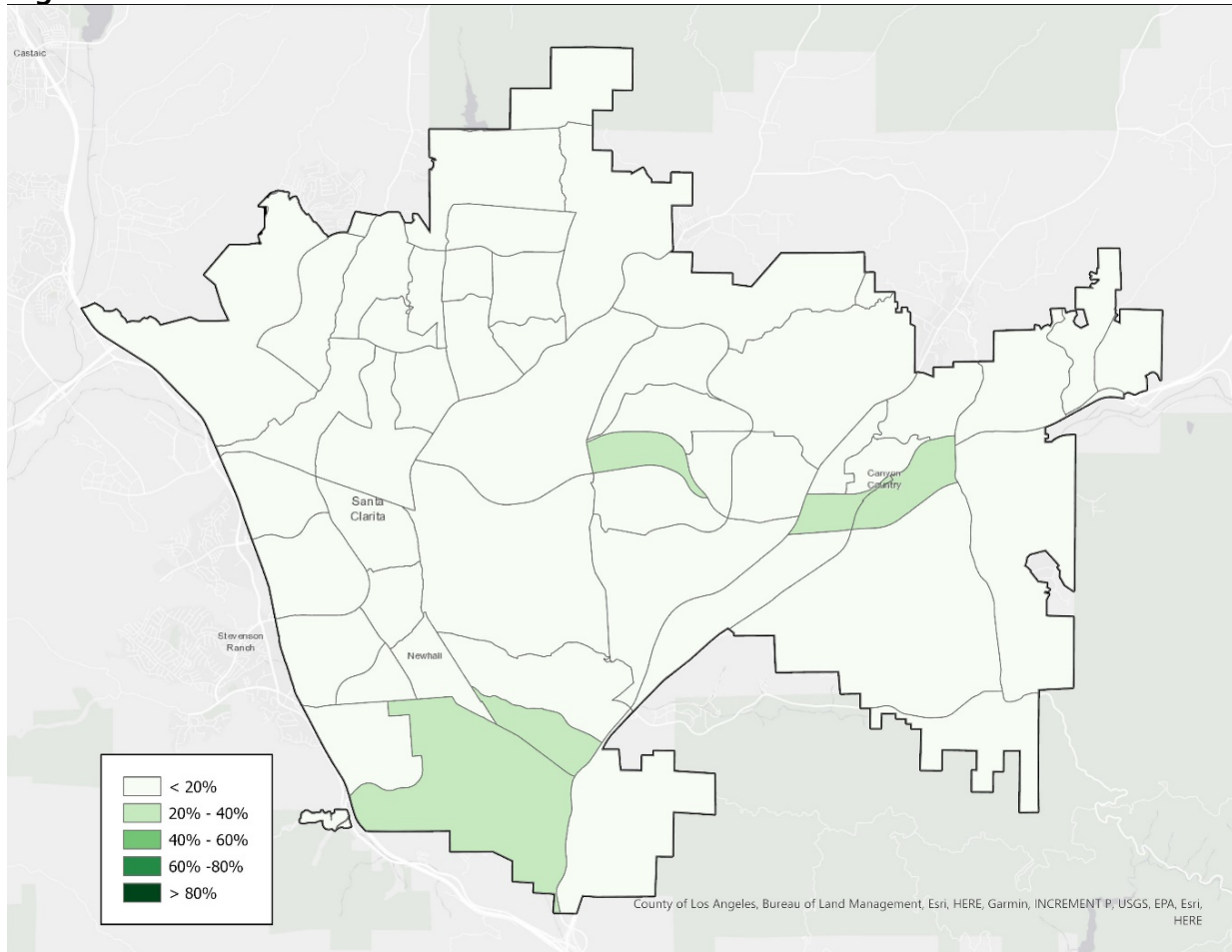
The 2010 Dissimilarity Index for Santa Clarita reveals that the White population is highly segregated from other racial groups, scoring a value of 56.1%. While the Hispanic population has a low segregation value of 29.5%, it is close to being categorized as moderately segregated. Asian, Black, and Other Races are equally distributed throughout different census tracts in Santa Clarita.

Compared to the broader Los Angeles region, Santa Clarita’s White population is far less dispersed and approximately twice as segregated (Table 31).

Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of households. It is important to analyze familial status to identify areas where a city might need to focus resources (i.e., single-parent households, female-headed, large families, and/or elderly persons living alone).

Figure 17: Female-Headed Households with Children Under 18 Census Tracts



Source: ACS 5-Year Estimates 2015-2019

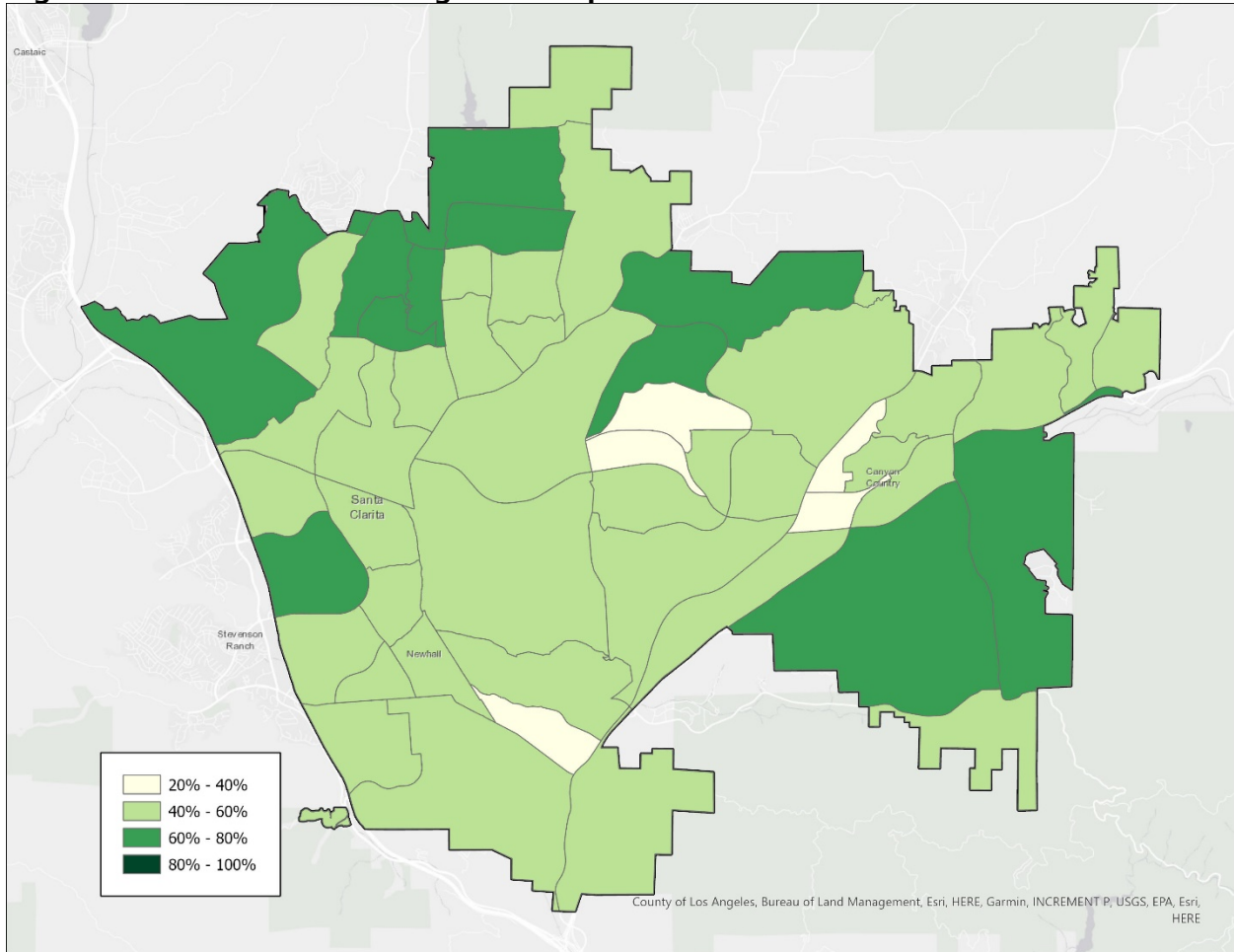
Most recent American Community Survey results show that 21% of households in Santa Clarita are female-headed with no spouse, and 3.3% of those have children under 18 years old compared to the County where 28.8% of households are female-headed with no spouse, and 5.1% of them having children under 18.

Five tracts in Santa Clarita have concentrations of children living in female-headed households where there is no spouse or partner present (Figure 17). In these areas where households are female-headed, efforts should be made to meet specialized housing needs such as access to adequate childcare and job training services.

Due to their relatively lower per-capita income and higher living expenses, such as daycare, single-parent households have more challenges for finding affordable, decent, and safe housing. Of particular concern are single-parent households with lower incomes. Data from the 2015-2019 American Community Survey indicates that approximately 23 percent of the City’s female-headed households with children had incomes below the poverty level.

Single-parent households may also be discriminated against in the rental housing market. At times, landlords may be concerned about the ability of such households to make regular rent payments and therefore, may require more stringent credit checks, or higher security deposits for single parent applicants. In 2019, approximately 3,468 single-parent households resided within Santa Clarita, representing five percent of the City’s total households.

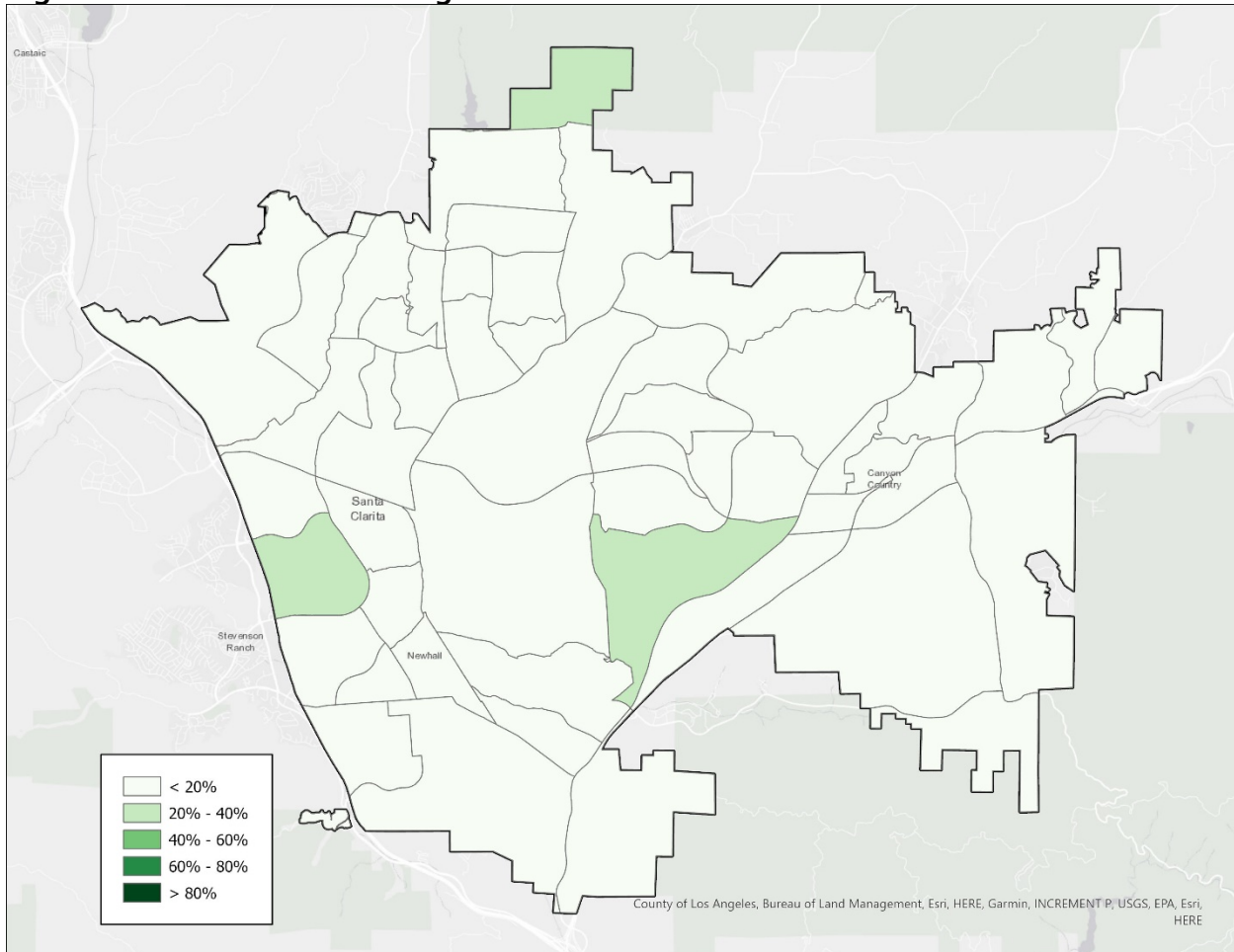
Figure 18: Households Living with a Spouse Census Tracts in Santa Clarita



Source: ACS 5-Year Estimates 2015-2019

Higher densities of individuals living with a spouse are found near the borders of Santa Clarita, significantly in the northern census tracts where 60-80 percent of individuals live with a spouse (Figure 18). Individuals living with a spouse often have more economic opportunities as they may have higher combined household incomes.

Figure 19: Households Living Alone Census Tracts in Santa Clarita



Source: ACS 5-Year Estimates 2015-2019

At 1.7 percent, the City has a lower share of 7+ person households than the SCAG region overall based on the 2014-2018 ACS 5-year estimates.

The City also has a lower share of single-person households than the SCAG region overall. Of Santa Clarita’s 18.9% of single-person households, 8.5% are persons aged 65 or older. The City has three census tracts consisting of 20-40% of single-person households.

Persons with Disabilities

Fair housing choice for persons with disabilities can be limited based on the nature of their disability. The Americans with Disabilities Act (ADA) defines a disability as a “physical or mental impairment that substantially limits one or more major life activities.” 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.

According to the 2015-2019 ACS, approximately ten percent of the population in both the City and County has one or more disabilities.

Persons with physical and mental disabilities may face additional barriers, including discrimination, while seeking housing. Landlords/owners sometimes fear that a unit may sustain wheelchair damage or may refuse to exempt disabled tenants with service/guide animals from a no-pet policy. Additionally, some units may not be accessible to physically disabled tenants without significant modifications. Persons with mental disabilities may face barriers such as stigma, where landlords may refuse to rent to tenants with a history of mental impairment and community opposition can prevent the establishment of group homes for persons with mental disabilities.

While housing discrimination is not covered by the ADA, the Fair Housing Act prohibits housing discrimination against persons with disabilities (Table 32). Of the 130 fair housing cases filed in LA County by FHEO from 2006-2020, 66 percent were filed on the basis of disability bias.

Table 32: Percentage of Population with a Disability in Santa Clarita

| | |
|---|-------|
| Santa Clarita | 9.6% |
| Los Angeles | 9.9% |
| California | 10.6% |
| <i>Source: ACS 5-Year Estimates 2015-2019</i> | |

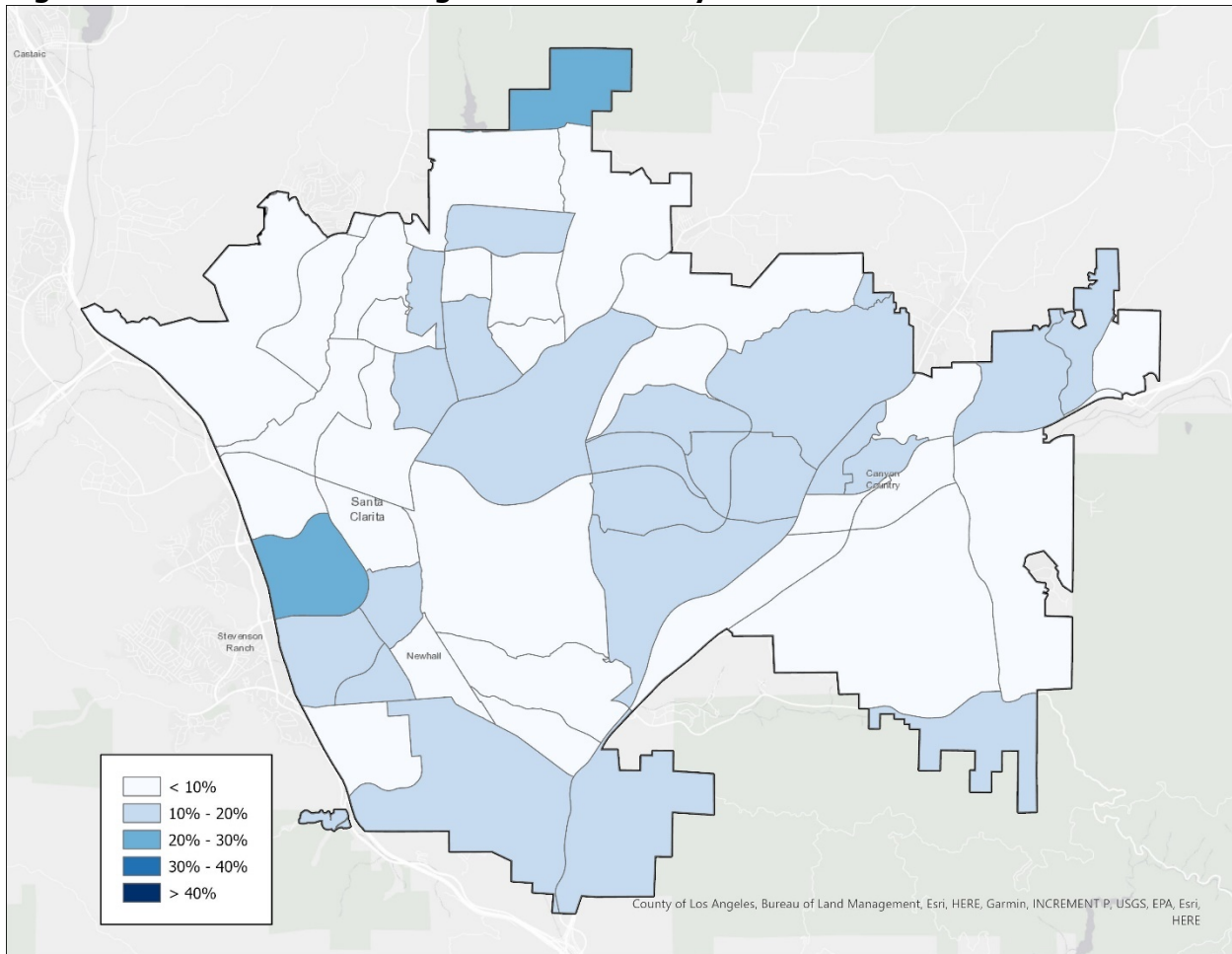
According to the 2015-2019 ACS, Census Tract 9203.30, located in Valencia (neighboring Henry Mayo Newhall Hospital), consists of 22.1 percent of disabled individuals which may be related to the presence of 55+ living communities in the vicinity. In this tract, over 73 percent of those with disabilities are over age 75. As seen in Table 33, most individuals in this tract reported independent living and ambulatory difficulties.

Table 33: Disability Characteristics for Census Tract 9203.30

| Race and Hispanic or Latino Origin | |
|--|-------|
| White alone | 23.8% |
| Black or African American alone | 78.6% |
| American Indian and Alaska Native alone | -- |
| Asian alone | 15.5% |
| Native Hawaiian and Other Pacific Islander alone | -- |
| Some other race alone | 0.0% |
| Two or more races | 7.4% |
| White alone, not Hispanic or Latino | 26.2% |
| Hispanic or Latino (of any race) | 12.5% |
| Disability Type by Detailed Age | |
| With an independent living difficulty | 16.2% |

| | |
|--|-------|
| With an ambulatory difficulty | 13.5% |
| With a cognitive difficulty | 12.6% |
| With a self-care difficulty | 9.1% |
| With a hearing difficulty | 7.1% |
| With a vision difficulty | 2.8% |
| <i>Source: 2019 ACS 5-Year Estimates</i> | |

Figure 20: Households Living with a Disability Census Tracts in Santa Clarita



Source: ACS 5-Year Estimates 2015-2019

Income

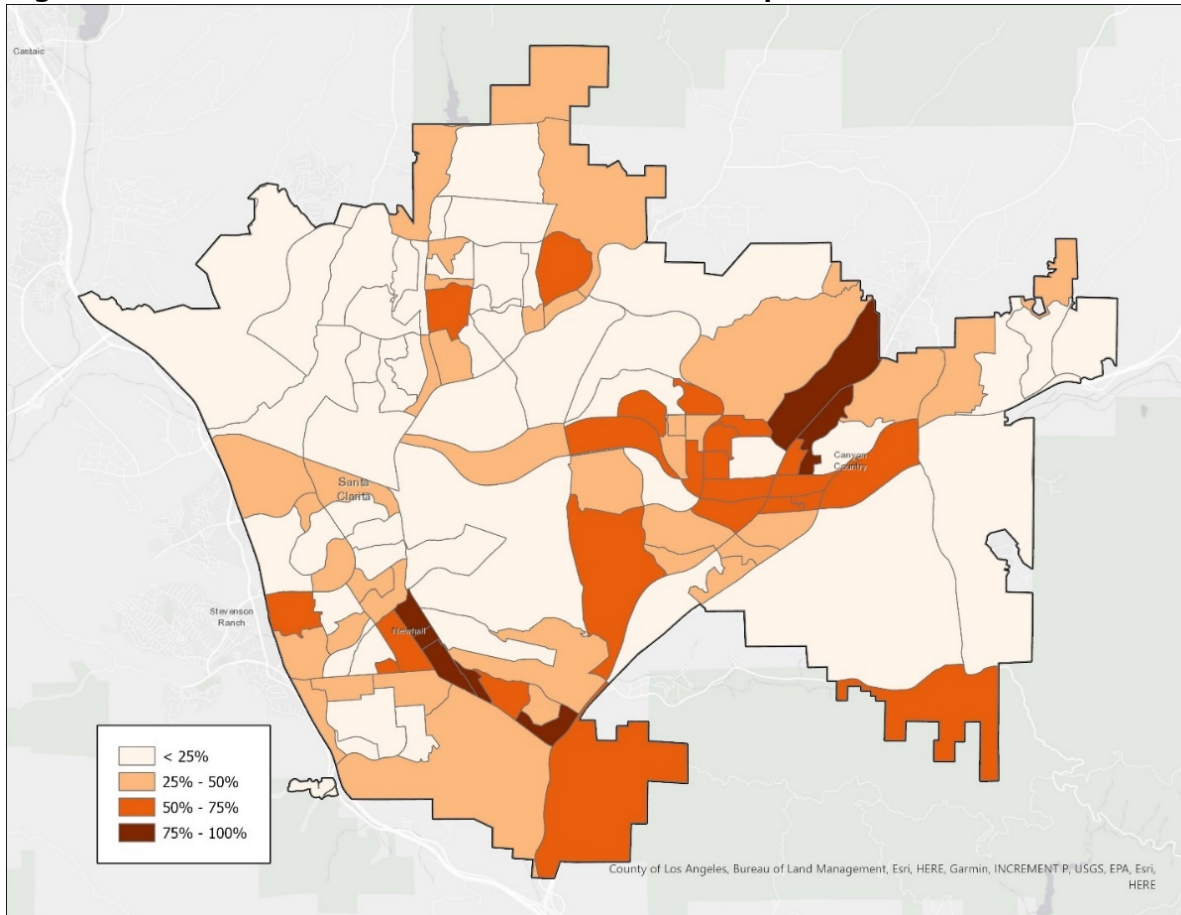
Household income is the principal factor in determining a household’s ability to balance housing costs with other basic life necessities. Households with lower incomes are limited in their ability to balance housing costs with other needs, and often face additional barriers when seeking adequate housing.

While economic factors that affect a household’s housing choice are not a fair housing issue per se, the relationships among household income, household type,

race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

Identifying geographies and individuals with a low- to moderate- income (LMI) is important to overcome patterns of segregation. Figure 21 and Figure 22 show LMI areas in Santa Clarita and the County by Census block group. HUD defines LMI areas as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the area median income).

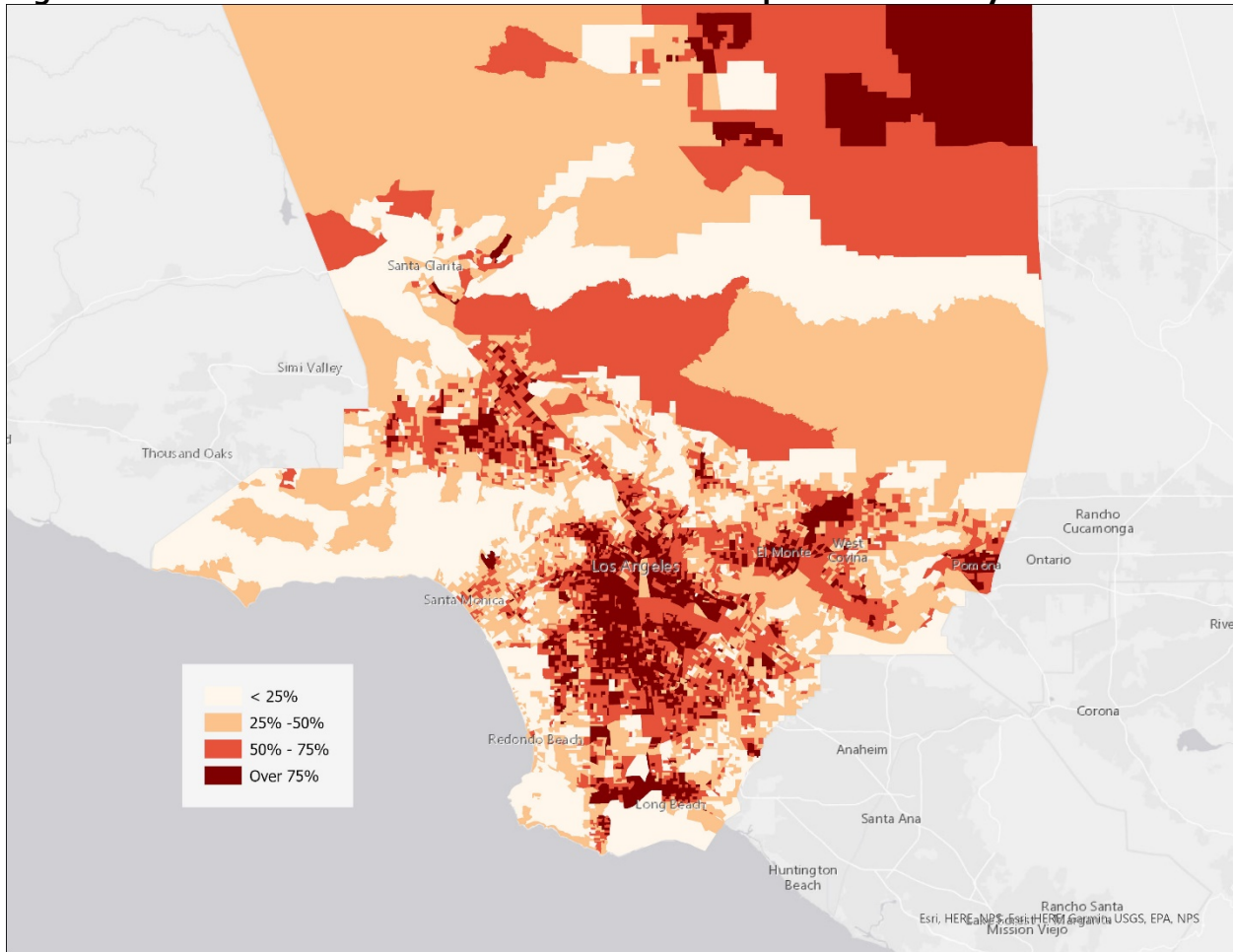
Figure 21: Low- to Moderate-Income Block Groups in Santa Clarita



Source: HCD AFFH Data Viewer 2021, HUD 2020

In Santa Clarita, six block groups in the Newhall and Canyon Country areas were identified as having 75-100 percent of their population considered LMI. Areas with the lowest percentages of LMI households are in the eastern and northern parts of Santa Clarita.

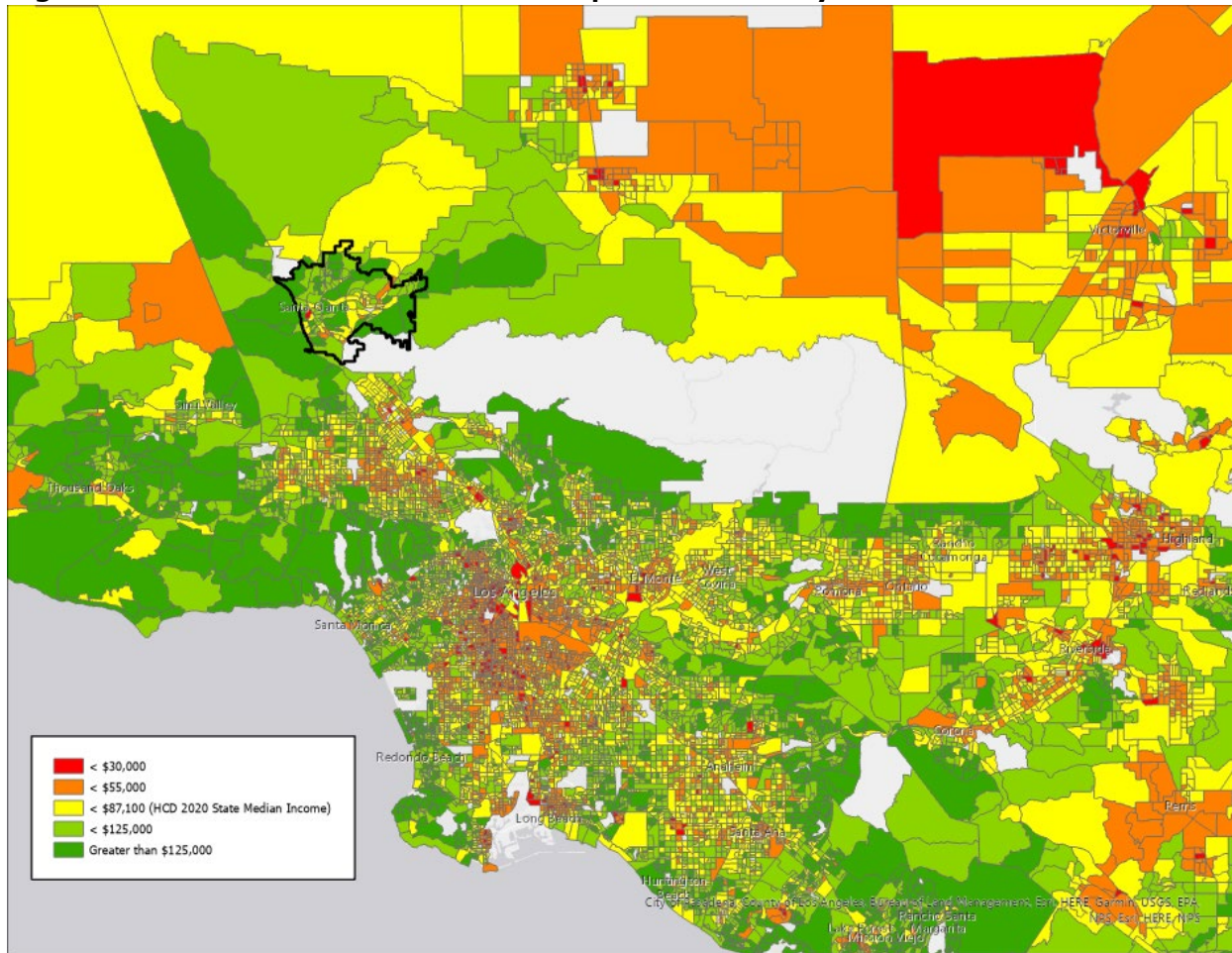
Figure 22: Low- to Moderate- Income Block Groups in LA County



Source: HCD AFFH Data Viewer 2021, HUD 2020

Median incomes in Los Angeles County are unevenly dispersed, as shown in Figure 23. Low to moderate incomes in Los Angeles County are concentrated in the Central and South regions, as well as in the San Fernando Valley and the San Gabriel Valley. In these areas, 75-100 percent of populations earn a low to moderate income. Further west of LA and along the coast, in the Santa Monica Mountains and the Westside, less than 25 percent of the population is low-income. While Santa Clarita’s median household income is higher than LA County’s and above the HCD 2020 State Median Income, there are still regions with a concentration of low-income households.

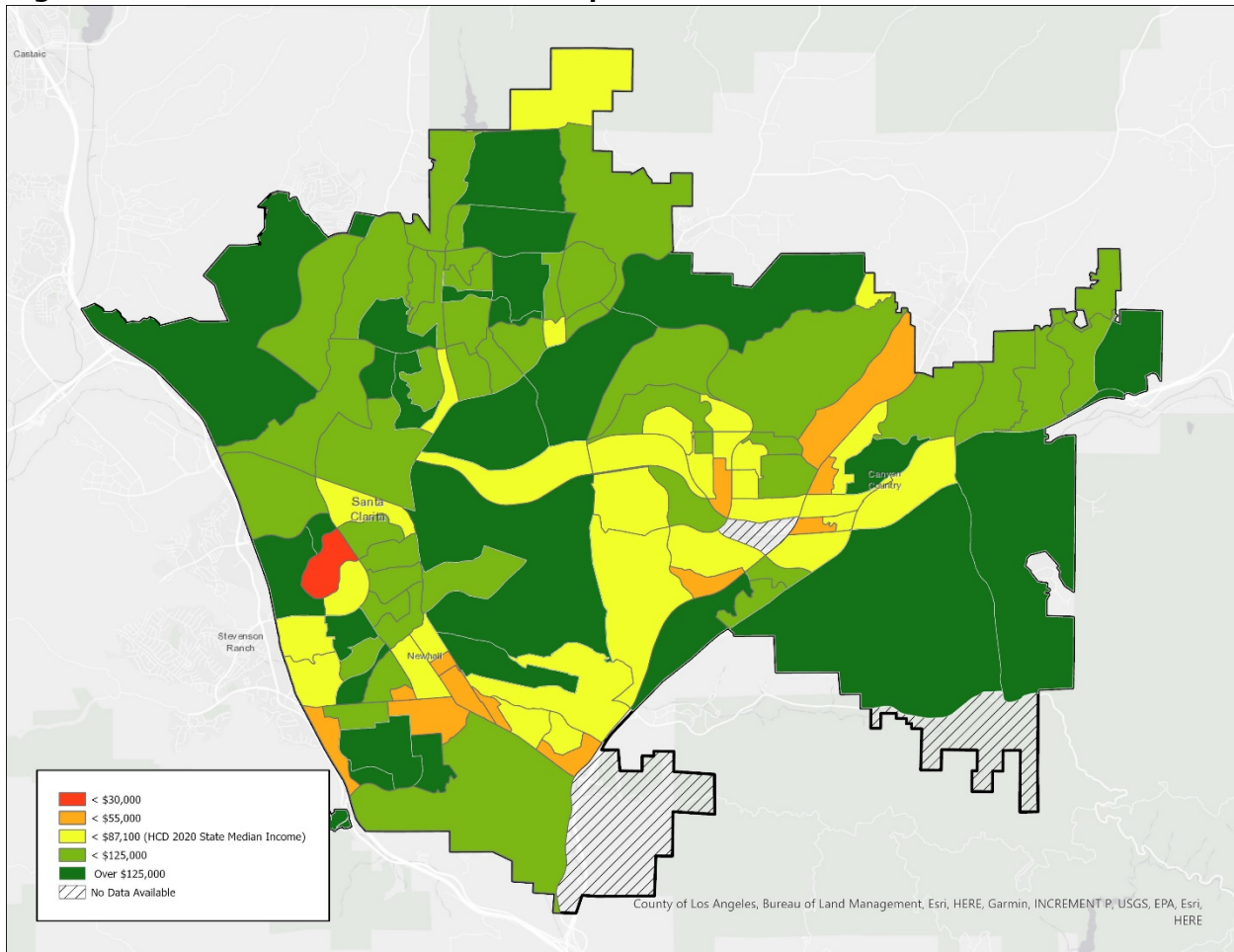
Figure 23: Median Income Block Groups in LA County Area



Source: ACS 5-Year Estimates 2015-2019

Median incomes over \$125,000 in Santa Clarita can be found dispersed throughout the northern, central, and eastern tracts. Households earning less than \$87,100 are primarily located in central Santa Clarita, while households earning between \$87,100 and \$125,000 are located more towards the outer edges of the city. 12 census tracts have households that earn less than \$55,000, and one tract in western Santa Clarita near Henry Mayo Newhall Hospital has a median income that earns less than \$30,000.

Figure 24: Median Income Block Groups in Santa Clarita

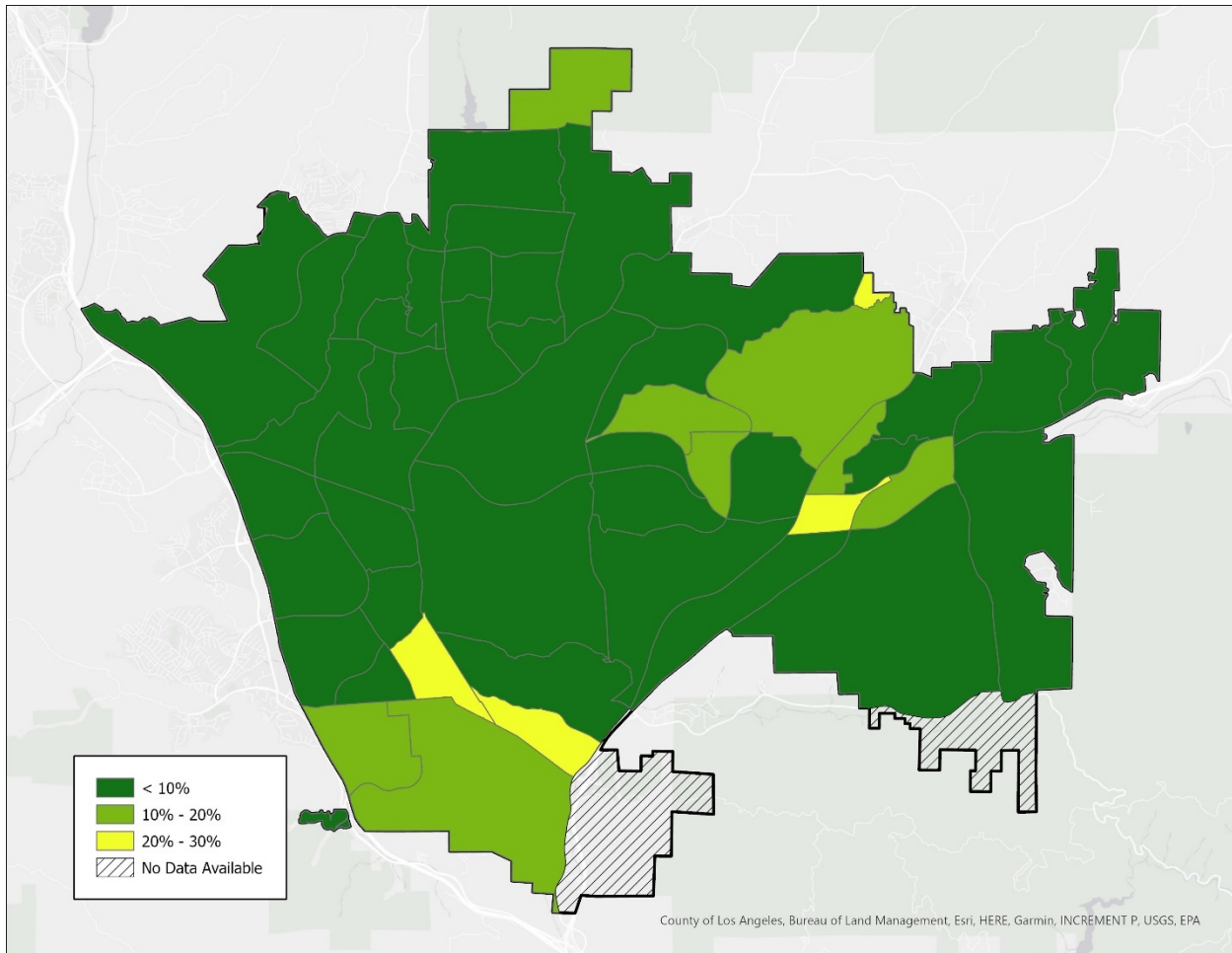


Source: ACS 5-Year Estimates 2015-2019

Poverty

8.2 percent of Santa Clarita’s households are experiencing poverty, compared to 14.9 percent of households in LA County. Poverty thresholds, as defined by the ACS, vary by household type. In 2019, a single individual under 65 was considered in poverty with an income below \$13,330/year, while the threshold for a family consisting of 2 adults and 2 children was \$26,246/year.

Figure 25: Poverty Status in the Last 12 Months in Santa Clarita by Census Tract



Source: ACS 5-Year Estimates 2015-2019

While most of Santa Clarita’s tracts have less than 10 percent of households below the poverty level, areas with higher concentrations of poverty are worth noting. Four census tracts in the Newhall and Canyon Country districts have populations where 20-30 percent of individuals are living below the poverty level (Figure 25).

4.5.4 Disparities in Access to Opportunities

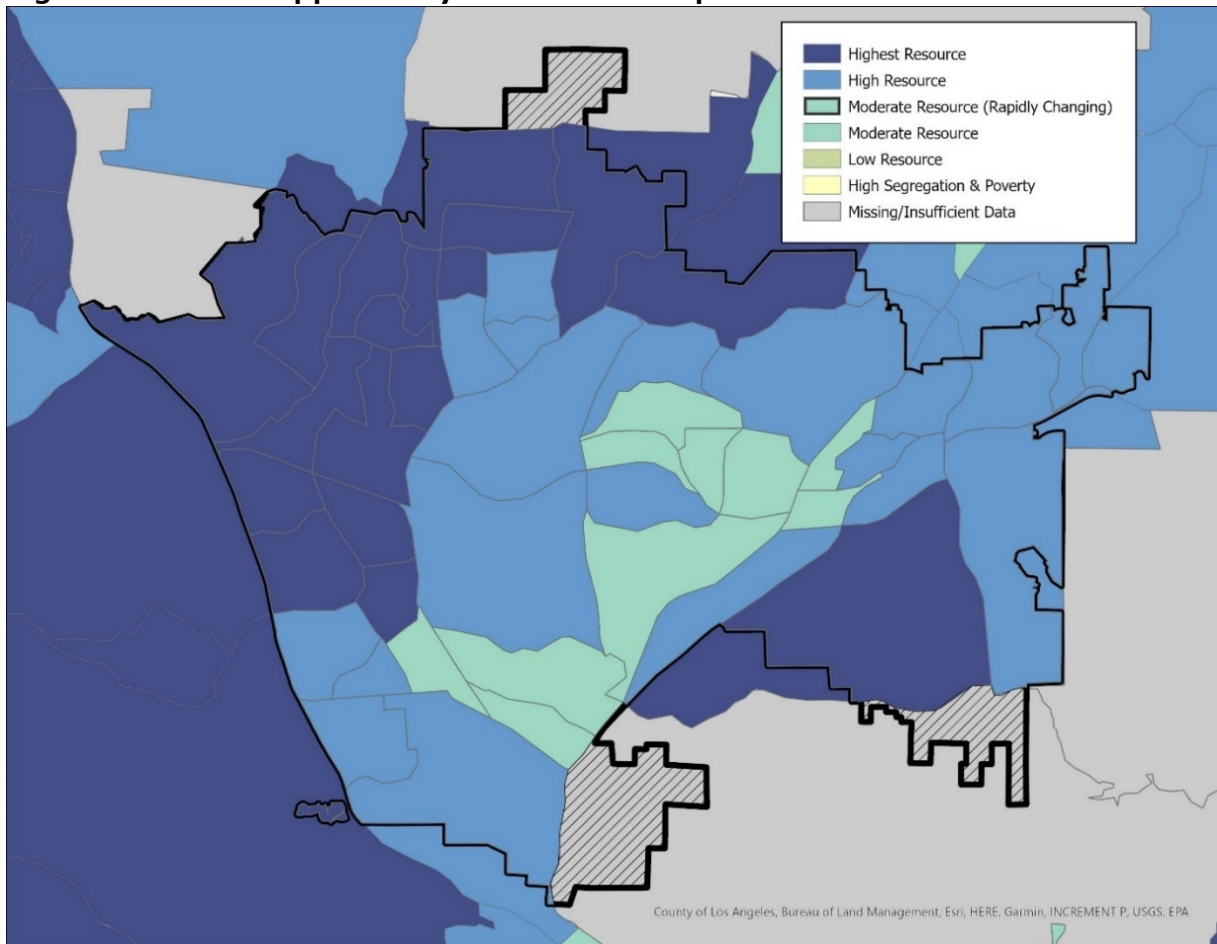
While it is common to find ethnic enclaves of persons based on cultural values, it is important to analyze any areas of socioeconomic or racial concentration to ensure equitable access to opportunities and identify issues that could negatively impact residents such as access to resources like education, healthy environments, employment, and transportation.

Based on the indicators determined by the Tax Credit Allocation Committee (TCAC) Opportunity Area Index (Figure 26) the City has been given resource designations ranging from moderate- to highest- areas of opportunity based upon consideration

of factors affecting quality of life and health outcomes including educational enrollment and attainment, employment rates, overcrowding in housing, overpayment for housing costs, transportation costs, and environmental health.

The Opportunity Area Index map is provided as Figure 26. High opportunity areas are in the northern and western regions of Santa Clarita. Most tracts in the city are considered moderate to high resource areas and there are no areas indicated as low resource areas. Areas previously identified as lower-income and minority concentration are also identified as being lower resource areas.

Figure 26: TCAC Opportunity Area Index Map of Santa Clarita Census Tracts



Source: TCAC, 2021

Education

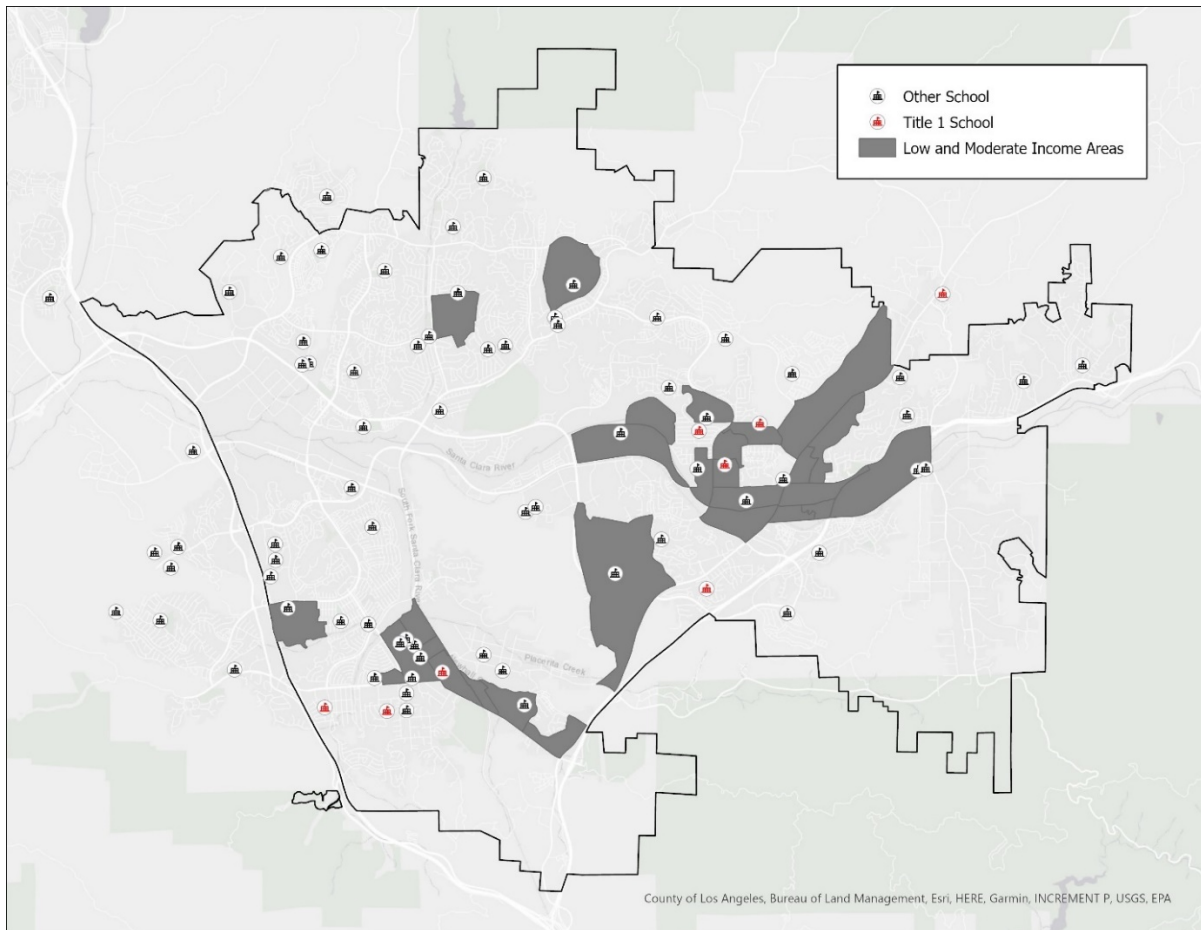
Public education in the Santa Clarita Valley is administered by the following school districts:

- Castaic Union School District
- Newhall School District
- Saugus Union School District

- Sulphur Springs School District
- William S. Hart Union High School District

Title 1 schools help low-achieving children meet state standards in core academic subjects. These schools coordinate and integrate resources and services from federal, state, and local sources. To be considered for Title 1 school funds, at least 40 percent of the students must be considered low-income. There are seven Title 1 schools in Santa Clarita. Figure 27 shows the location of schools in the City with Title 1 schools indicated in red. The map shows low- to moderate- income (LMI) areas in grey. LMI areas are well served by Title 1 schools. All LMI neighborhoods within the attendance boundaries of Newhall School District and Sulphur Springs District are served by their Title 1 Schools.

Figure 27: Schools and Title 1 Status in Low- and Moderate-Income Areas of Santa Clarita



Source: HUD, 2020

Schools perform universally well in Santa Clarita and in the 2018-2019 reporting year, Santa Clarita school districts outperformed both the Los Angeles Unified District and the State in the California Assessment of Student Performance and Progress (Figure 27).

Table 34: California Assessment of Student Performance and Progress

| District | Level 1: Standard Not Met | Level 2: Standard Nearly Met | Level 3: Standard Met | Level 4: Standard Exceeded |
|---------------------------------|---------------------------------|------------------------------------|-----------------------------|-------------------------------|
| Castaic Union | 23.49% | 30.33% | 26.47% | 19.70% |
| Newhall | 13.04% | 18.30% | 24.01% | 44.65% |
| Saugus Union | 17.79% | 26.15% | 28.33% | 27.73% |
| Sulphur Springs Union | 22.39% | 27.82% | 24.73% | 25.07% |
| William S. Hart Union | 22.74% | 24.32% | 24.45% | 28.49% |
| Los Angeles Unified | 40.7% | 25.83% | 18.39% | 15.08% |
| California Statewide Average | 34.86% | 25.41% | 20.04% | 19.69% |

Source: California Assessment of Student Performance and Progress, 2021

Most adults in Santa Clarita have completed a high school education and residents in the City have better educational attainment outcomes in terms of secondary degrees than greater Los Angeles County and the state (Table 35).

Table 35: Educational Attainment for Adults 25 and Over

| Area | High School Graduate or Higher | Bachelor's Degree or Higher | Graduate or Professional Degree |
|------------------|-----------------------------------|--------------------------------|------------------------------------|
| Santa Clarita | 90.5% | 36.8% | 11.8% |
| LA County | 79.1% | 21.2% | 11.3% |
| California | 83.3% | 33.9% | 12.8% |

Source: ACS 5-Year Estimates (2014-2019)

Environment

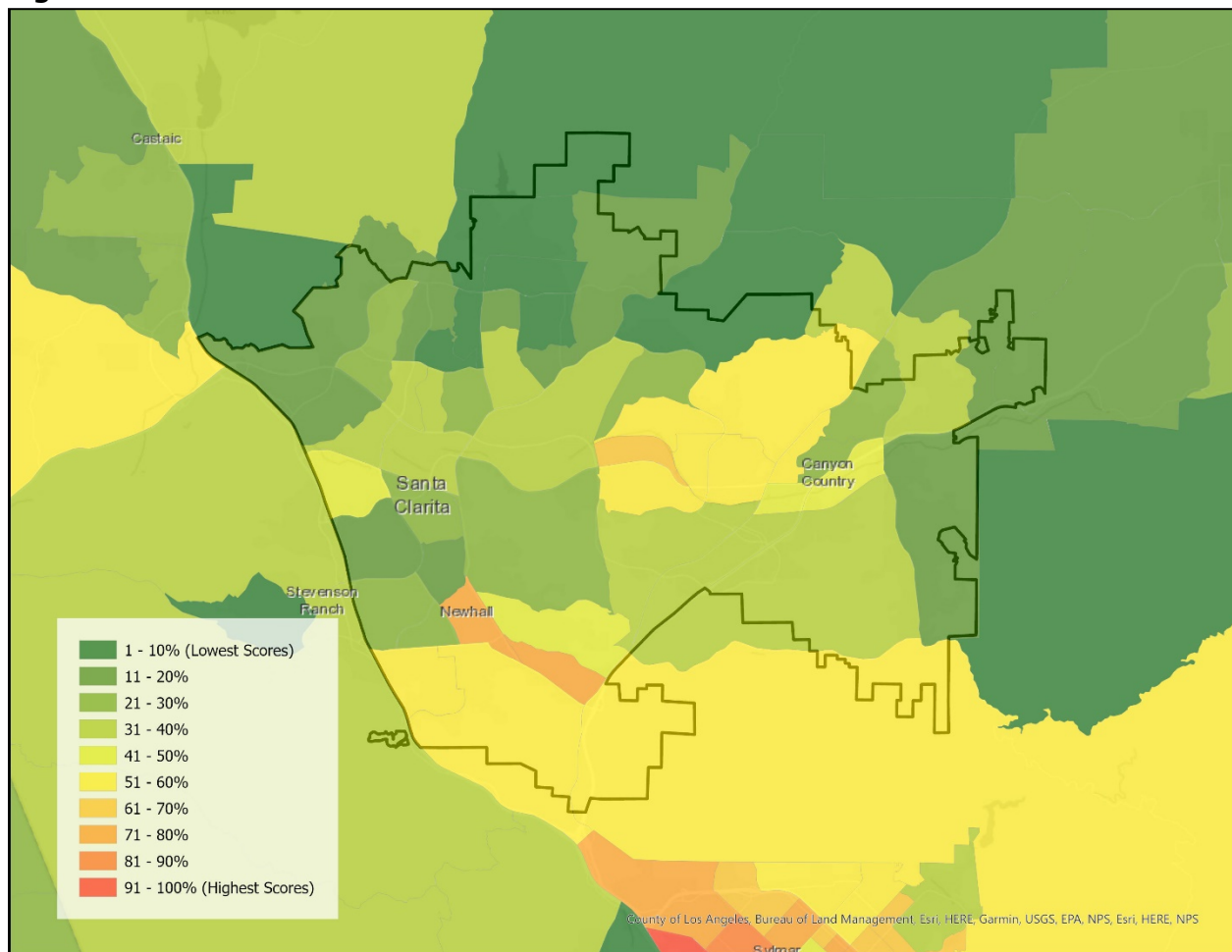
The California Office of Environmental Health Hazard Assessment (OEHHA) developed the California Communities Environmental Health Screening Tool (CalEnviroScreen) to identify communities disproportionately burdened by pollution. CalEnviroScreen uses environmental, health, and socioeconomic information to produce scores for every census tract in the state. The scores are mapped so that different communities can be compared. An area with a high score is one that experiences a much higher pollution burden than areas with low scores. The following indicators are used in the CalEnviroScreen Assessment:

- Exposure: Air Quality, Lead Risk in Housing, Diesel Particulate Matter, Drinking Water Contaminants, Pesticide Use, Toxic Releases from Facilities, Traffic Density

- Environmental Effects: Cleanup Sites, Groundwater Threats, Hazardous Waste Generators and Facilities, Impaired Water Bodies, Solid Waste Sites and Facilities
- Sensitive Populations: Asthma, Cardiovascular Disease, Low Birth Weight Infants
- Socioeconomic Factors: Educational Attainment, Housing Burden, Linguistic Isolation, Poverty, Unemployment

According to the data put forth by CalEPA, there are no census tracts that qualify as disadvantaged communities. However, two census tracts in the Newhall district are at risk of being considered disadvantaged communities and stand out on several AFFH issues; similar issues are also present in the Canyon Country area. Of the individual indicators analyzed in these tracts, exposure to air quality/ozone, lead in housing, and drinking water contaminants as well as socioeconomic factors such as poverty, linguistic isolation, housing burden, and educational attainment contributed to scores that make these areas at-risk of becoming disadvantaged (Table 36).

Figure 28: CalEnviroScreen 4.0 Index Scores in Santa Clarita



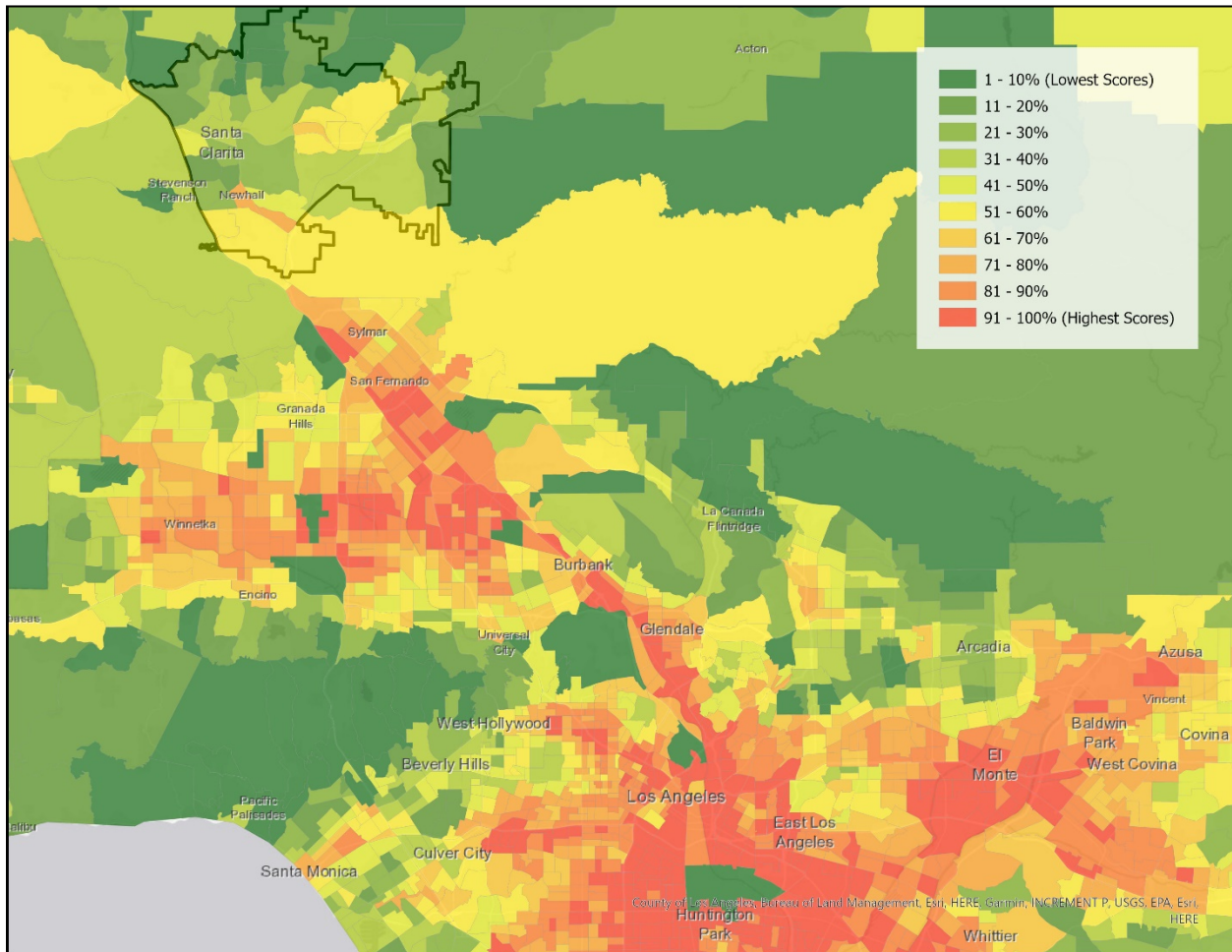
Source: California Office of Environmental Health Hazard Assessment, 2021

Table 36: Indicators for At-Risk of Becoming Disadvantaged Tracts in Santa Clarita

| | Census Tract 9203.36 | Census Tract 9203.37 |
|--|----------------------|----------------------|
| Exposure Indicators | | |
| Air Quality- Ozone | X 94 | X 95 |
| Air Quality- PM 2.5 | X 46 | X 48 |
| Diesel Particulate Matter | X 50 | X 47 |
| Lead in Housing | X 80 | X 54 |
| Pesticide Use | X 0 | X 0 |
| Toxic Releases from Facilities | X 27 | X 24 |
| Traffic Density | X 65 | X 84 |
| Drinking Water Contaminants | X 86 | X 89 |
| Environmental Effect Indicators | | |
| Cleanup Sites | X 71 | X 0 |
| Groundwater Threats | X 13 | X 17 |
| Hazardous Waste Generators and Facilities | X 41 | X 26 |
| Impaired Water Bodies | X 0 | X 0 |
| Solid Waste Sites and Facilities | X 40 | X 64 |
| Sensitive Populations Characteristics | | |
| Asthma | X 35 | X 56 |
| Low Birth Weight | X 46 | X 59 |
| Cardiovascular Disease | X 32 | X 57 |
| Socioeconomic Factors | | |
| Education Attainment | X 89 | X 81 |
| Linguistic Isolation | X 90 | X 75 |
| Poverty | X 90 | X 78 |
| Unemployment | X 61 | X 65 |
| Housing Burden | X 89 | X 94 |
| Aggregate Scores | | |
| Pollution Burden | X 71 | X 59 |
| Population Burden | X 66 | X 77 |
| Overall CalEnviroScreen 4.0 | X 73 | X 74 |
| X 75-100: High Burden X 25-75: Moderate X 0-25: Low Burden | | |

Compared to the LA County region, Santa Clarita has better environmental outcomes overall. Most of the San Fernando Valley and areas of Downtown Los Angeles contain disadvantaged communities, while Santa Clarita does not (Figure 29).

Figure 29: CalEnviroScreen 4.0 Index Scores in the LA County Area



Source: California Office of Environmental Health Hazard Assessment, 2021

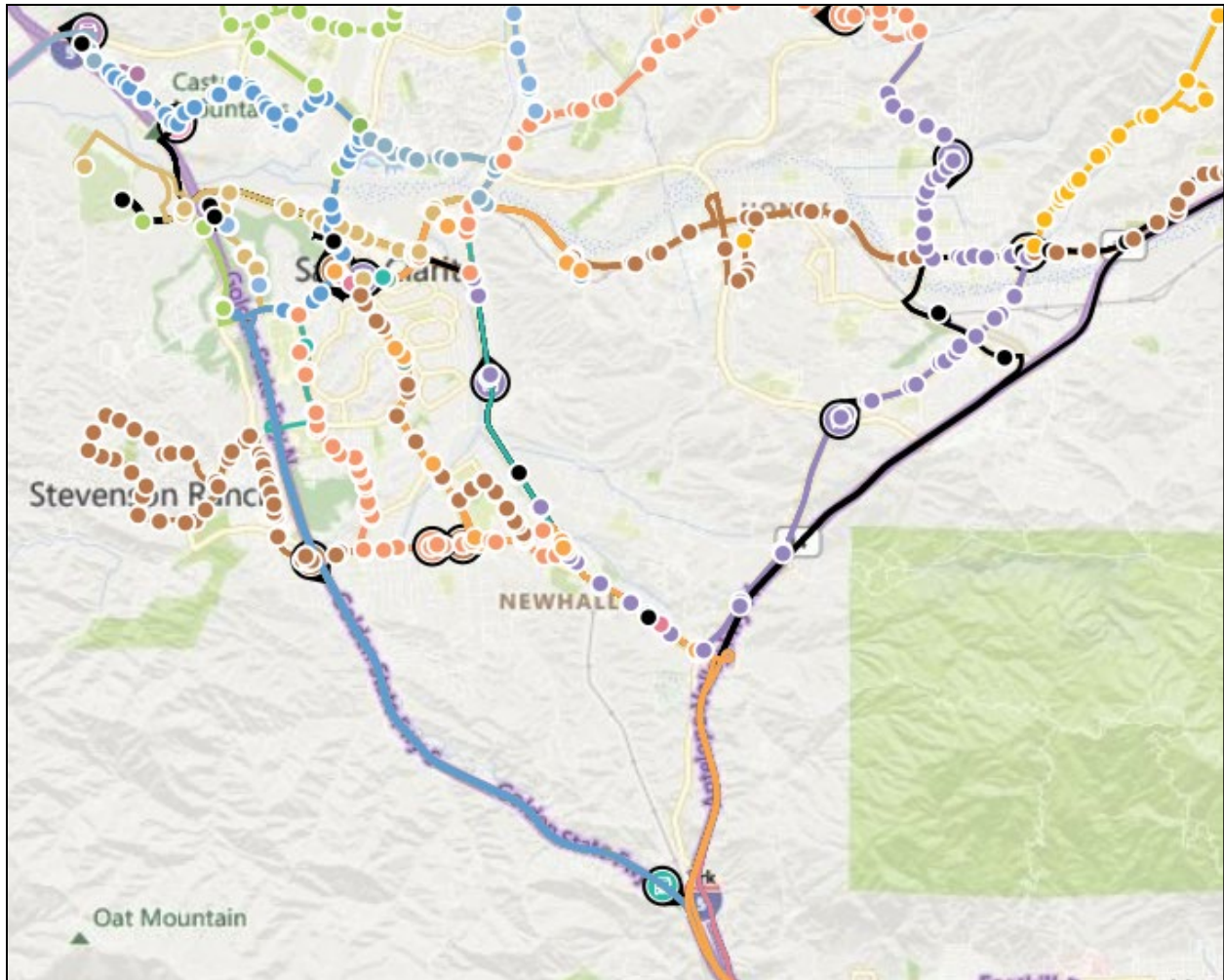
Transportation

Public transit is relevant to the issue of fair housing as access to public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should link lower-income persons, who are often transit dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage rates and increase housing mobility, which enables residents to locate housing outside of traditionally lower- and moderate-income neighborhoods. The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice because persons who depend on public transit will have limited choices regarding places to live. In addition, elderly and disabled persons also often rely on public transit to visit doctors, go shopping, or attend activities at community facilities. Public transit that provides a link between job opportunities, public services, and affordable housing helps to ensure that transit-dependent residents have adequate opportunity to access housing, services, and jobs.

The City of Santa Clarita Transit provides public transportation services to the City of Santa Clarita and nearby surrounding unincorporated areas. The City of Santa Clarita Transit also provides commuter services to various communities in Los Angeles County including connections with Metro. Additionally, the agency accommodates connections with Metrolink and the Antelope Valley Transit Authority at various transfer points within the city limits. The City of Santa Clarita Transit supports the needs of the disabled community by ensuring that all bus lines are accessible through wheelchair lifts, with at least two on each bus. In addition, the agency offers free fares on local routes and reduced fares on its commuter express lines to seniors 60 and over or disabled passengers with identification. The various services include:

- **Commuter Express Service:** The Transit Commuter Bus offers service to and from major places outside of the Santa Clarita Valley, including various locations in Los Angeles and the San Fernando Valley.
- **Station Link Service:** Station Link service provides services from the Santa Clarita Metrolink station to major local places of employment within the Santa Clarita Valley.
- **Dial-A-Ride:** For persons with special needs due to age or disabilities, the agency offers paratransit services for qualified elderly or special needs customers, as well as the general public. City residents who are at least 60 years of age or have a certified disability are eligible to use Dial-A-Ride anytime during regular service hours.
- **Paratransit Services:** Access Services Incorporated offers paratransit services for individuals whose disabilities prevent them from using regular buses or rail service.

Figure 30: Bus Lines and Stops (shown as colored lines and dots) in Santa Clarita



Source: City of Santa Clarita Transit

Economic Development and Access to Jobs

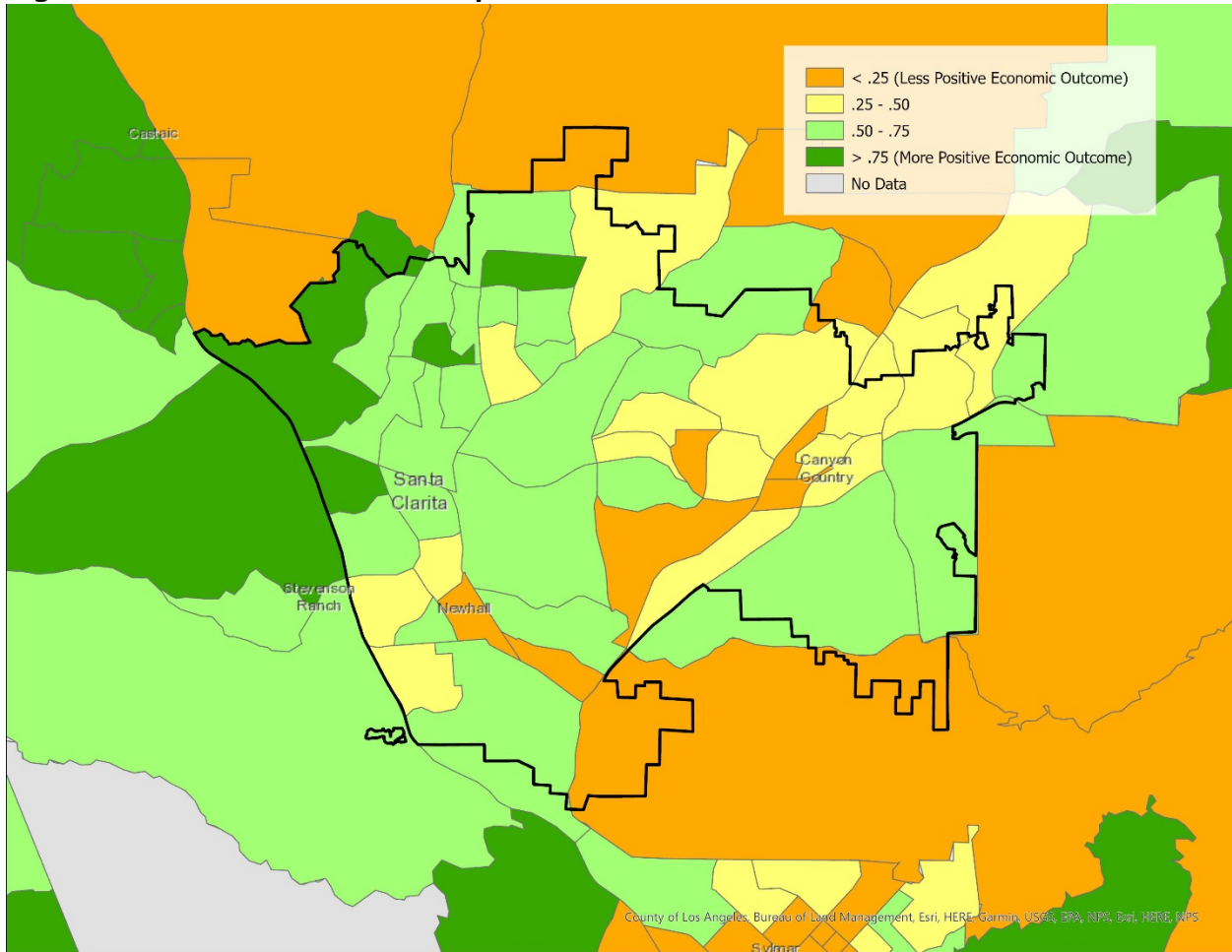
The TCAC Opportunity Map accounts for regional differences in access to opportunities and identifies economic outcomes for each census tract. A score of less than 0.25 is considered a less positive economic outcome, while scoring greater than 0.75 would indicate higher access to opportunities.

The City has mixed ratings in terms of economic outcomes (Figure 31). The index is based on measurements of the following indicators:

- Poverty
- Adult Education
- Employment
- Job Proximity

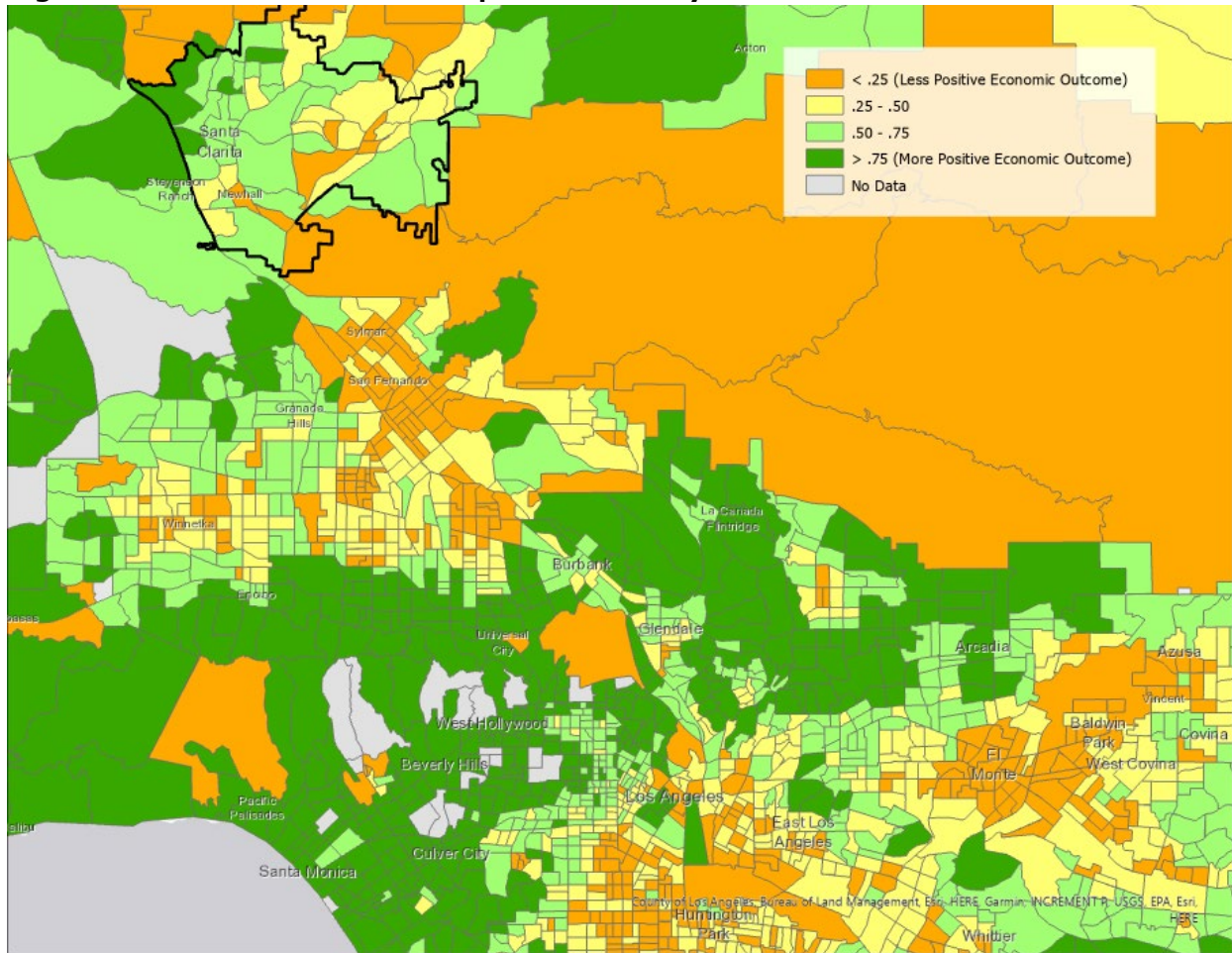
Mixed outcomes are universal throughout the Los Angeles County region with economic outcomes often reflecting other patterns of segregation (Figure 32).

Figure 31: Economic Index Map of Santa Clarita



Source: HCD AFFH Data Viewer 2021, TCAC 2021

Figure 32: Economic Index Map of LA County Area

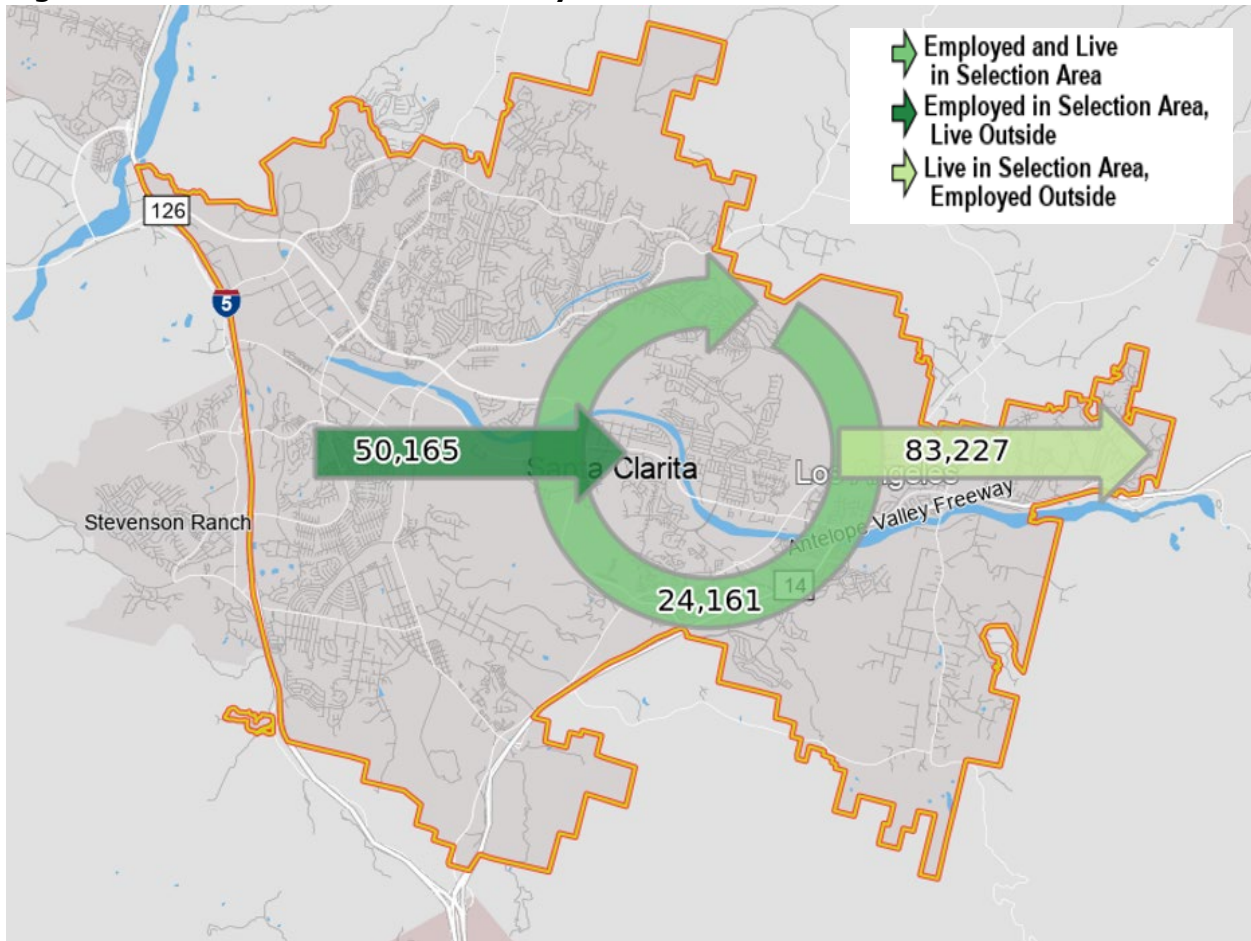


Source: HCD AFFH Data Viewer 2021, TCAC 2021

According to ESRI Community Analyst, 71 percent of the working population in Santa Clarita is employed in white collar industries. As of 2021, the top three sectors of the labor force in the City are in management, office administration, and sales. These are also the top three sectors of the labor force in LA County.

Employment Inflow/Outflow analyses highlight the movement of workers commuting into and out of selected geographies such as cities or counties (Figure 33). Movement captured by inflow/outflow diagrams shows both the employment level of a community and whether it is a net importer or exporter of workers.

Figure 33: Inflow and Outflow Analysis of Santa Clarita



***Note: Arrows do not indicate directionality of worker flow**

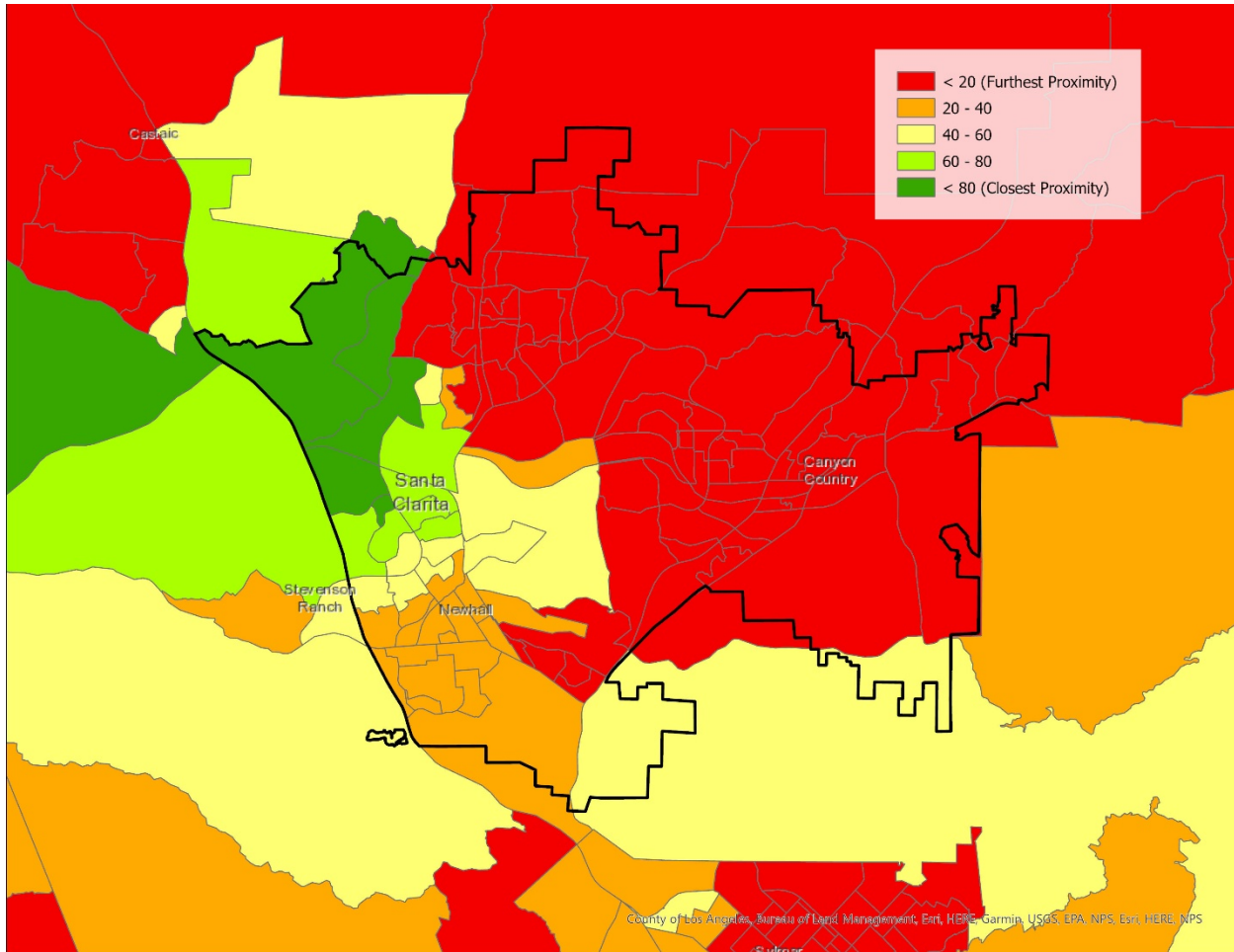
Source: OntheMap.ces.census.gov, 2021

Data from On the Map identifies Santa Clarita as a net exporter of workers. A majority of those who live in Santa Clarita are employed outside of the city (52.8%), while 15.3 percent of residents work within the area. Non-residents who are employed within the city comprise of 31.8 percent of Santa Clarita’s workforce. In sum, twice as many people employed in Santa Clarita are from outside of the city. Further analysis of worker flow is needed to identify if there is a housing need for non-resident employees. The City continues to work on creating job opportunities locally through programs like the Jobs Creation overlay zone (JCOZ) for residents, thus reducing work trips outside of the city.

Santa Clarita has a wide range of ratings on the HUD Jobs Proximity Index, which quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a statistical area (Figure 34). The Jobs Proximity Index is used in the Housing Choice Voucher (HCV) Program determination process, however a recent study published by HUD found no evidence that HCV households in the labor force are more likely than those not in the labor force to locate closer to

jobs. In addition, the authors found no link between job proximity and greater earned incomes. However, HCV households are a diverse group, and for households in the workforce without access to reliable transportation, proximity to jobs is worth acknowledging.

Figure 34: HUD Jobs Proximity Index Map of Santa Clarita and Surrounding Areas



Source: HCD, 2021

Areas with the closest proximity to jobs in Santa Clarita are located in the northwestern census tracts, while areas further south have lower proximity to jobs. From the northern and eastern regions of the city, there is little access to employment opportunities for residents within the neighborhoods, as observed by the lowest values in red. As indicated by Figure 33, most residents are employed outside of the city. A number of development projects on the eastern portion of the city have been approved and/or are under construction that will create new, local job opportunities. These development projects include the Center at Needham Ranch, Vista Canyon, Sand Canyon Plaza, and the Plaza at Golden Valley.

4.5.5 Disproportionate Housing Needs

The HUD AFFH Guidebook defines ‘disproportionate housing needs’ as “a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of a member of any other relevant groups or the total population experiencing the category of housing need in the applicable geographic area.” The analysis is completed by assessing cost burden, severe cost burden, overcrowding, and substandard housing.

The City’s 2019 Analysis of Impediments found that 52 percent of Santa Clarita households experience ‘housing problems’ at higher rates than the County overall. Findings also revealed that non-white, minority households in the City experience housing problems at higher rates than non-white, minority households in the County.

Data indicates that renters, elderly, and large (7+ persons) households may be subject to disproportionate housing problems, including affordability and adequate physical needs. Renters in both the City and the County experience housing problems at a greater rate than owners.

Cost Burden and Severe Cost Burden

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30 percent a usual threshold for ‘cost burden’ and 50 percent the threshold for ‘severe cost burden.’ Renter- and owner-occupied households in Santa Clarita experience housing cost burdens at similar, if not slightly lower, rates than households across LA County. However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience a truer ‘cost burden.’

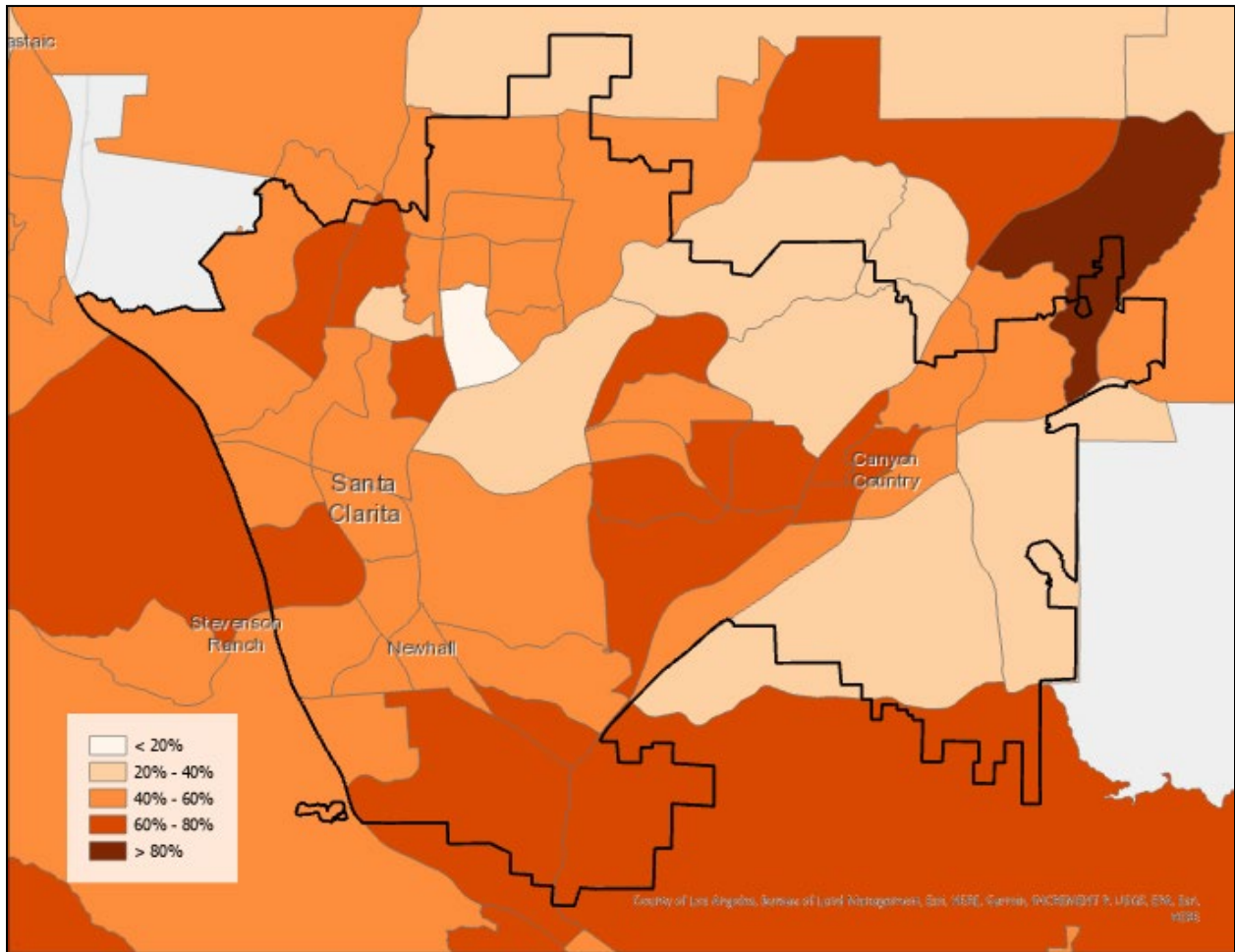
As seen in Table 37, renters experience ‘cost burden’ and ‘severe cost burden’ at higher rates than owners in both the City and the County. Additionally, ACS data shows that the majority of renters earn less than the median annual income, while the majority of owners earn more than the median annual income. Some of the implications of high-cost burden can include housing-induced poverty, where overspending on housing leaves households little financial resources for other expenditures, and reduced savings which can impact asset accumulation.

Table 37: Cost Burden & Severe Cost Burden by Tenure in the City and County

| | Cost burden > 30% | Cost Burden >50% |
|---------------------------|-------------------|------------------|
| Santa Clarita | | |
| Owner-Occupied | 30.54% | 12.16% |
| Renter-Occupied | 54.77% | 25.74% |
| Los Angeles County | | |
| Owner-Occupied | 34.98% | 16.26% |
| Renter-Occupied | 54.16% | 29.34% |

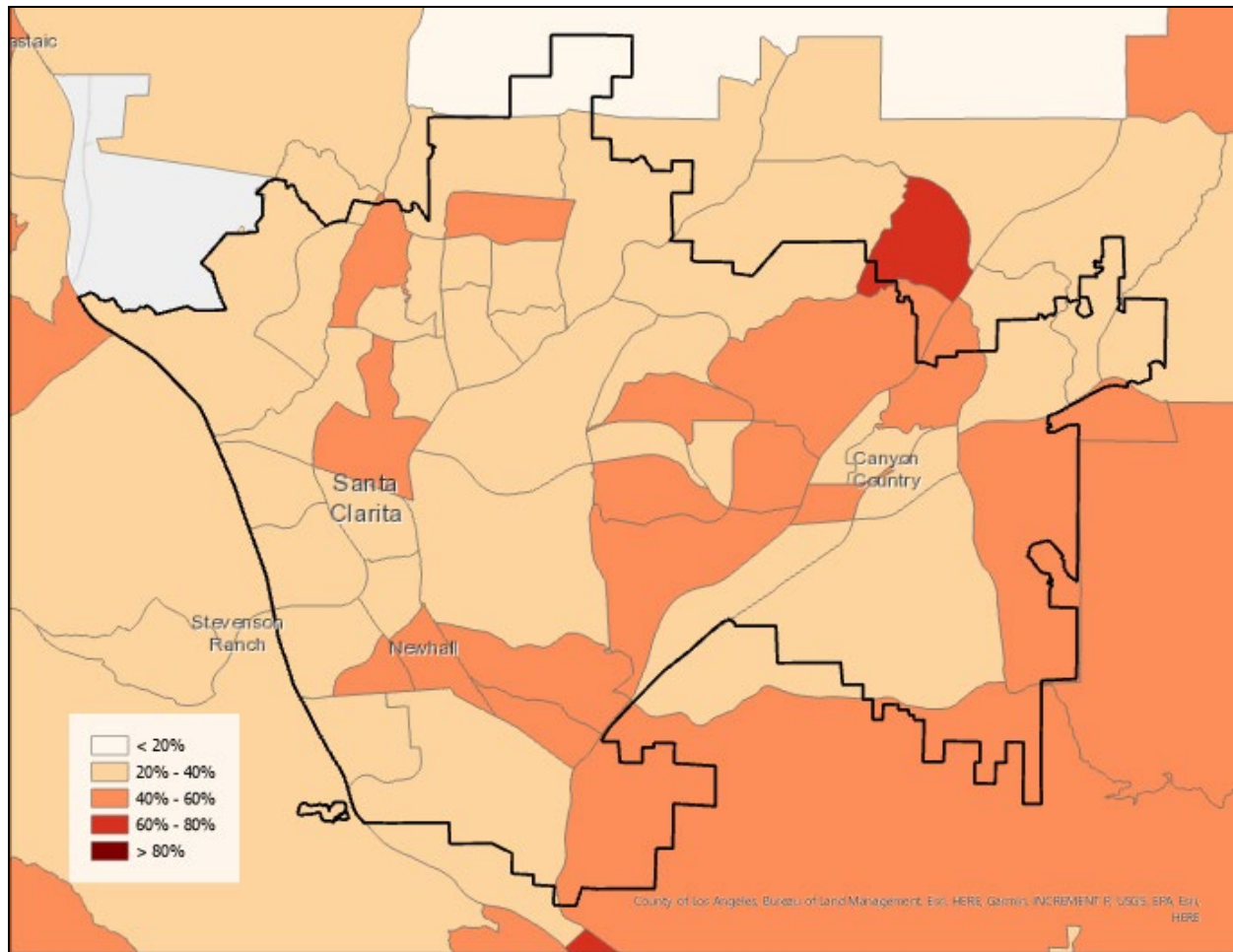
Source: HUD CHAS Data; ACS 2013-2017

Figure 35: Percentage of Renters Overpaying for Housing in Santa Clarita by Census Tract



Source: HCD AFFH Data Viewer 2021, ESRI 2020, ACS 2015-2019

Figure 36: Percentage of Owners Overpaying for Housing in Santa Clarita by Census Tract



Source: HCD AFFH Data Viewer 2021, ESRI 2020, ACS 2015-2019

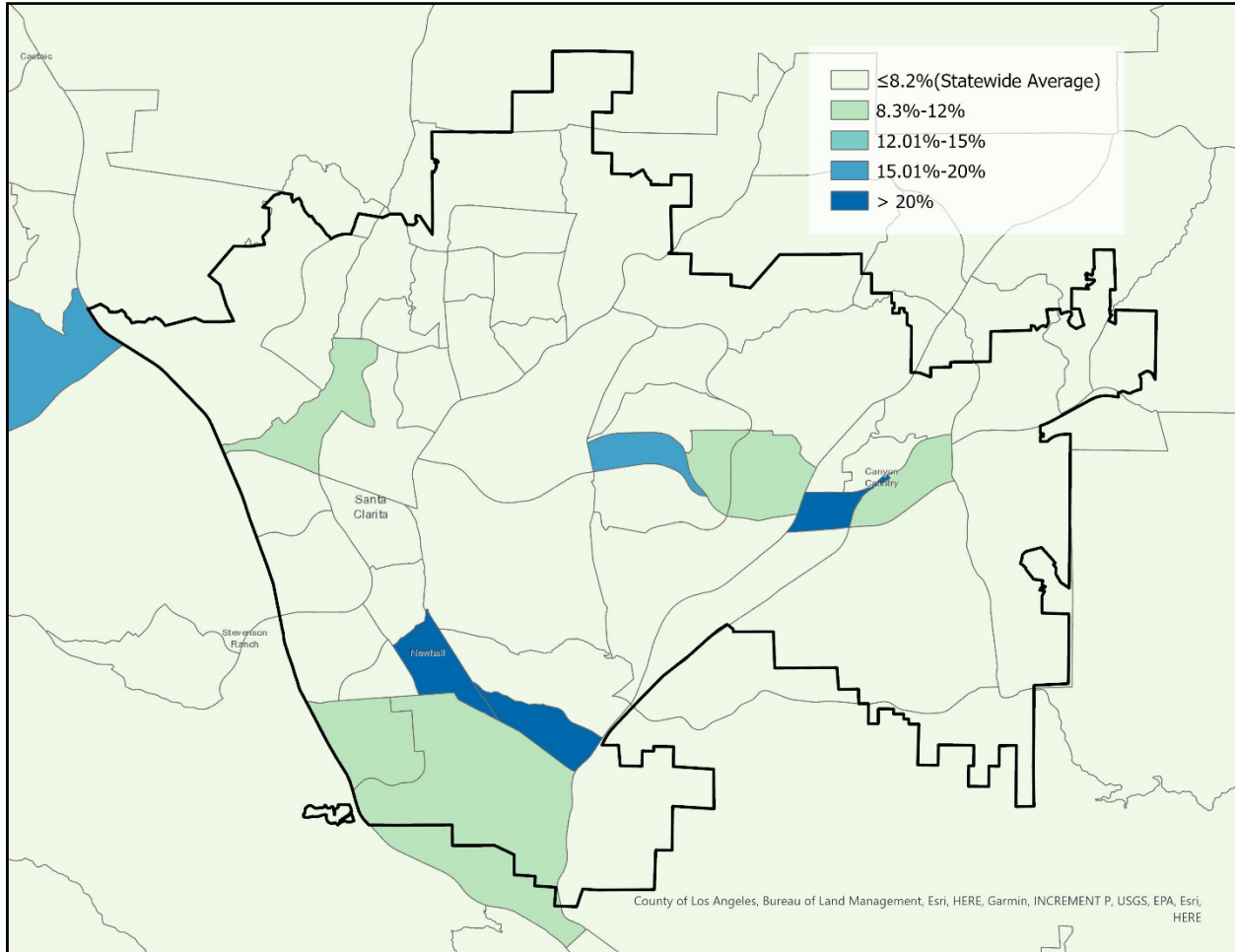
Overcrowding

Overcrowding is defined as housing units with more than one person per room, including dining and living rooms, but excluding bathrooms and kitchen. Overcrowding has been correlated with increased risks of contracting communicable diseases, higher rates of respiratory illness, and greater vulnerability to being homeless. Residential crowding reflects demographic and socioeconomic conditions. Older-adult immigrant and recent immigrant communities, families with low incomes and renter-occupied households are more likely to experience household crowding. A form of residential overcrowding known as "doubling up" is co-residing with family members or friends for economic reasons. Doubling up is the most commonly reported living situation for families and individuals before the onset of homelessness. (California Health and Human Services).

According to the 2019 5-year ACS estimates, a lower percentage of households in Santa Clarita (3.8%) are living in overcrowded conditions than the County (6.6%).

Census tracts in the Newhall and Canyon Country areas have the highest rates of overcrowding in the City (Figure 37).

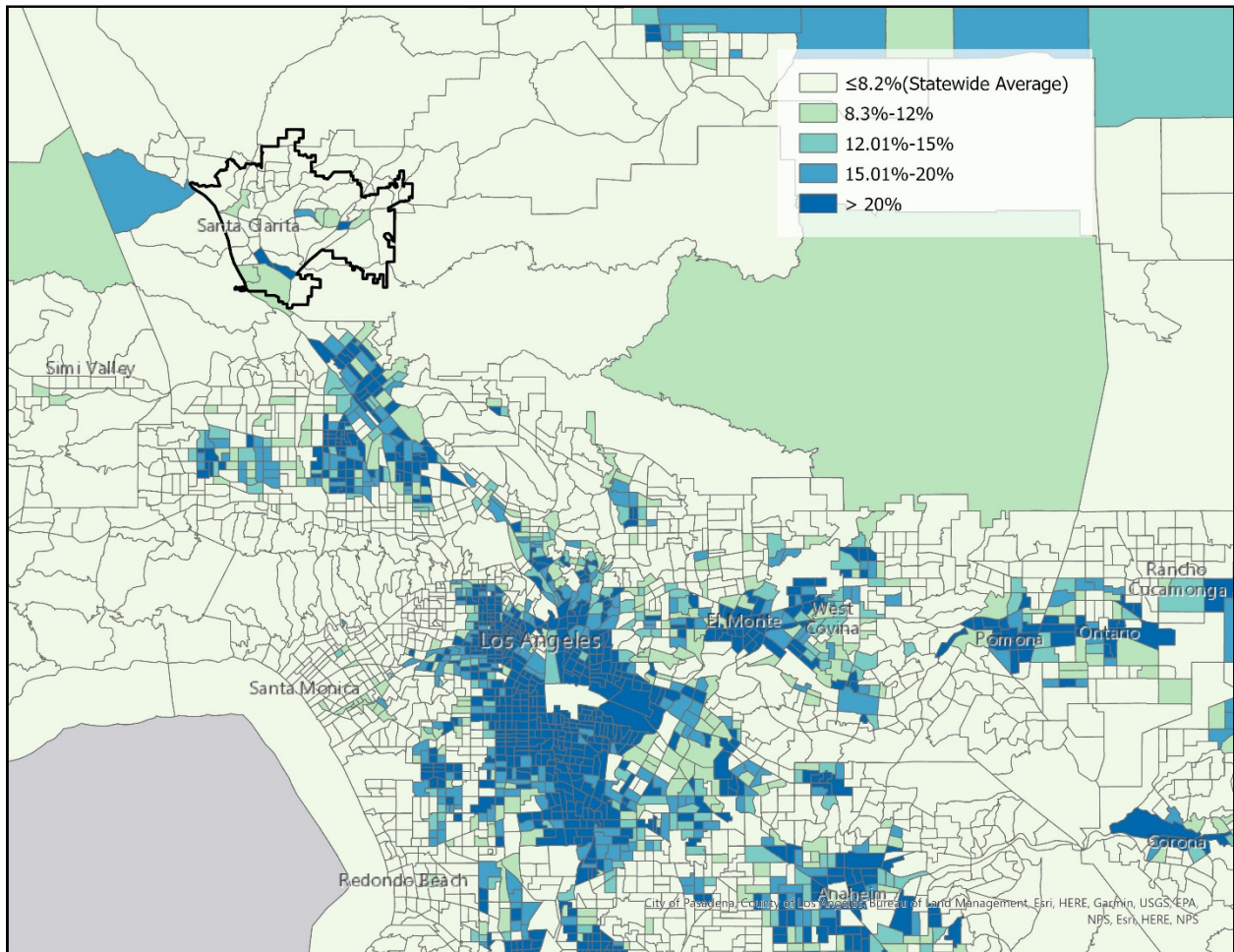
Figure 37: Percentage of Overcrowded Households in Santa Clarita by Census Tract



Source: HCD AFFH Data Viewer 2021, CHHS 2020

Regionally, census tracts with overcrowded households are concentrated in urban areas, particularly in the City of Los Angeles, San Fernando, and El Monte (Figure 38). Areas in the northern and western Los Angeles tracts have lower rates of overcrowding. However, in the Los Angeles’ Gateway Cities region and Central LA region, high rates of overcrowding are the majority. Santa Clarita has less cases of overcrowding than the surrounding areas overall.

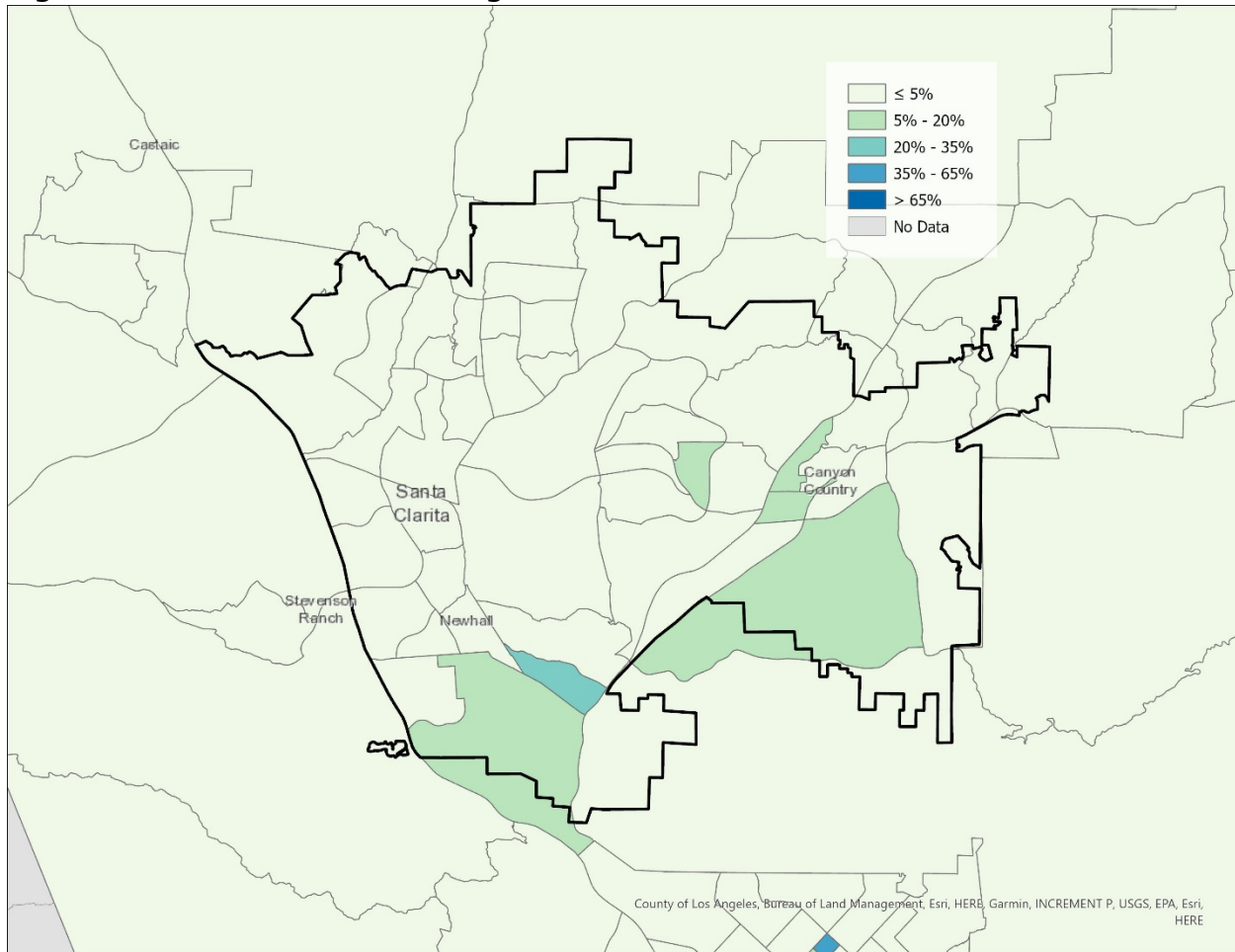
Figure 38: Overcrowding in Santa Clarita and the Surrounding Areas



Source: HCD AFFH Data Viewer 2021, CHHS 2020

Severe overcrowding is defined as more than 1.51 persons per room. One census tract in the Newhall area has a high concentration of severely overcrowded households, 30.4 percent compared to the rest of the City which broadly reports less than 5.0 percent of households being severely overcrowded (Figure 39).

Figure 39: Severe Overcrowding in Santa Clarita



Source: HCD AFFH Data Viewer 2021, CHHS 2020

Substandard Housing

The American Community Survey includes questions that are used to indicate ‘substandard housing’ as defined by the Code of Federal Regulations (Title 24, § 5.425). In Santa Clarita, 2.6 percent of occupied housing lacks either telephone service, plumbing facilities, or complete kitchen facilities; 3.7 percent of occupied homes in LA County experience the same issues.

Santa Clarita’s Handyworker Program helps low- and moderate-income residents with grants to pay for necessary repairs to their homes by providing grants to qualified applicants up to \$5,000.

Homelessness

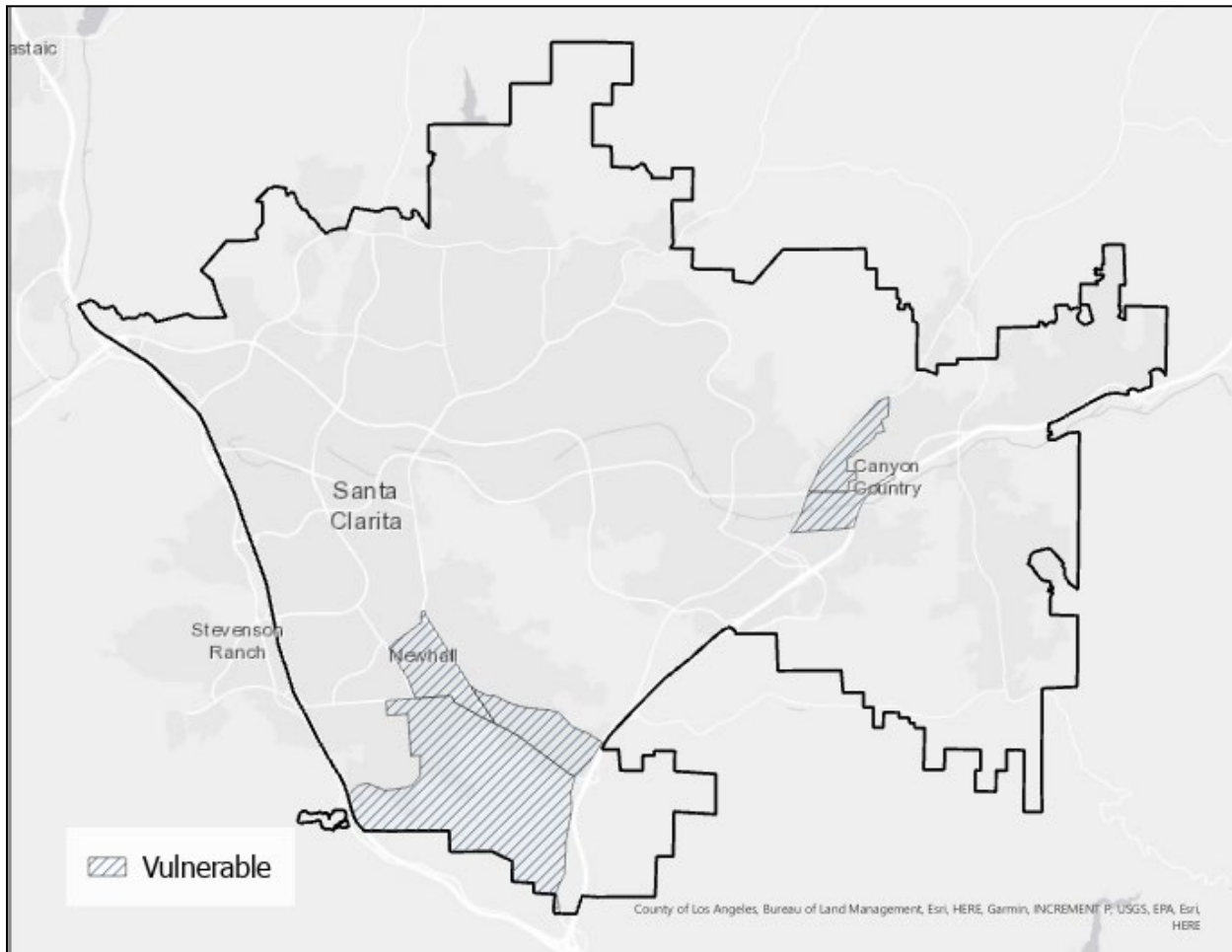
The Los Angeles County Community Development Commission conducts bi-annual point-in-time surveys of homeless populations. According to the Los Angeles Homeless Services Authority, there were 168 people reported as experiencing homelessness in Santa Clarita in 2020, a 35 percent decline from 2019. Services for

homeless individuals in Santa Clarita are provided by homeless services provider Bridge to Home. Bridge to Home operates year-round 24/7 for up to 60 people at any given time and has an approved proposal to expand its services. The Santa Clarita Community Task Force on Homelessness also works towards completing action items from the Community Plan to Address Homelessness.

Displacement

UCLA’s Urban Displacement Project defines residential displacement as “the process by which a household is forced to move from its residence - or is prevented from moving into a neighborhood that was previously accessible to them because of conditions beyond their control.” As part of this project, the UCLA team has an interactive map that displays changes in neighborhood characteristics that may indicate displacement. Two key factors in visualizing displacement are the loss of low-income households and increases in rent. According to the Urban Displacement Project, five census tracts in the City are at risk of displacement (Figure 40).

Figure 40: Census Tracts Vulnerable to Displacement in Santa Clarita



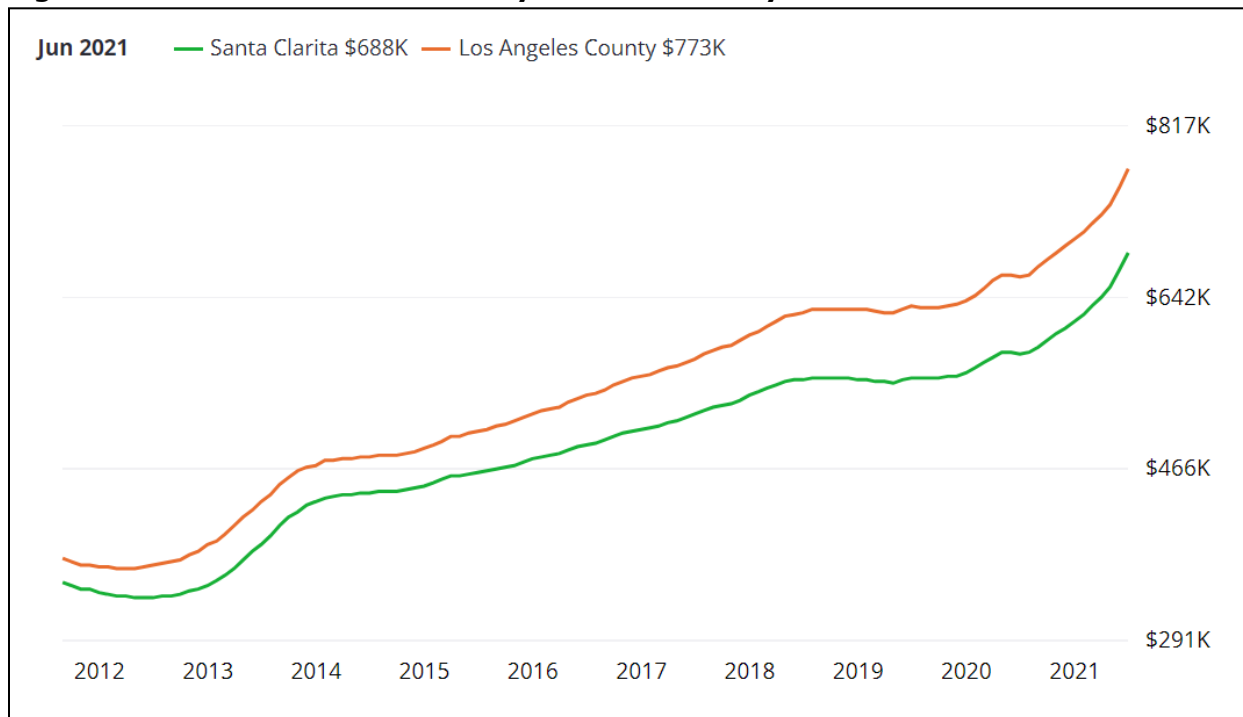
Source: HCD, 2021

Housing Affordability

According to data from Zillow.com, a real estate and rental market website that uses a specific methodology to calculate typical home values, Santa Clarita’s typical home values are slightly lower than surrounding Los Angeles County with values increasing at a similar exponential rate between 2012 and 2021 (Figure 41).

As is being experienced across much of the state, home values in the City have increased dramatically during the post-pandemic recovery, increasing nearly 18 percent in the last year alone. Additional data from the Southland Regional Association of Realtors indicates the home sales prices in the Santa Clarita Valley region have risen 28 percent in the last year. The Southland Regional Association of Realtors’ Income-to-Loan guide indicates that a loan applicant would need an income of \$156,788 to obtain a loan for a single-family home in the Santa Clarita Valley region. The most recent 5-year ACS estimates the median income in the City of Santa Clarita to be \$99,666.

Figure 41: Home Value in the City and the County Over Time



Source: Zillow, 2021

Data from Zillow also revealed an increase in rental rates in the City of 6 percent over the last five years. The average rental rate for studio, one- and two- bedroom apartments in the City is \$1,300, \$1,750, and \$2,450, respectively.

As seen in Table 38, many block groups with HUD defined minority concentration, cannot afford the average rent for a one-bedroom rental in the City without falling

into a housing cost-burden where total housing costs exceed 30 percent of gross monthly income (HUD).

Table 38: Minority Concentration Areas and Affordability of Average Rent

| Census Tract/ Area | Block Group | Median Income | Ability to afford Average Rent without Cost-Burden | | |
|------------------------------|----------------|------------------|--|--------------|-------------|
| | | | Studio/\$1300 | 1-BR/ \$1700 | 2-BR/\$2450 |
| 9200.36 Canyon Country | 1 | \$59,667 | Yes | No | No |
| | 2 | \$61,667 | Yes | No | No |
| | 3 | \$109,886 | Yes | Yes | Yes |
| | 4 | \$81,667 | Yes | Yes | No |
| 9200.37 Canyon Country | 1 | \$69,986 | Yes | Yes | No |
| | 2 | \$49,487 | No | No | No |
| | 3 | \$58,250 | Yes | No | No |
| 9203.36 Newhall | 3 | \$44,040 | No | No | No |
| | 4 | \$51,875 | No | No | No |
| 9203.37 Newhall | 1 | \$48,750 | No | No | No |
| | 2 | \$70,250 | Yes | Yes | No |
| | 3 | \$77,240 | Yes | Yes | No |
| | 4 | \$44,306 | No | No | No |

Source: ACS 2015-2019; Zillow Average Rental Cost in Santa Clarita

4.5.6 Racially/Ethnically Concentrated Areas of Poverty and Affluence

In an effort to identify racially/ethnically concentrated areas of poverty (RECAPs), HUD has identified census tracts with a majority non-White population (greater than 50 percent) that have either a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower. In LA County, there are RECAPs scattered in sections of Palmdale, Long Beach, and San Fernando. Larger RECAP clusters can be seen in the central portion of the City of Los Angeles.

Racially Concentrated Areas of Poverty

According to the 2009-2013 HUD estimates there are no RECAPs in Santa Clarita. However, as shown earlier in the minority concentration map in Figure 15, tracts with the highest minority populations are located in the Newhall area (where minority concentration exceeds 60 percent) and LMI (low to moderate income) tracts are also concentrated in this same region.

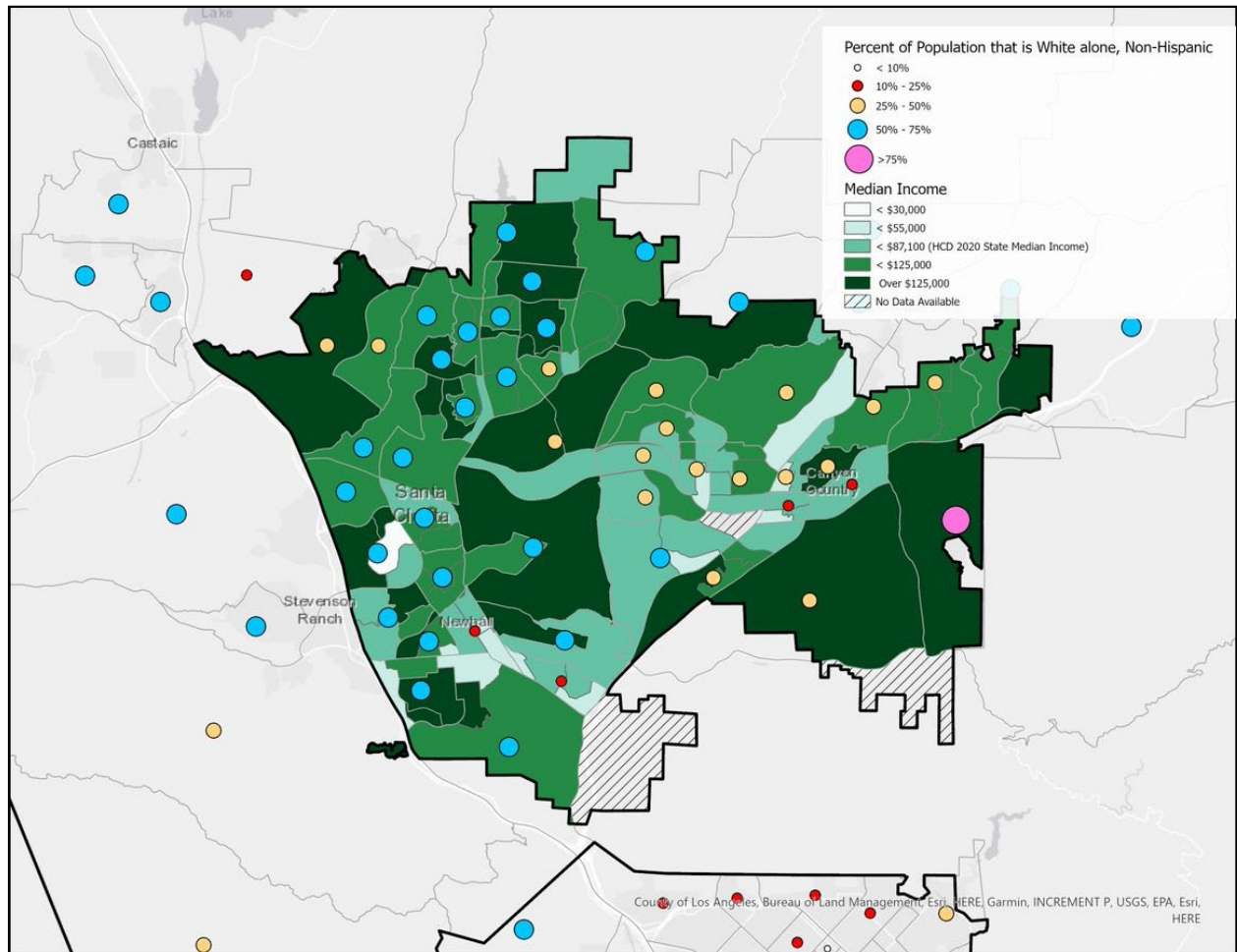
Racially Concentrated Areas of Affluence

While racially/ethnically concentrated areas of poverty and segregation (RECAPs) have long been the focus of fair housing policies, racially concentrated areas of

affluence (RCAAs) must also be analyzed to ensure housing is integrated, a key to fair housing choice. According to a policy paper published by HUD, RCAA is defined as affluent, white communities. According to HUD's policy paper, whites are the most racially segregated group in the United States and “in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, white communities.”

RCAAs have not been studied extensively nor has a standard definition been published by HCD or HUD. This fair housing assessment uses the percent white population and median household income as proxies to identify potential areas of affluence. As Figure 42 shows, census tracts in the City with a large white population (over 50 percent) tend to be in areas where household median incomes are above the state median income.

Figure 42: Percentage of White Population and Median Incomes by Census Tract



Source: ACS 2015-2019

APPENDIX A: SCAG LOCAL HOUSING DATA





TABLE OF CONTENTS

- I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS
- II. SPECIALIZED HOUSEHOLD NEEDS: LARGE FAMILIES, SENIORS, AND FEMALE-HEADED HOUSEHOLDS
- III. PEOPLE EXPERIENCING HOMELESSNESS
- IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES
- V. HOUSING STOCK CHARACTERISTICS
- VI. OVERPAYMENT AND OVERCROWDING
- VII. ASSISTED UNITS AT RISK OF CONVERSION
- VIII. FINAL REGIONAL HOUSING NEEDS ALLOCATION

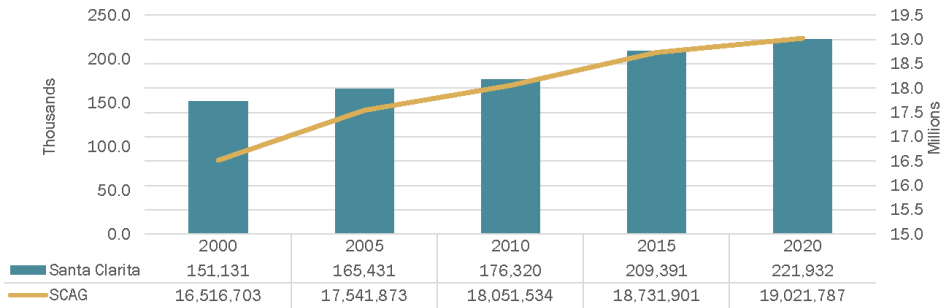
Pre-Certified Local Housing Data for Santa Clarita

Developed by SCAG and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.

This report contains a wide range of jurisdiction-level data elements intended to provide an understanding housing need experienced in Santa Clarita as a part of its 6th cycle housing element update. Data sources are noted below each table or figure.

I. POPULATION, EMPLOYMENT, AND HOUSEHOLDS

Population Trend, 2000-2020

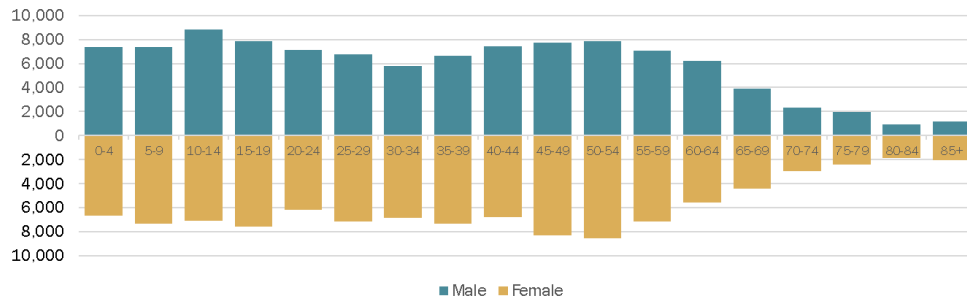


CA DOF E-5 Population and Housing Unit Estimates

Santa Clarita has a 2020 total population of 221,932 including 1,500 living in group quarters according to the California Department of Finance. The chart above describes the population trend in Santa Clarita from 2000 to 2020. Over this period Santa Clarita had an annual growth rate of 1.9% compared to 0.7% for the region.

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

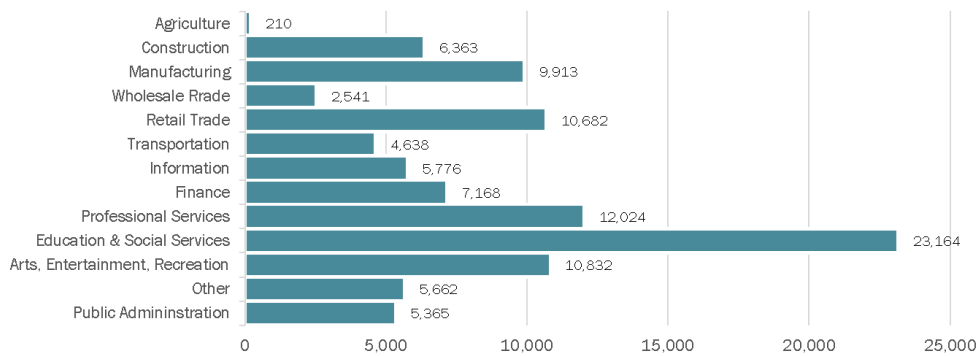
Current Population by Age and Sex



American Community Survey 2014-2018 5-year estimates

The population of Santa Clarita is 49.6% male and 50.4% female. The share of the population of Santa Clarita which is under 18 years of age is 25.9%, which is higher than the regional share of 23.4%. Santa Clarita's seniors (65 and above) make up 11.3% of the population, which is lower than the regional share of 13%.

Employment by Industry

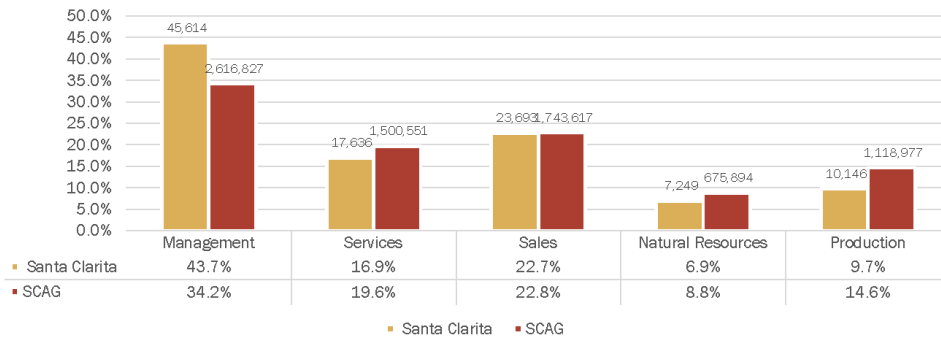


American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

Santa Clarita has 104,338 workers living within its borders who work across 13 major industrial sectors. The chart above provides detailed employment information. The most prevalent industry is Education & Social Services with 23,164 employees (22.2% of total) and the second most prevalent industry is Professional Svcs. with 12,024 employees (11.5% of total).

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

Employment by Occupation



American Community Survey 2014-2018 5-year estimates using groupings of SOC codes.

In addition to understanding the industries in which the residents of Santa Clarita work, it is also possible to analyze the types of jobs they hold. The most prevalent occupational category in Santa Clarita is Management, in which 45,614 (43.7% of total) employees work. The second-most prevalent type of work is in Sales, which employs 23,693 (22.7% of total) in Santa Clarita.

Farmworkers

Farmworkers by Occupation:

| Santa Clarita | Percent of total Santa Clarita workers: | SCAG Total | |
|---------------|---|------------|--|
| 102 | 0.10% | 57,741 | Total jobs: Farming, fishing, and forestry occupations |
| 102 | 0.14% | 31,521 | Full-time, year-round jobs: Farming, fishing, and forestry occupations |

Employment in the Agricultural Industry:

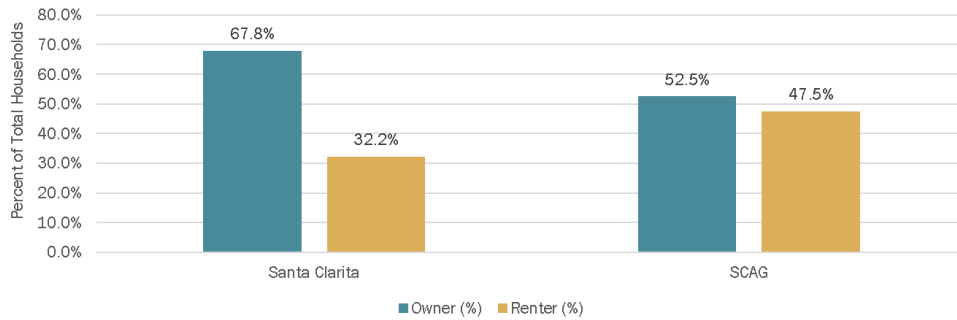
| Santa Clarita | Percent of total Santa Clarita workers: | SCAG Total | |
|---------------|---|------------|--|
| 178 | 0.17% | 73,778 | Total in agriculture, forestry, fishing, and hunting |
| 190 | 0.26% | 44,979 | Full-time, year-round in agriculture, forestry, fishing, and hunting |

American Community Survey 2014-2018 5-year estimates using groupings of NAICS and SOC codes.

Statewide, farmworker housing is of unique concern and of unique importance. While only a small share of SCAG region jurisdictions have farmworkers living in them, they are essential to the region's economy and food supply.

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

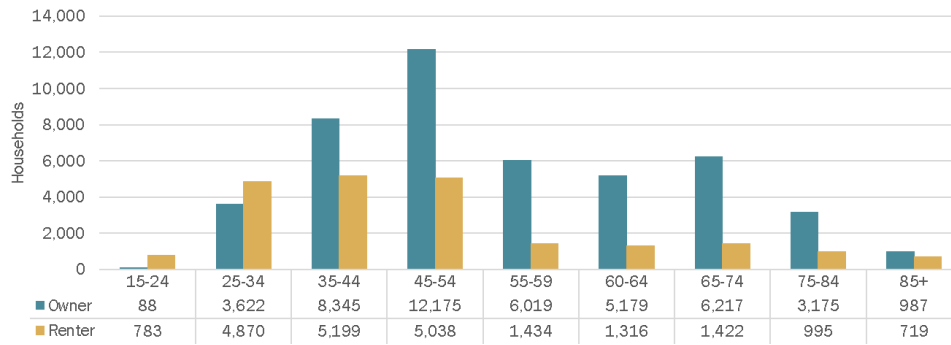
Housing Tenure



American Community Survey 2014-2018 5-year estimates.

Housing security can depend heavily on housing tenure, i.e. whether homes are owned or rented. Santa Clarita's housing stock consists of 67,583 total units, 45,807 of which are owner-occupied and 21,776 of which are renter-occupied. The share of renters in Santa Clarita is lower than in the SCAG region overall.

Housing Tenure By Age

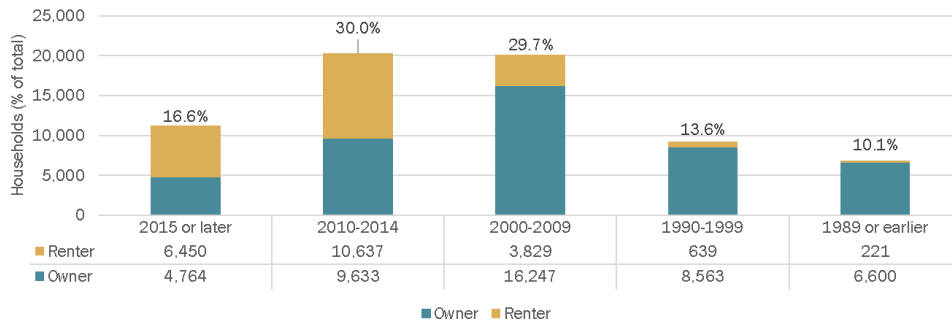


American Community Survey 2014-2018 5-year estimates.

In many places, housing tenure varies substantially based on the age of the householder. In Santa Clarita, the age group where renters outnumber owners the most is 15-24 (by 79.8%). The age group where owners outnumber renters the most is 65-74 (by 62.8%).

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

Housing Tenure by Year Moved to Current Residence

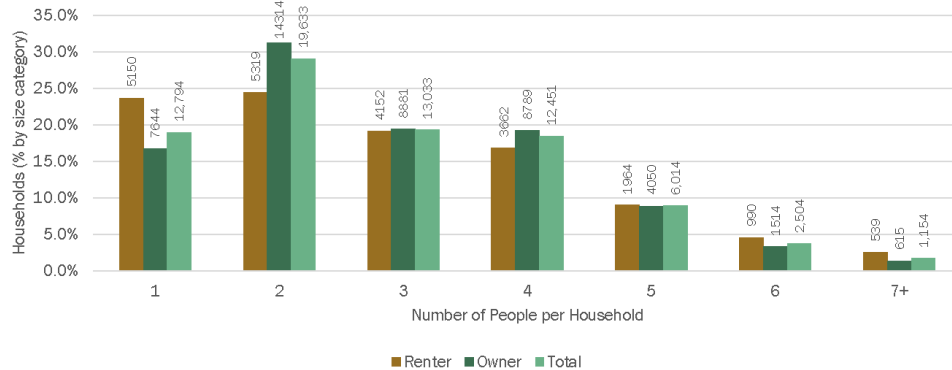


American Community Survey 2014-2018 5-year estimates.

Across the SCAG region, the most common move-in period was 2010-2014 (31.9%) followed by 2000-2009 (26.1%). In Santa Clarita, the period during which most people started living in their current residence was 2010-2014 (30%) followed by 2000-2009 (29.7%).

II. SPECIALIZED HOUSEHOLD NEEDS: LARGE FAMILIES, SENIORS, AND FEMALE-HEADED

Households by Household Size

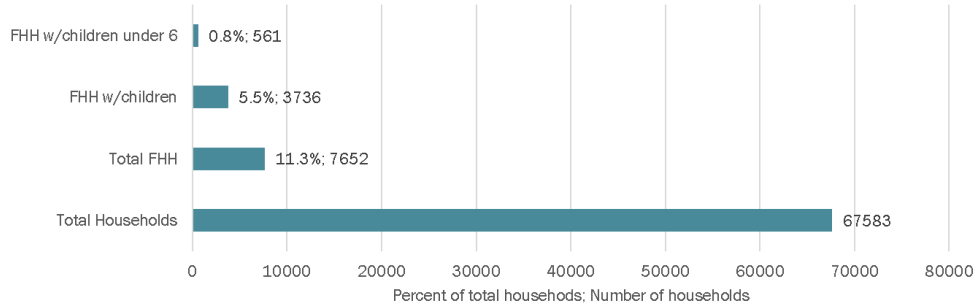


American Community Survey 2014-2018 5-year estimates.

This chart illustrates the range of household sizes in Santa Clarita for owners, renters, and overall. The most commonly occurring household size is of two people (29.1%) and the second-most commonly occurring household is of three people (19.3%). Santa Clarita has a lower share of single-person households than the SCAG region overall (18.9% vs. 23.4%) and a lower share of 7+ person households than the SCAG region overall (1.7% vs. 3.1%).

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

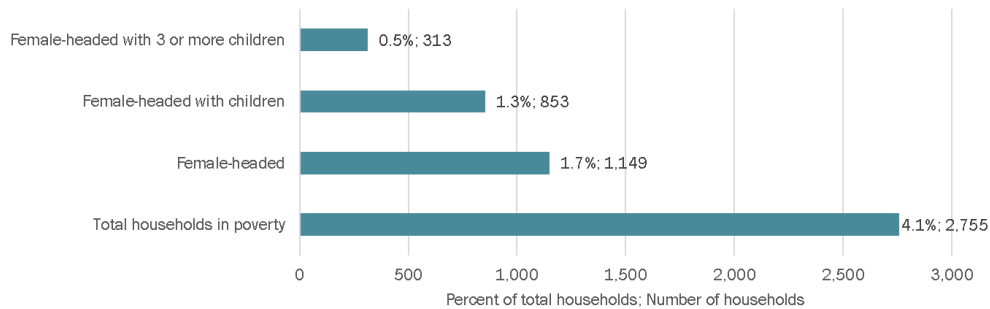
Female Headed Households (FHH)



American Community Survey 2014-2018 5-year estimates.

Statute requires analysis of specialized housing needs, including female-headed households in an effort to ensure adequate childcare or job training services. Of Santa Clarita's 67,583 total households, 11.3% are female-headed (compared to 14.3% in the SCAG region), 5.5% are female-headed and with children (compared to 6.6% in the SCAG region), and 0.8% are female-headed and with children under 6 (compared to 1.0% in the SCAG region).

Households by Poverty Status



American Community Survey 2014-2018 5-year estimates.

4.1 percent of Santa Clarita's households are experiencing poverty, compared to 7.9 percent of households in the SCAG region. Poverty thresholds, as defined by the ACS, vary by household type. More information can be found at M256. In 2018, a single individual under 65 was considered in poverty with a money income below \$13,064/year while the threshold for a family consisting of 2 adults and 2 children was \$25,465/year.

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

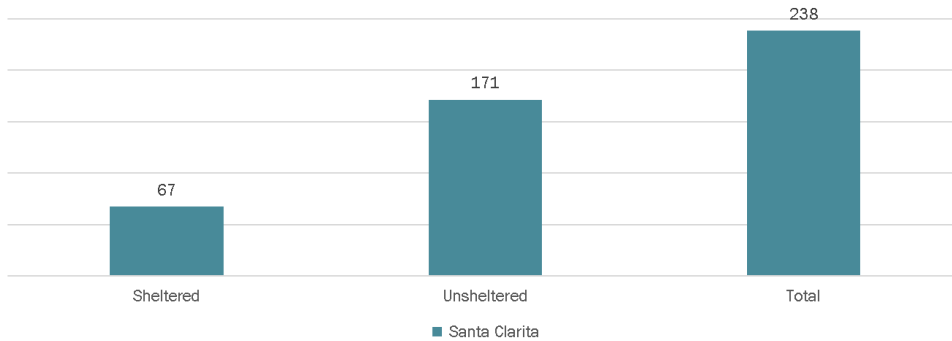
Elderly Households by Income and Tenure

| | | Owner | Renter | Total | Percent of Total Elderly Households: |
|--|---------------|---------------|--------------|---------------|--------------------------------------|
| Income category, relative to surrounding area: | < 30% HAMFI | 1,085 | 1,070 | 2,155 | 15.3% |
| | 30-50% HAMFI | 1,480 | 750 | 2,230 | 15.8% |
| | 50-80% HAMFI | 1,875 | 445 | 2,320 | 16.4% |
| | 80-100% HAMFI | 1,220 | 260 | 1,480 | 10.5% |
| | > 100% HAMFI | 5,305 | 615 | 5,920 | 42.0% |
| TOTAL | | 10,965 | 3,140 | 14,105 | |

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Statute requires analysis of specialized housing needs, including housing needs for seniors. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of Santa Clarita's 14,105 such households, 15.3% earn less than 30% of the surrounding area income, (compared to 24.2% in the SCAG region), 31.1% earn less than 50% of the surrounding area income (compared to 30.9% in the SCAG region).

III. PEOPLE EXPERIENCING HOMELESSNESS



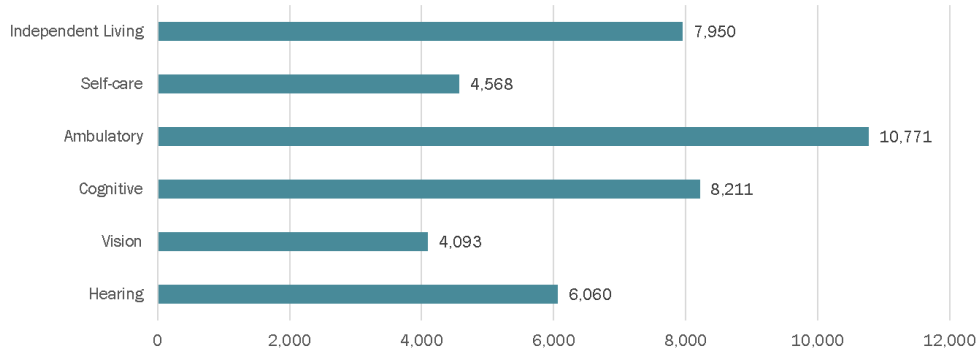
2019 city and county homelessness point-in-time counts processed by SCAG. Jurisdiction-level counts were not available in Imperial County and sheltered population (and thus total) counts were not available in Riverside County. As a result, SCAG region totals from this compilation of data sources likely undercount true totals.

#N/A

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

IV. PEOPLE WITH DISABILITIES, INCLUDING DEVELOPMENTAL DISABILITIES

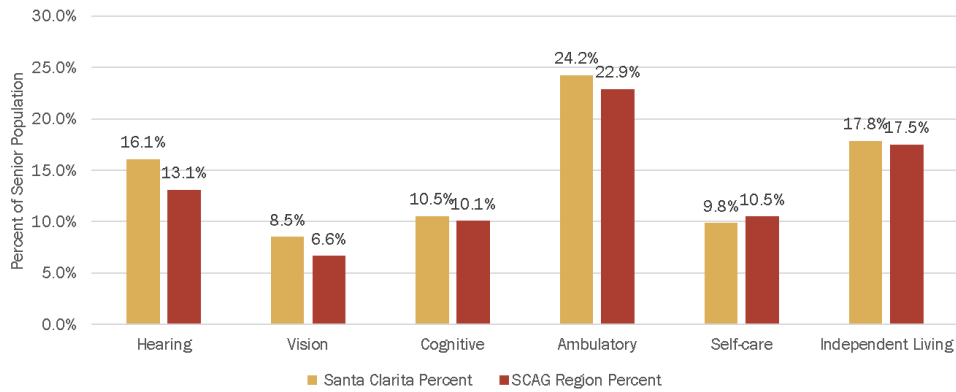
Disability by Type



American Community Survey 2014-2018 5-year estimates.

Disability data also provides valuable context for assessing current and future need for accessible housing units. Note that since some disability types are not recorded for children below a certain age, calculating disability as a percentage of total population may not be accurate.

Disability by Type - Seniors (65 and over)



American Community Survey 2014-2018 5-year estimates.

In Santa Clarita, the most commonly occurring disability amongst seniors 65 and older was an ambulatory disability, experienced by 24.2% of Santa Clarita's seniors (and 22.9% of seniors in the SCAG region).

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

Disability by Employment Status

| | With a Disability | Percent of Total | No Disability | Percent of Total |
|--------------------|-------------------|------------------|----------------|------------------|
| Employed | 4,517 | 43% | 94,168 | 78% |
| Unemployed | 560 | 5% | 5,346 | 4% |
| Not in Labor Force | 5,515 | 52% | 21,220 | 18% |
| TOTAL | 10,592 | | 120,734 | |

American Community Survey 2014-2018 5-year estimates.

Understanding the employment status of people with disabilities may also be an important component in evaluating specialized housing needs. In Santa Clarita, 42.6% of the population with a disability is employed, compared to 78% of the non-disabled population.

Developmental Disabilities

| | | Santa Clarita |
|----------------------|--------------------------------|---------------|
| By Residence: | Home of Parent/Family/Guardian | 1021 |
| | Independent/Supported Living | 41 |
| | Community Care Facility | 38 |
| | Intermediate Care Facility | 0 |
| | Foster/Family Home | 15 |
| | Other | 10 |
| By Age: | 0 - 17 Years | 1125 |
| | 18+ Years | 729 |
| TOTAL | | 2979 |

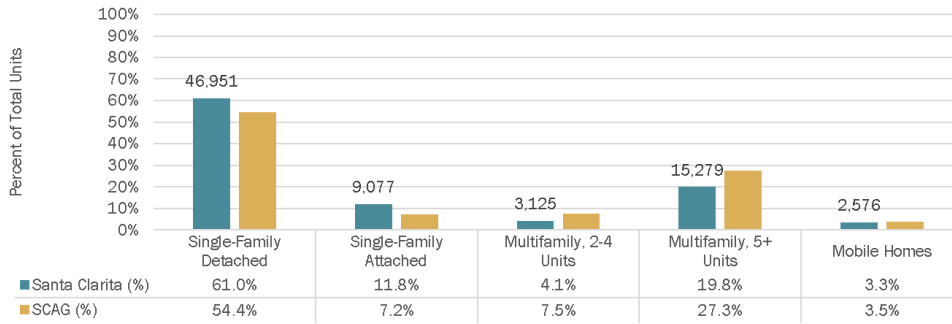
CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019. Data available in 161/197 SCAG jurisdictions.

The California Department of Developmental Services also provides data on developmental disabilities by age and type of residence. These data are collected at the ZIP-code level and were joined to the jurisdiction-level by SCAG. Totals may not match as counts below 11 individuals are unavailable and some entries were not matched to a ZIP code necessitating approximation.

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

V. HOUSING STOCK CHARACTERISTICS

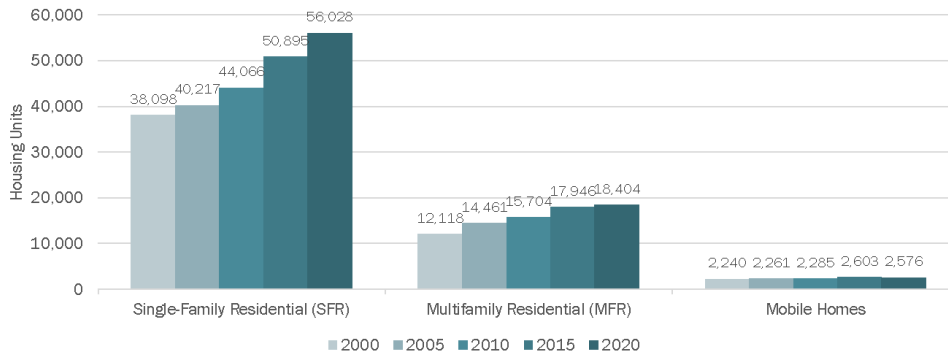
Housing Type



CA DOF E-5 Population and Housing Unit Estimates

The chart above provides detailed information on the housing stock in Santa Clarita, which has a total of 77,008 housing units. The most prevalent housing type in Santa Clarita is single-family detached with 46,951 units. The share of all single-family units in Santa Clarita is 72.8%, which is higher than the 61.7% share in the SCAG region. Out of the total housing units in Santa Clarita, there are 74,149 occupied-units, which equates to a 3.7% total vacancy rate. The average household size (as expressed by the population to housing unit ratio) is 2.973.

Housing Type Trend

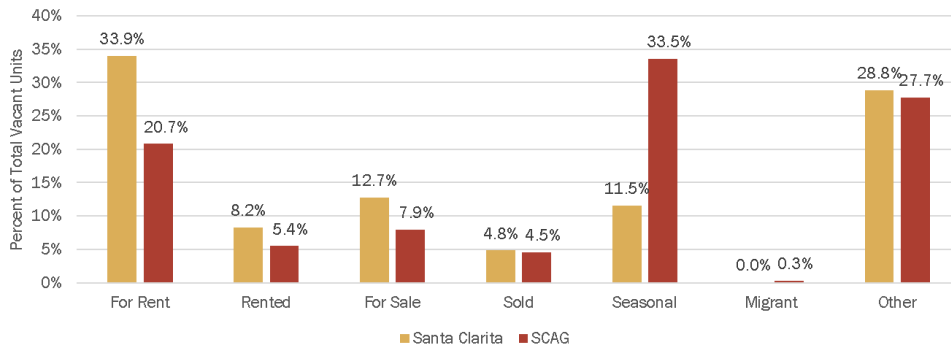


CA DOF E-5 Population and Housing Unit Estimates

Over the past two decades (2000-2020), there has been more construction of single-family residential units than multi-family residential units in Santa Clarita. When comparing 2000 to 2020, SFR units increased by 17,930, MFR units increased by 6,286, and mobile units increased by 336.

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

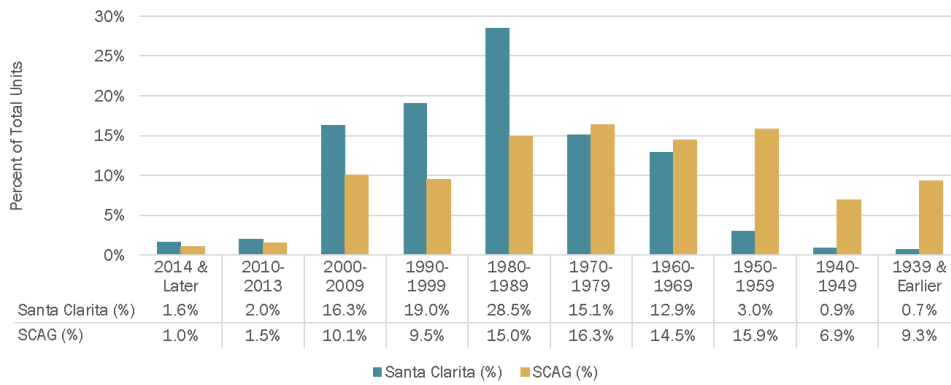
Vacant Units by Type



American Community Survey 2014-2018 5-year estimates.

The ACS provides additional detail on vacant housing units by category.

Housing Units by Year Structure Built

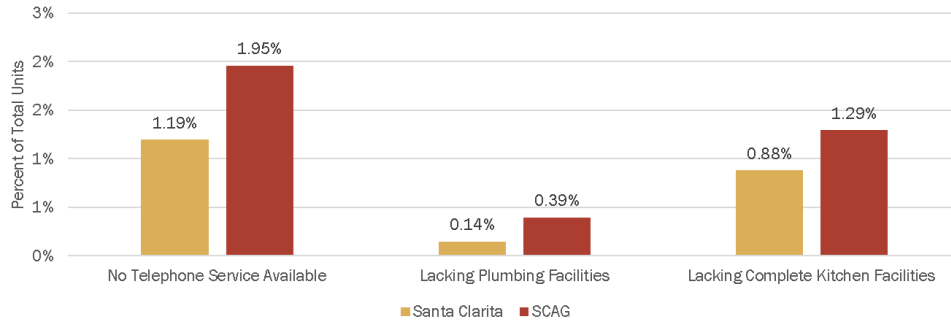


American Community Survey 2014-2018 5-year estimates.

Examining the age of the current housing stock is one way to understand how historical development patterns have contributed to a city's form. The time period where the highest share of Santa Clarita's housing units were built is 1980-1989, while in the SCAG region more units were built during 1970-1979 than any other period.

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

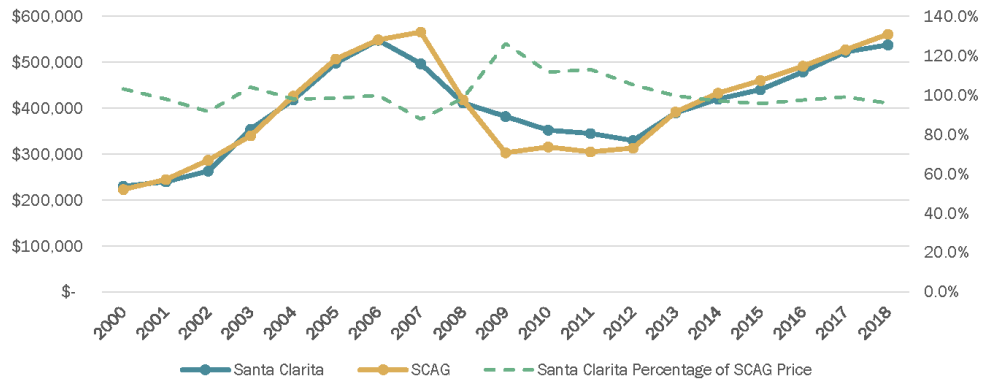
Substandard Housing



American Community Survey 2014-2018 5-year estimates.

The ACS includes surveys about three factors of what may be considered substandard housing. In Santa Clarita, 805 units lack telephone service, 96 units lack plumbing facilities, and 592 units lack complete kitchen facilities.

Median Home Sales Price for Existing Homes

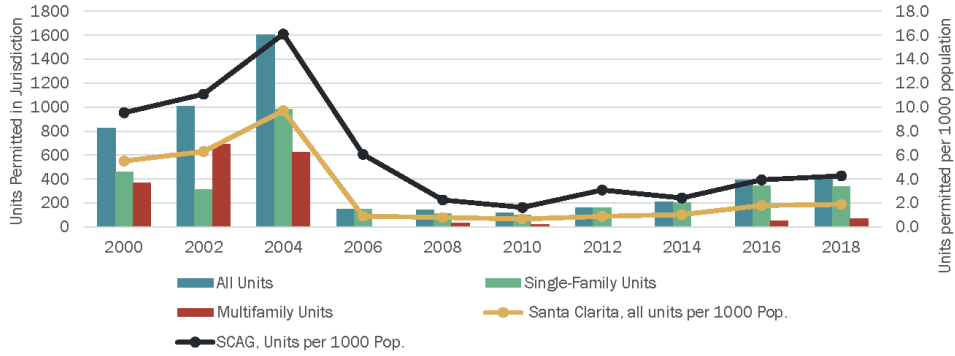


SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Between 2000 and 2018, median home sales prices in Santa Clarita increased 134% while prices in the SCAG region increased 151%. 2018 median home sales prices in Santa Clarita were \$538,000 and the highest experienced since 2000 was \$548,100 in 2006. Prices in Santa Clarita have ranged from a low of 87.8% of the SCAG region median in 2007 and a high of 126.2% in 2009.

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

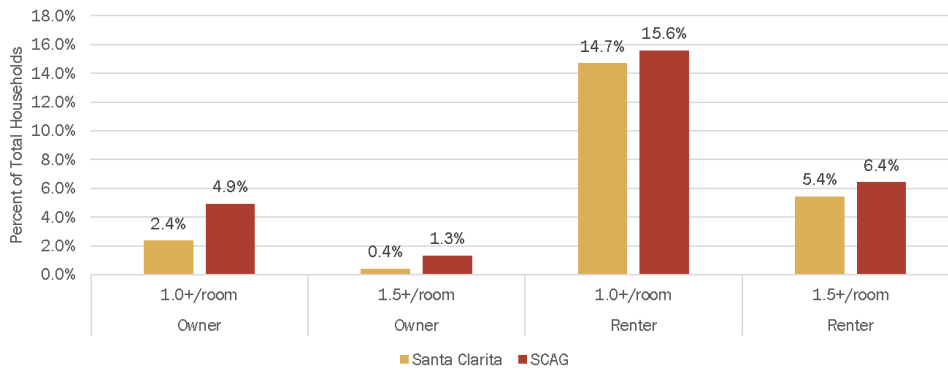
Housing Units Permitted



Core Logic/Data Quick. Additional detail available in SCAG 2019 Local Profiles. SCAG median home sales price calculated as household-weighted average of county medians.

VI. OVERPAYMENT AND OVERCROWDING

Crowding by Extent and Tenure



American Community Survey 2014-2018 5-year estimates.

In Santa Clarita, 1,077 owner-occupied and 3,199 renter-occupied households had more than 1.0 occupants per room, which meets the ACS definition for overcrowding. 175 owner-occupied households and 1,179 renter-occupied households had more than 1.5 occupants per room, which meets the ACS definition for severe overcrowding.

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

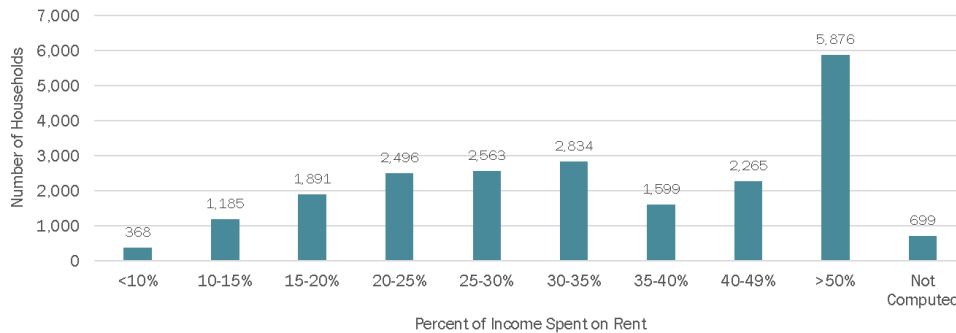
Cost Burden by Income

| Households by Share of Income Spent on Housing Cost: | | | |
|--|---------------|---------------|---------------|
| Income | < 30% | 30-50% | > 50% |
| < 30% HAMFI | 564 | 575 | 4,405 |
| 30-50% HAMFI | 1,395 | 1,680 | 3,165 |
| 50-80% HAMFI | 3,130 | 3,845 | 1,730 |
| 80-100% HAMFI | 3,480 | 2,470 | 409 |
| > 100% HAMFI | 27,770 | 4,155 | 384 |
| Total Households | 36,339 | 12,725 | 10,093 |

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Housing cost burden is most commonly measured as the percentage of gross income spent on housing, with 30% a usual threshold for 'cost burden' and 50% the threshold for 'severe cost burden.' However, a lower-income household spending the same percent of income on housing as a higher-income household will likely experience more true 'cost burden.' These data indicate the number of households in Santa Clarita by their income relative to the surrounding area and their share of income spent on housing.

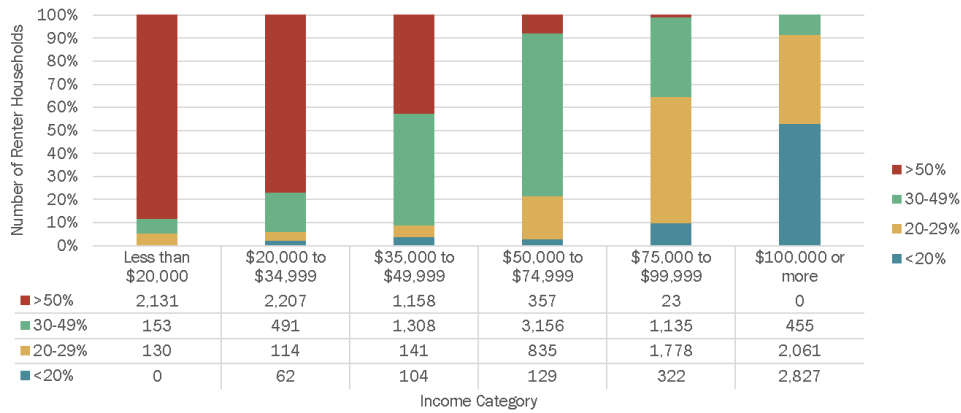
Spending on Rent



Across Santa Clarita's 21,776 renter households, 12,574 (57.7%) spend thirty percent or more of gross income on housing cost, compared to 55.3% in the SCAG region. Additionally, 5,876 renter households in Santa Clarita (27%) spend fifty percent or more of gross income on housing cost, compared to 28.9% in the SCAG region.

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

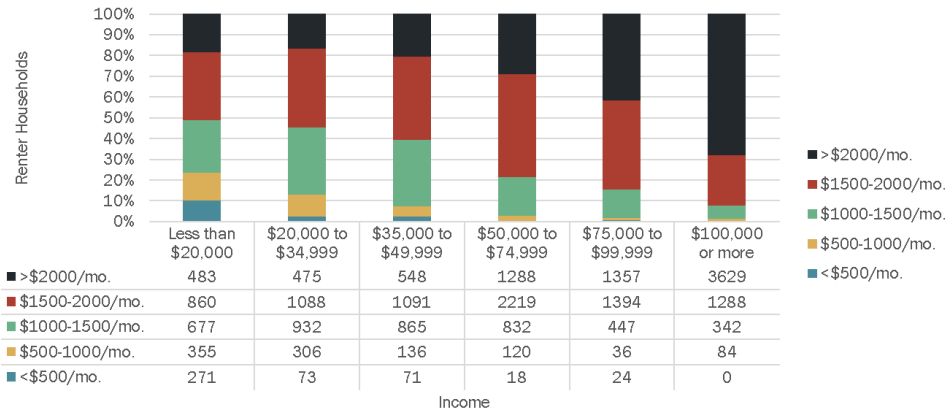
Spending on Rent by Income



American Community Survey 2014-2018 5-year estimates.

While the previous table breaks down cost burden by area-relative income, the ACS also allows for the analysis of Santa Clarita's 21,077 renter households (for which income data are available) by spending on rent by income bracket (dollar amounts). As one might expect, the general trend is that low-income households spend a higher share of income on housing (e.g. over 50%) while high-income households are more likely to spend under 20% of income on housing.

Household Income by (Cash) Rent

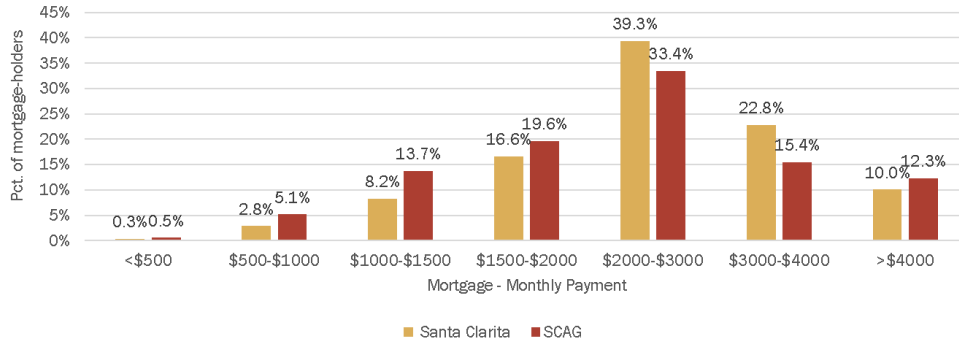


American Community Survey 2014-2018 5-year estimates.

Santa Clarita renter households' cash rent paid can be broken down by household incomes. As one might expect, the general trend is that lower-income households spend less on rent while higher-income households spend more on rent, though this may not be universally true. Rent categories range from <\$500/month (2.1% of Santa Clarita renters) to >\$2000/month (36.5% of Santa Clarita renters). The most common rent category in Santa Clarita is \$1500-2000/month with 37.3% of renters.

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

Monthly Owner Costs for Mortgage Holders



American Community Survey 2014-2018 5-year estimates.

While renter households receive much of the focus when it comes to housing cost analysis, owner households make up 67.8% of Santa Clarita and 52.5% of the SCAG region. The most commonly occurring mortgage payment in Santa Clarita is \$2000-\$3000/month and the most commonly occurring mortgage payment in the SCAG region is \$2000-\$3000/mo.

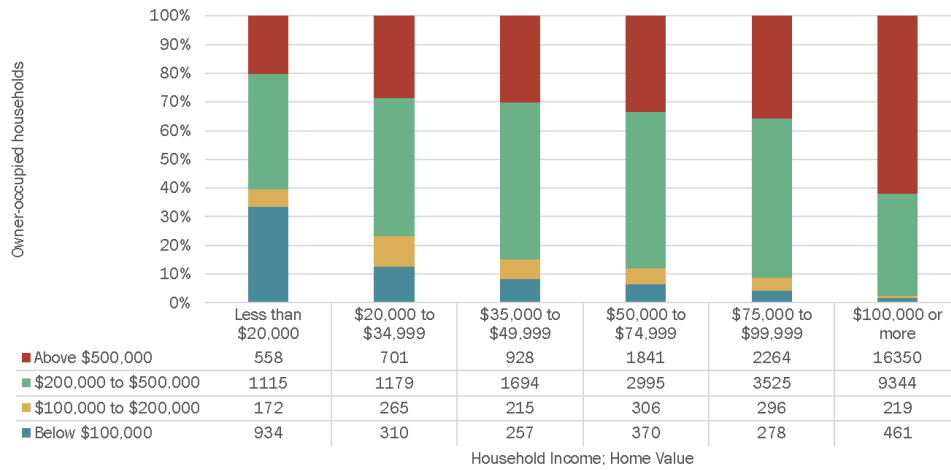
Costs for Mortgage Holders by Income



Mortgage-holding households in Santa Clarita can be broken down by income and the percentage of income spent on mortgage costs. As one might expect, the general trend is that lower-income households spend a higher share of income on housing costs, while high-income households may spend a lower share of income on housing. The income category most prevalent amongst Santa Clarita mortgage-holding households is \$75,000 or more (27,763 households) and the most prevalent share of income spent on mortgage costs is over 30% (13,222 households).

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

Household Income by Home Value (for owned units)



Another approach to evaluating the relationship between housing and income is to compare incomes and home values in Santa Clarita. The most commonly-occurring income category amongst owner households in Santa Clarita is \$100,000 or more (26,374 households) and the most commonly-occurring home value category is Above \$500,000 (22,642 households).

Extremely Low Income Housing Needs

| | Total Households | Households below 30% HAMFI | Share below 30% HAMFI |
|-------------------------------|------------------|----------------------------|-----------------------|
| White, non-Hispanic | 36,730 | 3,125 | 8.5% |
| Black, non-Hispanic | 1,780 | 205 | 11.5% |
| Asian and other, non-Hispanic | 6,865 | 714 | 10.4% |
| Hispanic | 14,195 | 1,915 | 13.5% |
| TOTAL | 59,570 | 5,959 | 10.0% |
| Renter-occupied | 19,020 | 3,325 | 17.5% |
| Owner-occupied | 40,580 | 2,640 | 6.5% |
| TOTAL | 59,600 | 5,965 | 10.0% |

HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income.

Housing the extremely-low income population (below 30% of area median income) can be especially challenging. HUD's CHAS dataset provides a wealth of information on such households in Santa Clarita. The above table provides a breakdown of extremely low income households by race and ethnicity. The race/ethnicity with the highest share of extremely-low income households in Santa Clarita is Hispanic (13.5% compared to 10% of total population). In the SCAG region, the highest share of extremely-low income households is Black, non-Hispanic (27.1% compared to 17.7% of total households).

LOCAL HOUSING DATA, 6TH CYCLE HOUSING ELEMENT UPDATE

VII. ASSISTED UNITS AT RISK OF CONVERSION

Assisted Units at Risk of Conversion

| Risk Level | Definition: | Low-income units in jurisdiction | Percent of county's low-income units |
|--------------|--|----------------------------------|--------------------------------------|
| Very High | At-risk of converting to market rate within the next year | 0 | 0% |
| High | At-risk of converting to market rate in the next 1-5 years | 89 | 14% |
| Moderate | At-risk of converting to market rate in the next 5-10 years | 0 | 0% |
| Low | At-risk of converting to market rate in the next 10 or more years and/or are owned by a large/stable non-profit, mission-driven developer. | 559 | 86% |
| TOTAL | | 648 | 100% |

California Housing Partnership, July 2020. Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate. These data identify homes without a known overlapping subsidy that would extend affordability beyond the indicated timeframe and unless otherwise noted are not owned by a large/stable non-profit, mission-driven developer. Detailed 2019 data can be found in SCAG's RHNA data appendix at <http://scag.ca.gov/programs/Documents/RHNA/SCAG-Final-RHNA-Data-Appendix-030520.pdf>. Complete, updated data can be requested from CHP through Danielle Mazzella, Preservation & Data Manager (dmazzella@chpc.net)

VIII. REGIONAL HOUSING NEEDS ALLOCATION

Final 6th Cycle Regional Housing Needs Allocation for Santa Clarita:

| | Units |
|--------------------------------------|---------------|
| Very-Low Income (<50% of AMI) | 3,397 |
| Low Income (50-80% of AMI) | 1,734 |
| Moderate Income (80-120% of AMI) | 1,672 |
| Above Moderate Income (>120% of AMI) | 3,228 |
| TOTAL | 10,031 |

SCAG, 2021. Based on SCAG's 6th cycle Final RHNA Allocation, adopted March 2021. Please note that for the housing element update, local jurisdictions will have to consider extremely low income (ELI) households as well. ELI housing needs may be calculated either by using Census data or simply assuming that 50 percent of the very low income households qualify as extremely low income households.

MAJOR DATA SOURCES USED

| | DESCRIPTION | FOR MORE INFORMATION, PLEASE SEE |
|------------------------|---|--|
| ACS | American Community Survey 2014-2018 5-year estimates | www.data.census.gov |
| DOF | CA DOF E-5 Population and Housing Unit Estimates | www.dof.ca.gov/forecasting/demographics/ |
| CHAS | HUD CHAS, 2012-2016 | www.huduser.gov/portal/datasets/cp.html |
| CA DDS | California Department of Developmental Services | www.dds.ca.gov/transparency/ |
| SCAG LOCAL PROFILES | Including Construction Industry Research Board (CIRB) and Core Logic/DataQuick | www.scag.ca.gov/DataAndTools/Pages/LocalProfiles.aspx |



MAIN OFFICE
900 Wilshire Blvd., Suite 1700
Los Angeles, CA 90017
Tel: (213) 236-1800
www.scag.ca.gov

REGIONAL OFFICES

IMPERIAL COUNTY
1503 North Imperial Ave., Ste. 104
El Centro, CA 92243
Tel: (213) 236-1967

ORANGE COUNTY
OCTA Building
600 South Main St., Ste. 741
Orange, CA 92868
Tel: (213) 236-1997

RIVERSIDE COUNTY
3403 10th St., Ste. 805
Riverside, CA 92501
Tel: (951) 784-1513

SAN BERNARDINO COUNTY
1170 West 3rd St., Ste. 140
San Bernardino, CA 92410
Tel: (213) 236-1925

VENTURA COUNTY
4001 Mission Oaks Blvd., Ste. L
Camarillo, CA 93012
Tel: (213) 236-1960

 please recycle A1 2952

APPENDIX B: COMMUNITY PARTICIPATION

The City of Santa Clarita values community input and offers numerous opportunities for residents and community stakeholders to provide input on housing and community development issues. Government Code Section 65583(c)(7) requires that “The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.”

Public Outreach

Santa Clarita’s Housing Element Update has included the following public outreach efforts:

March 2021: The City established a dedicated website for the Housing Element Update with information on the update process, RHNA, upcoming events, frequently asked questions, and how to get involved. The website also includes a link to the survey in English and Spanish, as well as a dedicated email address, and phone number for more information.

January – September 2021: Consultants facilitated stakeholder meetings for the Housing Element Update with local and regional non-profit and for-profit housing providers, service providers, and community groups.

April – September 2021: An online community opinion survey was conducted in English and Spanish to collect input from Santa Clarita residents, housing and service providers, and other interested parties. This survey was advertised through June 2021 and received responses through September 2021. Most of the survey responses were received from April through May, 2021. The survey asked questions regarding current living situations and opinions on various housing issues and approaches.

April 29, 2021: The City conducted a virtual community workshop to introduce major elements of the Housing Element Update process and outline the City’s current Regional Housing Need Assessment requirements. The public was invited to provide initial comments regarding the Housing Element Update process and general housing needs in the City. Public comments received at this meeting are summarized in Table 40.

June 1 – June 30, 2021: The City posted a Housing Element Update informational flyer, in English and Spanish, at all City Libraries. The flyer included information about the Housing Element Update and advertised the dedicated website for the Housing Element Update and the online survey. The City also advertised the Housing Element Update on all City buses during the month of June 2021. Digital fliers, in English and Spanish, were displayed on the onboard widescreen monitors and included the address to the dedicated Housing Element Update website, as well as a QR Code link to the Housing Element Update website.

June 15, 2021: The City held a public study session meeting with the City of Santa Clarita Planning Commission to introduce the Housing Element process and seek initial input from the Planning Commission. The staff presentation covered important housing topics including affordable housing, Housing Element requirements, RHNA, new housing laws, demographics, project objectives, and survey results. Public comments received at this meeting are summarized in Table 40.

Community Opinion Survey Results

An important component of the public outreach effort included an online community engagement survey (via SurveyMonkey). A link to the survey is available on the City's Housing Element Update webpage in both English and Spanish. The purpose of the survey was to collect input from Santa Clarita residents, housing and services providers, and other interested parties. The survey asked questions regarding current living situations and opinions on various housing issues and approaches. This survey was circulated from April 2021 through September 2021, and a total of 83 responses were received. A copy of the survey and the survey results are included in Appendix C: Community Engagement Materials.

Stakeholder Outreach

Upon initiating the Housing Element update, consultants met with several housing advocacy groups and providers and invited them to share their insight on regional conditions, constraints, outreach, and housing needs. These groups include the following:

- Affordable Housing LA
- Southern California Non-Profit Housing
- CA YIMBY (Yes in My Back Yard)

Later, while developing the Housing Strategy, consultants reached out via email messaging to an additional list of local stakeholders, inviting them to share their opinions and insight on housing needs, constraints, and strategies for the City of Santa Clarita. The list of stakeholders included contacts on the list of stakeholders who participated in the 5th Cycle Housing Element, a contact list of non-profit organizations maintained by the City, and other key community stakeholders as defined by The Department of Housing and Community Development Affirmatively Furthering Fair Housing Guidance. The consultants intended to engage diverse segments of the community including homeless service agencies, advocacy groups, housing and community development providers, churches, community service organizations that serve lower-income or ethnic minority populations, and senior living centers.

Four messages were sent out inviting community organizations and businesses to stakeholder interviews.

- Message A: Distributed to List 1; 99 non-profit community organizations identified by the City and additional community stakeholders identified by the consultant.
- Message B: Distributed to List 2; nine organizations that typically apply for and/or are funded CDBG grants.
- Message C: Distributed to List 3; specific stakeholders identified by the consultant
- Message D: Distributed to List 4; contacts that had been identified by other stakeholders.

These contact lists and outreach messages can be found in their entirety within Appendix C: Community Engagement Materials.

Additionally, the City of Santa Clarita received a letter on October 26, 2020 from representatives of Abundant Housing LA that details best practices for the site inventory analysis and policy recommendations for consideration in the Housing Element update. These comments are also addressed in Table 39.

Stakeholder Interviews

Table 39 below outlines stakeholder comments that were received and interviews that were held during the public outreach period.

Table 39: Summary and Response to Stakeholder Input

| Organization Contact Date Of Communication | Summary of Comments | Responses |
|--|--|---|
| Abundant Housing LA Leonora Camner-Executive Director Anthony Dedousis-Director Of Policy and Research October 26, 2020 | Memo on Requirements and Best Practices for Housing Element Updates: The Site Inventory <ul style="list-style-type: none"> • Realistic Capacity methods • Safe Harbor ADU methodology • AFFH Requirements • No Net Loss Checklist of Core Policy Recommendations | The Sites Inventory uses conservative development estimates based on recent development trends in the City. Programs were included to address No Net Loss, including Program HP-1.13: Administrative List of Additional Sites, which has been discussed and recommended by HCD staff. No housing sites were identified in low resource areas, most sites were in moderate resource areas. Programs are included to invest in lower resource areas. ADU assumptions were based on HCD safe harbor numbers. |
| Southern California Non-Profit Housing Alan Greentree | High cost of housing and land is the biggest constraint | Churches were included in outreach. Program HP-1.10: Publish Information about Housing Sites |

| | | |
|---|--|--|
| <p>January 22, 2021</p> | <p>Do not have many members actively building in Santa Clarita; other markets get more attention Churches can help to get the word out to hard-to-reach populations</p> | <p>Program HP-2.3: Collaborate with Non-Profit Affordable Housing Developers</p> |
| <p>Abundant Housing LA Leonora Camner- Executive Director Anthony Dedousis- Director Of Policy and Research February 25, 2021</p> | <p>Missing-middle housing is a low-cost solution; see examples of by-right 4-plexing in Sacramento Suggestions: Land Trusts and Community Ownership Tax Increment Financing Use revenue from greenfield land declared a park to fund Affordable Housing development Real Estate Transfer Tax; see example in Culver City</p> | <p>4.3.7 Planning and Zoning Incentives includes information on “Missing-Middle” Zoning Incentives Program HP-1.9: Minimum Residential Densities may assist in enabling missing-middle housing Policy H3.4: Monitor the status of at-risk units and work with partners to preserve at-risk units. Program HP-3.6 Workforce Housing Program</p> |
| <p>Milestone Housing Marcus Griffin February 19, 2021</p> | <p>High land values are barriers to development Suggestions: Lot consolidation program Public/Private Partnerships Potential for mixed-income developments</p> | <p>Program HP-1.6: Graduated Density Zoning and Site Consolidation—Old Town Newhall facilitates lot consolidation Program HP-3.5: Preservation of At-Risk Housing utilizes public/private partnerships Program HP-1.7: Inclusionary Housing Program (Mixed Income Housing) considers a mixed-income housing program</p> |
| <p>CA YIMBY Jes McBride May 5, 2021</p> | <p>Need to limit ADU assumptions to HCD’s “safe harbor” allowances. CA YIMBY will be checking inventory carefully.</p> | <p>ADU assumptions limited to safe harbor numbers.</p> |
| <p>Finally Family Homes Christina Dronen August 27, 2021</p> | <p>Many precariously housed and vulnerable foster youth, transitional youth, and students Some City residents dislike housing solutions proposed for transitional housing Transitional housing should include services and amenities, like laundry and job programs Youth owned-and-occupied tiny houses on wheels would be a good</p> | <p>Programs addressing these comments include: Program HP-4.3: Homeless Case Management Program HP-4.12: Fair Housing Programs & Actions Program HP-4.5: Analysis of Impediments to Fair Housing Choice/Fair Housing Analysis</p> |

| | | |
|---|---|---|
| | <p>solution to house transitional age foster youth</p> | |
| <p>Family Promise Roche Vermaak August 30, 2021</p> | <p>Has heard it would be easier to build affordable and transitional housing in unincorporated County than City HOAs and community attitudes make it hard to run transitional housing in City Building/buying and running transitional and supportive housing is cheaper than paying for hotel vouchers Rent control is needed in City Very few areas where Section 8 Vouchers are accepted in the City</p> | <p>Programs addressing these comments include: Program HP-4.3: Homeless Case Management Program HP-4.12: Fair Housing Programs & Actions Program HP-4.5: Analysis of Impediments to Fair Housing Choice/Fair Housing Analysis Program HP-3.7: Mobilehome Rent Adjustment Policies Objective H4-1: Reduce or remove governmental constraints and restrictions on housing and housing occupancy while preserving public health and safety. Objective H2-2: Eliminate unneeded regulatory constraints to the production of housing, especially affordable housing.</p> |
| <p>Bridge To Home Peggy Edwards September 2, 2021</p> | <p>High need for workforce/ low-income/ affordable housing High need for community education about affordable housing and subsidy programs Unique opportunities for success as a city doing greenfield development Funding needed to run housing programs</p> | <p>Objective H2-3: Increase opportunities for the production of affordable housing. Policy H3.4: Monitor the status of at-risk units and work with partners to preserve at-risk units Program HP-3.6 Workforce Housing Program Unique opportunities for success described throughout Section 1</p> |
| <p>Southland Regional Association of Realtors Nancy Starczyk Bob Khalsa September 2, 2021</p> | <p>Cost of land is the top constraint in the area, it is not unique to Santa Clarita Lower development costs than LA City due to faster approvals Top request in City is single story homes for aging residents Younger people and senior residents are more interested in amenities and location (entertainment, transportation, hospital access)</p> | <p>Incorporated feedback in Section 4, discussion of governmental and nongovernmental needs, and needs for senior residents</p> |

| | | |
|---|---|---|
| | <p>Multifamily development needs to be near amenities, especially groceries Shared list of 19 ideas for building more housing</p> | |
| <p>Santa Clarita Affordable Housing Committee Renee Roque September 2, 2021</p> | <p>Affordable Housing Committee has ideas but needs funding and action Section 8 Vouchers not accepted in City Stigma of affordable housing needs to be addressed Affordable Housing developers have told the committee the City is not doing enough (land, tax credits, etc.) to bring them in</p> | <p>Objective H2-3: Increase opportunities for the production of affordable housing.</p> |
| <p>SCV Boys and Girls Club Matthew Nelson September 3, 2021</p> | <p>Biggest housing issue: people living in City pushed out due to cost Multiple families living in the same home due to rent Workforce cannot afford to live here; they commute in and contribute to the traffic People make too much to qualify for childcare tuition but still do not make enough for rent</p> | <p>Contributed to discussion on special housing needs</p> |
| <p>SCV Senior Center Robin Clough September 3, 2021</p> | <p>Seniors are “aging into poverty” - rent increases faster than Social Security increases Senior housing needs to be near amenities (transportation, grocery stores), and should not have stairs Senior housing solution ideas include building ADUs and renting out houses, small studio apartments, congregated home care facilities Affordable Housing Committee has good ideas but no action or funding</p> | <p>Contributed to discussion on senior housing needs</p> |

| | | |
|--|---|---------------------------|
| SCV Chamber of Commerce John Musella September 7, 2021 | Supply remains strong, but affordability waning and more low-wage workers commuting to SCV Recent transit-oriented development ending a 15-year “apartment drought” Podium construction is happening less than the region overall due to lower area rents diminishing developers’ confidence in ability to recoup costs | Contributed to discussion |
|--|---|---------------------------|

Community Comments

In addition to the survey described above, community members had regular opportunities to express their input on the Housing Element, including a City Planning Commission meeting, and a Housing Element workshop. In addition, comments could be submitted using the email and phone contact information provided on the dedicated Housing Element webpage and giving feedback on publicly released drafts. Public input was then taken into consideration and incorporated into the Housing Element where appropriate.

The City received public comments from multiple members of the local construction industry expressing support for a policy requiring developments in the area to utilize a local “skilled and trained workforce” for construction.

Public Feedback on Draft Housing Element

(Reserved)

Table 40: Summary and Incorporation of Community Comments

| Summary of Comment | How Comment was Addressed |
|--|---|
| April 29, 2021: Virtual Community Workshop | |
| Would rezoning to allow higher density projects be required? | Staff indicated the City did not intend to rezone; adequate capacity to meet regional needs is available under current zoning. |
| What are additional public outreach efforts that will be conducted in the future? | Public outreach is ongoing; consultants provided examples of non-profit and service agencies to be interviewed. Graphic of all community input opportunities was shown. |
| How does the City plan to address the need to allow an increase in lower income units? | Several programs will be proposed, including consideration of a focused density bonus program and an inclusionary housing requirement. |
| June 15, 2021: Public Study Session | |
| Support for a policy requiring developments in the area to utilize a | Comment letters have been provided to the City Council for consideration. |

| | |
|---|---|
| local “skilled and trained workforce” for construction | |
| How will progress towards accomplishing Housing Element Programs be measured so people can see, understand, and follow? | Feedback mechanism built into Annual Progress Report. |

APPENDIX C: COMMUNITY ENGAGEMENT MATERIALS

Stakeholder Outreach Messaging

August 25, 2021: Stakeholders in List 1 Received the Following Message:

Message A:

Hello,

As you may know, Santa Clarita is currently undergoing its Housing Element update. I am [_____] and I am working with 4LEAF, Inc. to assist the City of Santa Clarita in this process. In order to develop housing policies that best reflect the experience and opinions of residents and stakeholders in the City, we are holding stakeholder interviews to gather input and we would greatly appreciate your involvement. If you are available to do so, please use this [link](#) to sign up for one of the following times to meet with us via Zoom and discuss how we can best plan for housing in the City of Santa Clarita:

- Friday August 27 at 1 pm
- Monday August 30 at 9:30 am
- Wednesday September 1 at 9:30 am

If you are not available at those times, please feel free to reply with your comments in written form or to set up an alternative meeting time. Additionally, if you know of other organizations that would like to make their voices heard, please let us know as well!

Thank you, and we look forward to working together to make Santa Clarita the best it can be. Your time and feedback are appreciated

This email is sent by 4LEAF staff. 4LEAF, Inc. is the consulting team that has been chosen to assist the City in the update of its Housing Element, as well as the City's Public Safety and Health Element. 4LEAF is a full-service firm that has been providing services to numerous public agencies across California for more than 20 years. You may find more information about 4LEAF here: <https://www.4leafinc.com/>

August 25, 2021: Stakeholders in List 2 Received the Following Message:

Message B:

Hello!

As you may know, Santa Clarita is currently undergoing its Housing Element update. My name is [_____] and I am working with 4LEAF, Inc. to assist the City of Santa Clarita in this process. As you've been identified by the City as an organization who typically applies for CDBG funding, we wanted to reach out to you to receive your valuable input regarding housing and development in the City of Santa Clarita. In

order to develop a housing strategy that best reflects the experience and opinions of stakeholders in the City, you are invited to a virtual stakeholder interview to share your thoughts so we can gather your important feedback. Additionally, if you know of other organizations that would like to make their voices heard, please let us know as well! Please use this [link](#) to sign up. If you are unable to attend this meeting, please let me know and we can arrange another time to meet.

Thank you, and we look forward to working together to make Santa Clarita the best it can be. Your time and feedback are appreciated.

This email is sent by 4LEAF staff. 4LEAF, Inc. is the consulting team that has been chosen to assist the City in the update of its Housing Element, as well as the City's Public Safety and Health Element. 4LEAF is a full-service firm that has been providing services to numerous public agencies across California for more than 20 years. You may find more information about 4LEAF here: <https://www.4leafinc.com/>

August 25, 2021: Stakeholders in List 3 Received the Following Message:

Message C:

Hello!

As you may know, Santa Clarita is currently undergoing its Housing Element update. I am [_____] and I am working with 4LEAF, Inc. to assist the City of Santa Clarita in this process. In order to develop a housing strategy that best reflects the experience and opinions of stakeholders in the City, we wanted to reach out to you and invite you to a stakeholder interview to hear your perspective and gather feedback from you and those you represent and maintain an open dialogue through the Housing Element update process. Please let me know if this is something you are interested in and let me know a few times you may be available to meet. Additionally, if you know of other organizations that would like to make their voices heard, please let us know as well!

Thank you, and we look forward to working together to make Santa Clarita the best it can be. Your time and feedback are appreciated.

This email is sent by 4LEAF staff. 4LEAF, Inc. is the consulting team that has been chosen to assist the City in the update of its Housing Element, as well as the City's Public Safety and Health Element. 4LEAF is a full-service firm that has been providing services to numerous public agencies across California for more than 20 years. You may find more information about 4LEAF here: <https://www.4leafinc.com/>

August 25, 2021: Stakeholders in List 4 Received the Following Message:

Message D:

Hello!

As you may know, Santa Clarita is currently undergoing its Housing Element update. My name is [_____] and I am working with 4LEAF, Inc. to assist the City of Santa Clarita in this process. I got your contact information from [redacted] who let me know you expressed interested in being involved. We wanted to reach out to you to seek your valuable input regarding housing and development in the City of Santa Clarita.

In order to develop a housing strategy that best reflects the experience and opinions of stakeholders in the City, you are invited to a virtual stakeholder interview to share your thoughts so we can gather your important insight. You may use this [link](#) to sign up for a Wednesday meeting, or email me if you'd like to set up another time or method to talk.

Thank you, and we look forward to working together to make Santa Clarita the best it can be. Your time and feedback are appreciated.

This email is sent by 4LEAF staff. 4LEAF, Inc. is the consulting team that has been chosen to assist the City in the update of its Housing Element, as well as the City's Public Safety and Health Element. 4LEAF is a full-service firm that has been providing services to numerous public agencies across California for more than 20 years. You may find more information about 4LEAF here: <https://www.4leafinc.com/>

Table 41: Outreach List 1

| Organization Name | Mailing Address | Zip Code |
|--|-------------------------------------|----------|
| ACTION Support Group | 26893 Bouquet Canyon, C134 | 91350 |
| American Association of University Women | P.O. Box 800354 | 91380 |
| American Diabetes Association | 611 Wilshire Boulevard, Suite 900 | 90017 |
| American Cancer Society | 25020 W. Avenue Stanford, Suite 170 | 91355 |
| American Heart Association | 816 S. Figueroa Street | 90017 |
| Assistance League of Santa Clarita | P.O. Box 220145 | 91322 |
| Avenues Supported Living Services | 28415 Industry Drive #502 | 91355 |
| Betty Ferguson Foundation | 25510 W. Avenue Stanford, #104 | 91355 |
| Boy Scouts of America | 16525 Sherman Way, C-8 | 91406 |
| Brenda Mehling Cancer Fund | 23841 Foxwood Court | 91354 |
| California Youth Chess League | 25405 Via Nautica | 91355 |
| Canterbury Village | 23420 Avenida Rotella | 91355 |
| Canyon Theatre Guild | 24242 San Fernando Road | 91321 |
| Children's Network International - Help the Children | 25030 Ave. Tibbitts, Suite L | 91355 |
| Circle of Hope | 23033 Lyons Avenue, Suite 3 | 91321 |
| College of the Canyons Foundation | 26455 Rockwell Canyon Road | 91355 |
| Friends of Castaic Lake | P.O. Box 6 | 91384 |

| | | |
|---|-------------------------------------|-------|
| Friends of Hart Park & Museum | P.O. Box 220418 | 91322 |
| Friends of the Library c/o Valencia Library | 23743 Valencia Blvd. | 91355 |
| Friends of Mentryville | P.O. Box 801643 | 91380 |
| Girl Scouts of Greater Los Angeles | 1150 South Olive Street Suite 600 | 90015 |
| HandsOn Santa Clarita | 25201 Avenue Tibbitts, Suite 202 | 91355 |
| Help The Children | 25030 Avenue Tibbitts, Suite L | 91355 |
| Henry Mayo Newhall Hospital Foundation | 23845 McBean Parkway | 91355 |
| Henry Mayo Newhall Hospital | 23845 McBean Parkway | 91355 |
| Human Good | 23420 Avenida Rotella | 91355 |
| Jack and Jill of America, Inc. | 23890 Copper Hill Drive, PO Box 253 | 91354 |
| Junior Achievement | 6250 Forest Lawn Drive | 90068 |
| Kids With a Cause | 21564 Parvin Drive | 91350 |
| LifeQuest Foundation | 25460 Sheffield Lane | 91350 |
| Los Angeles Residential Community Foundation | 29890 Bouquet Canyon Road | 91390 |
| Mayra Bullon | 23542 Lyons Avenue, Suite 202 | 91321 |
| Michael Hoefflin Foundation | 26027 Huntington Lane, Unit F | 91355 |
| Old Town Newhall Association | P.O. Box 221614 | 91322 |
| Old West Masonic Lodge, #813 | 19310 Avenue of The Oaks B | 91321 |
| Partners for Potential | 6255 Van Nuys Blvd. | 91401 |
| Placerita Canyon Nature Center Associates | 19152 Placerita Canyon Road | 91321 |
| Pleasantview Industries | 27921 Urbandale Avenue | 91350 |
| Providence Holy Cross | 15031 Rinaldi Street | 91346 |
| Ragdoll Restoration Foundation | 28607 N. High Ridge Drive | 91390 |
| Samuel Dixon Family Health Centers, Inc. | 25115 Avenue Stanford, Suite A-104 | 91384 |
| Santa Clarita Ballet | 26798 Oak Avenue | 91351 |
| Santa Clarita Elks Lodge No 2379 | 17766 Sierra Highway | 91351 |
| Santa Clarita Special Olympics | 24779 Valley Street | 91321 |
| Santa Clarita Valley Bicycle Coalition-LA Co. Chapter | 23121 Poplar Glen Circle | 91354 |
| Saugus Union School District | 24930 Avenue Stanford | 91355 |
| SCOPE | P.O. Box 1182 | 91386 |
| SCV Athletic Association | 27618 Open Crest Drive | 91350 |
| SCV Concert Band | P.O. Box 55002 | 91385 |
| SCV Economic Development Corporation | 26455 Rockwell Cyn Road, Suite 263 | 91355 |
| SCV Family Promise | 25718 McBean Parkway | 91350 |
| SCV Council PTA | 27226 Trinidad Court | 91354 |
| SCV Food Pantry | 24133 Railroad Avenue | 91321 |
| SCV Historical Society | P.O. Box 221925 | 91322 |
| SCV Mayor's Committee | P.O. Box 803325 | 91380 |
| SCV Optimist Club | P.O. Box 1446 | 91351 |

| | | |
|--|---------------------------------------|-------|
| SCV Pregnancy Center | 23838 Valencia Boulevard, Suite 270 | 91355 |
| SCV Safe Rides | P.O. Box 3001 | 91386 |
| SCV School & Business Alliance | 21380 Centre Pointe Parkway | 91350 |
| SCV Sheriff's Station | 23740 Magic Mountain Parkway | 91355 |
| SCV Youth Orchestra | 24555 Rockwell Canyon Road | 91355 |
| SCV Youth Project | P.O. Box 801982 | 91380 |
| Single Mothers Outreach | 24781 Valley Street | 91321 |
| Soroptimist International of SCV - SISCOV | P.O. Box 802275 | 91380 |
| Step Up | 6911 San Fernando Mission Blvd., #147 | 91344 |
| The Gentle Barn Foundation | 15825 Sierra Highway | 91390 |
| Val Verde Community Benefits Fund Committee | 30133 San Martinez Road, Ste A | 91384 |
| Valencia Library/Literacy Center | 23743 W. Valencia Boulevard | 91355 |
| Valley Industrial Association | 28368 Constellation Road Suite 360 | 91355 |
| Strength United | 22620 Market St. | 91321 |
| Village Family Services | 6736 Laurel Canyon Blvd., Suite 200 | 91606 |
| Visually Impaired Assistance Center | 22900 Market Street | 91321 |
| WISH Education Foundation | 24343 Magic Mountain Parkway | 91355 |
| Vast Homes | 1050 Lakes Drive, Suite | 91790 |
| Salvation Army | 22935 Lyons Avenue | 91321 |
| Family Links North Valley MAT | 11565 Laurel Canyon Blvd. Unit 116 | 91340 |
| Finally Family Homes | PO Box 55186 | 91385 |
| Royal Oaks Mobile Park | 18145 Soledad Canyon Rd | 91388 |
| Canyon Villas Senior Apartments | 27850 Solamint Rd | 91387 |
| Castaic Lions Club | 24201 Magic Mountain Pkwy | 91355 |
| Calvary Chapel Golden Valley | 18319 Sierra Hwy | 91351 |
| Divine Fijians Home Care | 27707 Thalia Ln | 91351 |
| William S Hart Union High School District Office | 21380 Centre Pointe Pkwy | 91350 |
| City of Santa Clarita: WorkSource Center | 20730 Soledad St | 91352 |
| City of Santa Clarita: Newhall Community Center, | 22421 Market St | 91321 |
| Louis Design Studio + Raven General Contractors | 24270 Walnut St | 91321 |
| Design Masonry Inc | 20703 Santa Clara St | 91351 |
| American Family Funding | 28338 Constellation Rd #900 | 91355 |
| Alterra Home Loans | 23232 Lyons Ave | 91321 |
| Valencia Hills Homeowners' Association | 24060 Oak Vale Dr | 91355 |
| Newhall-Hidden Valley HOA | 24260 Creekside Dr | 91321 |
| Scenic Hills HOA | 26207 Rainbow Glen Dr | 91321 |
| Elevate Church | 24346 Main St | 91321 |

| | | |
|---------------------------------------|-------------------------|-------|
| Christ Church of SCV | 24436 Valley St | 91321 |
| Santa Clarita United Methodist Church | 26640 Bouquet Canyon Rd | 91350 |

Table 42: Outreach List 2

| Name of Organization | Mailing Address | Zip Code |
|------------------------------|---|----------|
| Boys and Girls Club of SCV | 24909 Newhall Avenue | 91321 |
| Bridge To Home | 23752 Newhall Avenue | 91321 |
| Carousel Ranch, Inc. | 34289 Rocking Horse Road | 91390 |
| Child & Family Center | 21545 Centre Pointe Parkway | 91350 |
| Family Promise | 24820 Orchard Village Road, Suite A-391 | 91355 |
| Fostering Youth Independence | P.O. Box 801604 | 91380 |
| SCV Committee on Aging | 27180 Golden Valley Road | 91351 |
| SCV Family YMCA | 26147 McBean Parkway | 91355 |
| Single Mothers Outreach | 24781 Valley Street | 91321 |

Table 43: Outreach List 3

| Name of Organization | Mailing Address | Zip Code |
|--|---|----------|
| Southland Regional Association of Realtors | 20655 Soledad Canyon Rd #33 | 91351 |
| Santa Clarita Valley Chamber of Commerce | 28494 Westinghouse Place Suite 114 | 91355 |
| Abundant Housing LA | 515 S Flower Street 18th floor Los Angeles, CA | 90071 |

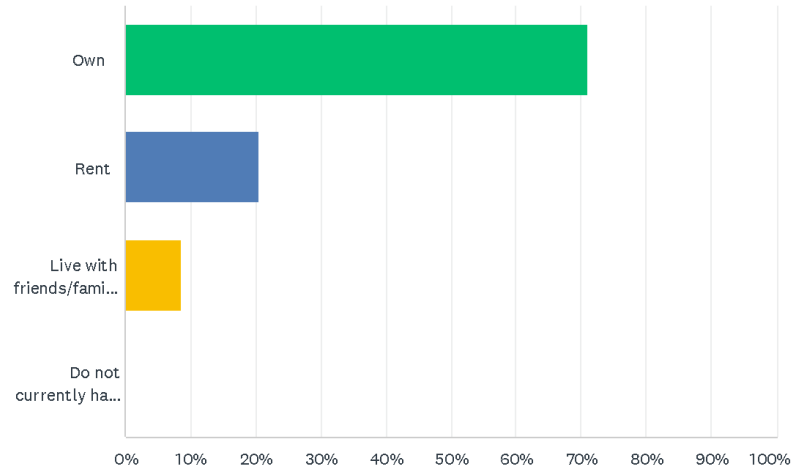
Table 44: Outreach List 4

| Name of Organization | Name of Contact |
|--|-----------------|
| Bridge to Home | Peggy Edwards |
| Homelessness Task Force, Affordable Housing Subcommittee | Renee Roque |
| Santa Clarita Valley Senior Center | Robin Clough |
| Spicher Group Properties | Doug Spicher |

Survey Results

Q1 Which best describes your current housing situation?

Answered: 83 Skipped: 0

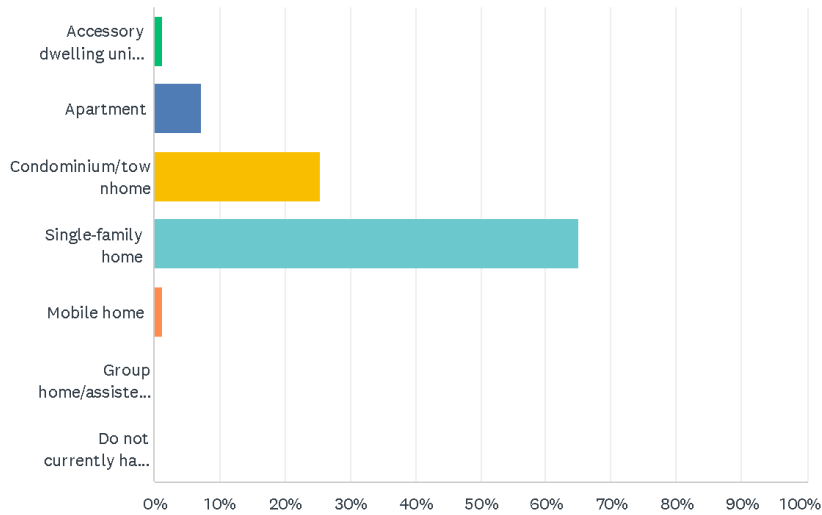


| ANSWER CHOICES | RESPONSES |
|--|-----------|
| Own | 71.06% 59 |
| Rent | 20.48% 17 |
| Live with friends/family, do not own or pay rent | 8.43% 7 |
| Do not currently have a permanent home | 0.00% 0 |
| TOTAL | 83 |

Most respondents (approximately 70 percent) stated that they currently own a home in Santa Clarita. Approximately 20 percent of respondents rent, and 10 percent of respondents stated they live with friends and/or family.

Q2 Which best describes your current living situation?

Answered: 83 Skipped: 0

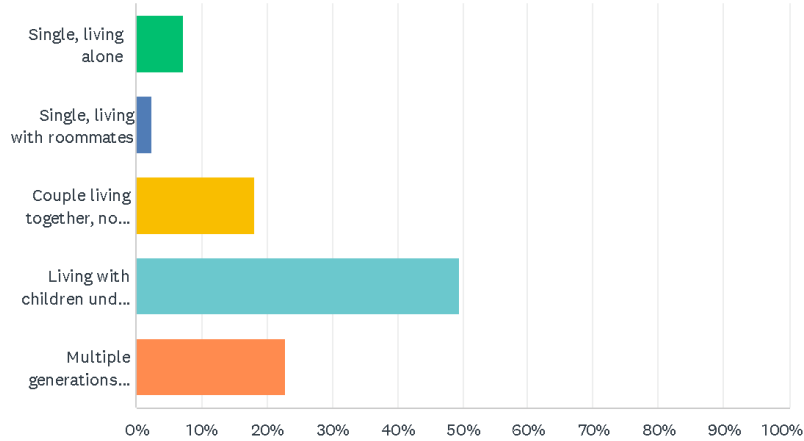


| ANSWER CHOICES | RESPONSES | |
|---|-----------|-----------|
| Accessory dwelling unit (granny flat/guest house/in-law suite/second unit/converted garage) | 1.20% | 1 |
| Apartment | 7.23% | 6 |
| Condominium/townhome | 25.30% | 21 |
| Single-family home | 65.06% | 54 |
| Mobile home | 1.20% | 1 |
| Group home/assisted living | 0.00% | 0 |
| Do not currently have a permanent home | 0.00% | 0 |
| TOTAL | | 83 |

About 65 percent of respondents stated they live in a single-family home and approximately 25 percent of respondents live in a condominium/townhome. About seven percent of respondents live in an apartment and the remaining respondents live in a mobile home or ADU.

Q3 Which best describes your household composition?

Answered: 83 Skipped: 0

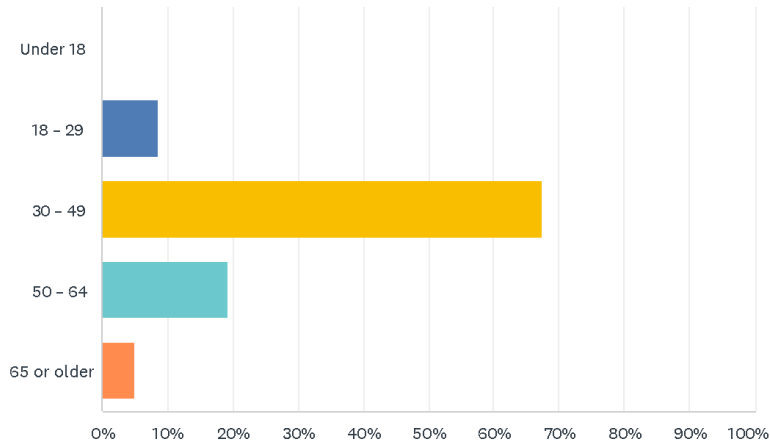


| ANSWER CHOICES | RESPONSES | |
|--|-----------|-----------|
| Single, living alone | 7.23% | 6 |
| Single, living with roommates | 2.41% | 2 |
| Couple living together, no children | 18.07% | 15 |
| Living with children under 18 at home | 49.40% | 41 |
| Multiple generations living together (adult children, parents, grandparents, etc.) | 22.89% | 19 |
| TOTAL | | 83 |

About half the respondents (49 percent) stated they live with children. Approximately 23 percent of respondents stated they live with multiple generations of their family and 18 percent of respondents stated they live with their partner/significant other with no kids. The remaining respondents either are single and live alone or are single and live with roommates.

Q4 What is your age group?

Answered: 83 Skipped: 0

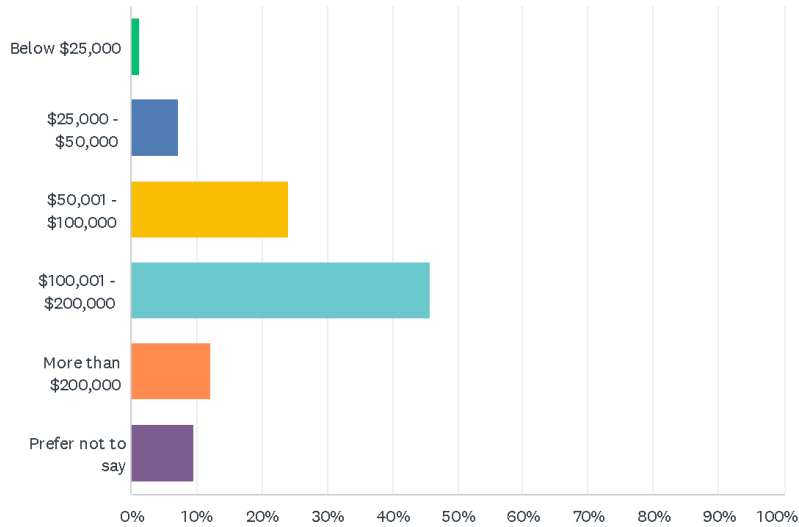


| ANSWER CHOICES | RESPONSES |
|----------------|-----------|
| Under 18 | 0.00% 0 |
| 18 – 29 | 8.43% 7 |
| 30 – 49 | 67.47% 56 |
| 50 – 64 | 19.28% 16 |
| 65 or older | 4.82% 4 |
| TOTAL | 83 |

Most respondents (approximately 67 percent) stated they were between the ages of 30-49. About 19 percent of respondents were between the ages of 50-64. The remaining respondents were either between 18-29 years old or 65 and older.

Q5 Which best describes your annual gross household income?

Answered: 83 Skipped: 0

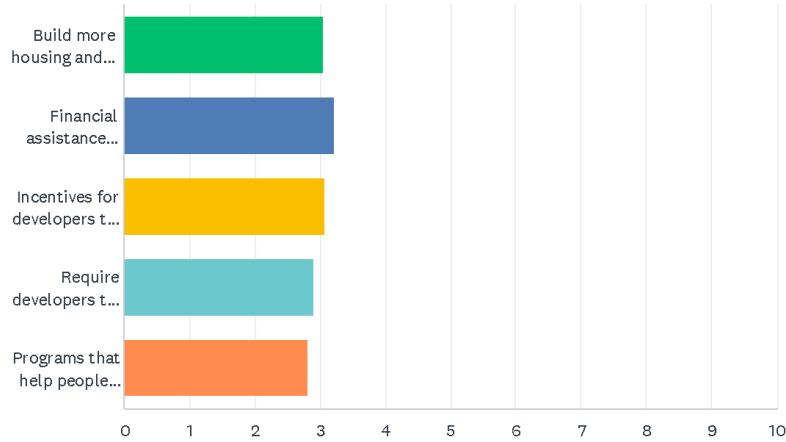


| ANSWER CHOICES | RESPONSES | |
|-----------------------|-----------|----|
| Below \$25,000 | 1.20% | 1 |
| \$25,000 - \$50,000 | 7.23% | 6 |
| \$50,001 - \$100,000 | 24.10% | 20 |
| \$100,001 - \$200,000 | 45.78% | 38 |
| More than \$200,000 | 12.05% | 10 |
| Prefer not to say | 9.64% | 8 |
| TOTAL | | 83 |

Approximately 46 percent stated they have an annual gross household income between \$100,000-\$200,000. About 24 percent of respondents stated they have an annual gross household income between \$50,000-\$100,000. The remaining respondents ranged in household incomes with nine percent of the remaining respondents preferring not to specify.

Q6 From most effective to least effective, please rank what approaches you think would best improve housing options?

Answered: 81 Skipped: 2

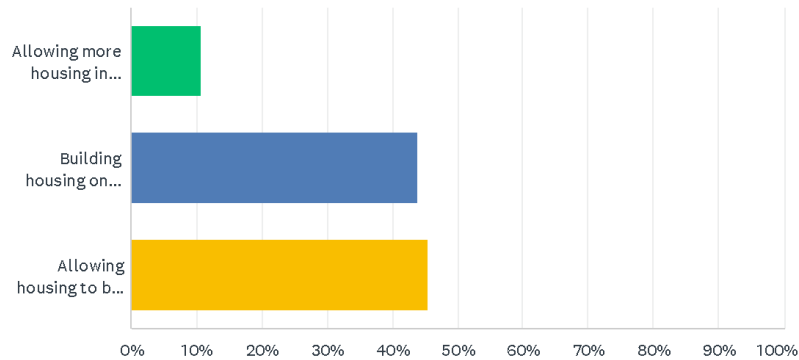


| | 1 | 2 | 3 | 4 | 5 | TOTAL | SCORE |
|--|--------------|--------------|--------------|--------------|--------------|-------|-------|
| Build more housing and provide a range of housing types such as single-family homes, townhomes, condominiums, and apartments. | 34.67% 26 | 12.00% 9 | 10.67% 8 | 9.33% 7 | 33.33% 25 | 75 | 3.05 |
| Financial assistance programs such as rental assistance and down payment assistance programs for low-income households. | 10.26% 8 | 38.46% 30 | 20.51% 16 | 23.08% 18 | 7.69% 6 | 78 | 3.21 |
| Incentives for developers to build more below market rate housing. | 16.00% 12 | 20.00% 15 | 28.00% 21 | 28.00% 21 | 8.00% 6 | 75 | 3.08 |
| Require developers to include a certain percentage of units in a housing project that are affordable to low- and moderate-income households. | 14.29% 11 | 18.18% 14 | 27.27% 21 | 23.38% 18 | 16.88% 13 | 77 | 2.90 |
| Programs that help people experiencing homelessness find permanent housing. | 27.27% 21 | 10.39% 8 | 12.99% 10 | 15.58% 12 | 33.77% 26 | 77 | 2.82 |

Respondents specified that the most preferable housing options ranked from most favorable to least favorable are as follows: 1. Financial Assistance programs (i.e., rental assistance) 2. Incentives for developers 3. Build more housing (with a range of housing types) 4. Require developers to allocate a percentage of units to affordable housing 5. Programs for persons experiencing homelessness.

Q7 Do you think Santa Clarita should build more housing by:

Answered: 75 Skipped: 8

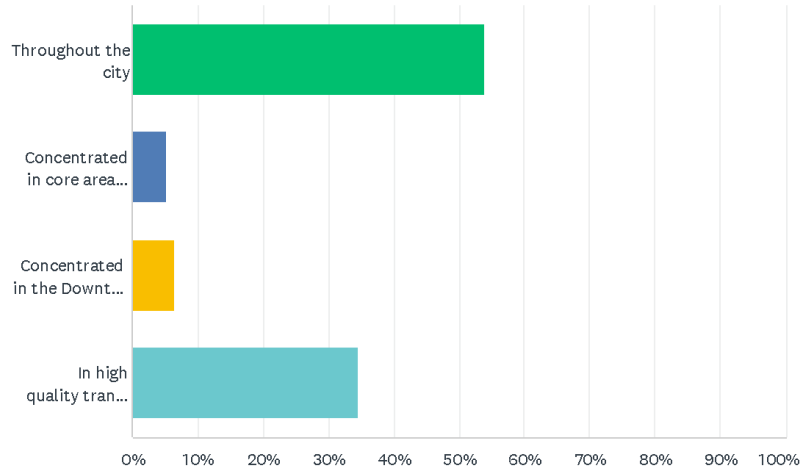


| ANSWER CHOICES | RESPONSES | |
|--|-----------|----|
| Allowing more housing in already developed areas by increasing how many housing units can be built on each piece of property. | 10.67% | 8 |
| Building housing on vacant land located inside the city that is already zoned for development (not parks or open space areas). | 44.00% | 33 |
| Allowing housing to be built in commercial areas near and/or above stores and restaurants. | 45.33% | 34 |
| TOTAL | | 75 |

About 45 percent of respondents stated that the City should allow housing to be built in commercial areas near and/or above stores and restaurants. 44 percent of respondents stated that more housing should be built on vacant land that is already zoned for residential development (not parks or open space areas). The remaining respondents stated that the City should be allowing more housing in already developed areas by increasing how many housing units can be built on each piece of property.

Q8 Do you think new housing (single-family homes, condominiums, apartments) should primarily be located:

Answered: 78 Skipped: 5

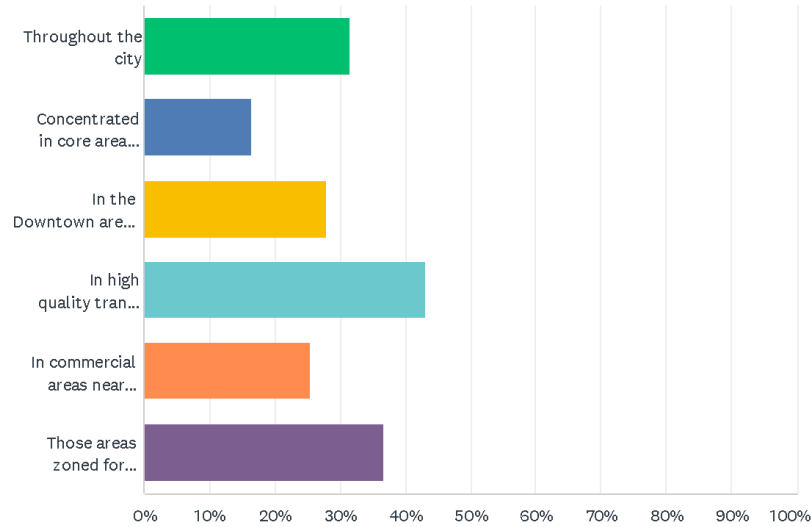


| ANSWER CHOICES | RESPONSES | |
|--|-----------|----|
| Throughout the city | 53.85% | 42 |
| Concentrated in core areas such as the Lyons Avenue or Soledad Canyon Road corridors | 5.13% | 4 |
| Concentrated in the Downtown areas such as Valencia Town Center and Old Town Newhall | 6.41% | 5 |
| In high quality transit areas such as areas near major bus routes and Metrolink stations | 34.62% | 27 |
| TOTAL | | 78 |

A majority of respondents (approximately 54 percent) stated that new housing should be located throughout the City. About 35 percent of respondents stated that housing should be concentrated in high quality transit areas such as areas near major bus routes and Metrolink stations. The remaining respondents stated that housing should be concentrated in core areas such as the Lyons Avenue or Soledad Canyon Road corridors or should be in the downtown areas such as Valencia Town Center and Old Town Newhall.

Q9 Which areas do you think should have more multi-family residential units, such as apartments and townhomes? (Select all that apply)

Answered: 79 Skipped: 4

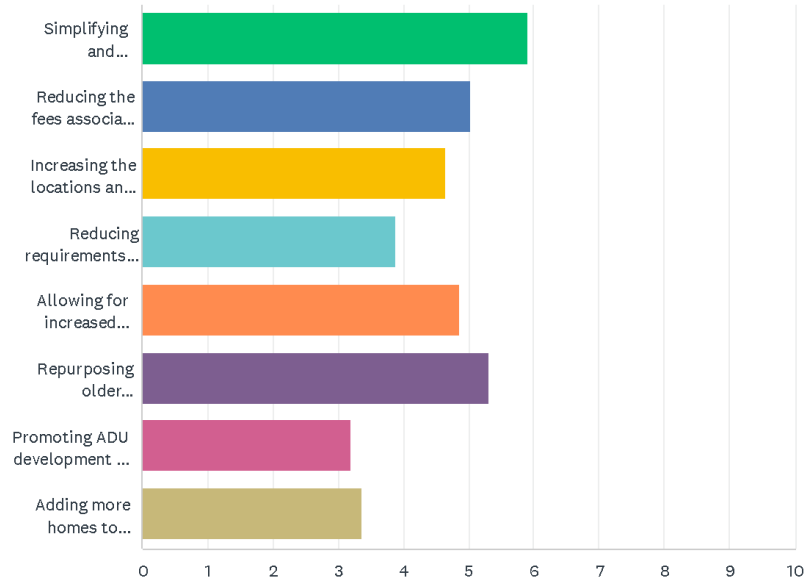


| ANSWER CHOICES | RESPONSES |
|--|-----------|
| Throughout the city | 31.65% 25 |
| Concentrated in core areas such as the Lyons Avenue or Soledad Canyon Road corridors | 16.46% 13 |
| In the Downtown areas such as Valencia Town Center and Old Town Newhall | 27.85% 22 |
| In high quality transit areas such as areas near major bus routes and Metrolink stations | 43.04% 34 |
| In commercial areas near and/or above stores and restaurants | 25.32% 20 |
| Those areas zoned for higher residential density | 36.71% 29 |
| Total Respondents: 79 | |

About 43 percent of respondents stated that multifamily housing should be concentrated in high quality transit areas such as areas near major bus routes and Metrolink stations. Approximately 37 percent of respondents stated that multifamily housing should be concentrated areas zoned for higher residential density and approximately 28 percent of respondents stated multifamily housing should be concentrated in the downtown areas such as Valencia Town Center and Old Town Newhall. The remaining respondents stated that multifamily housing should be concentrated throughout the City, in commercial areas, or concentrated in core areas.

Q10 From most effective to least effective, please rank what programs you think the City should prioritize for increasing housing (single-family, multi-family, and accessory dwelling units) built in Santa Clarita.

Answered: 73 Skipped: 10

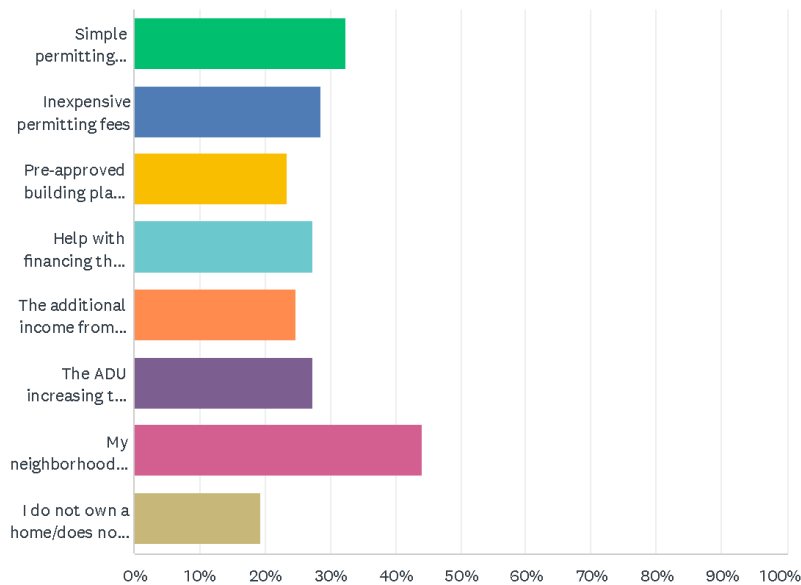


| | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | TOTAL | SCORE |
|--|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|-------|-------|
| Simplifying and streamlining the permit application process. | 30.43% 21 | 17.39% 12 | 21.74% 15 | 8.70% 6 | 4.35% 3 | 4.35% 3 | 7.25% 5 | 5.80% 4 | 69 | 5.90 |
| Reducing the fees associated with the permit application process, including for streets and parks. | 15.94% 11 | 18.84% 13 | 14.49% 10 | 13.04% 9 | 8.70% 6 | 8.70% 6 | 11.59% 8 | 8.70% 6 | 69 | 5.04 |
| Increasing the locations and number of housing units that can be built. | 12.86% 9 | 11.43% 8 | 18.57% 13 | 12.86% 9 | 14.29% 10 | 5.71% 4 | 7.14% 5 | 17.14% 12 | 70 | 4.64 |
| Reducing requirements for building housing, such as parking and amenities. | 1.47% 1 | 7.35% 5 | 14.71% 10 | 22.06% 15 | 10.29% 7 | 11.76% 8 | 17.65% 12 | 14.71% 10 | 68 | 3.88 |
| Allowing for increased residential building height in core areas | 8.57% 6 | 17.14% 12 | 12.86% 9 | 14.29% 10 | 21.43% 15 | 14.29% 10 | 10.00% 7 | 1.43% 1 | 70 | 4.87 |
| Repurposing older commercial centers with housing (potentially mixed use) | 23.94% 17 | 12.68% 9 | 9.86% 7 | 12.68% 9 | 11.27% 8 | 23.94% 17 | 5.63% 4 | 0.00% 0 | 71 | 5.31 |
| Promoting ADU development in existing residential neighborhoods | 4.35% 3 | 8.70% 6 | 4.35% 3 | 5.80% 4 | 14.49% 10 | 10.14% 7 | 27.54% 19 | 24.64% 17 | 69 | 3.19 |
| Adding more homes to established residential areas | 5.63% 4 | 8.45% 6 | 4.23% 3 | 8.45% 6 | 14.08% 10 | 18.31% 13 | 12.68% 9 | 28.17% 20 | 71 | 3.37 |

Respondents stated that the top four most favorable programs for the City to implement would be: 1. simplifying and streamlining the permit application process; 2. repurposing older commercial centers with housing (potentially mixed use); 3. reducing fees associated with the permit application process; and 4. allowing for increased residential building height in core areas.

Q11 State law now requires cities to allow accessory dwelling units (ADUs) (i.e. granny flat/ in-law suite/second unit/converted garage) to be permitted by right on each developed residential property. ADUs can be small stand-alone small homes, or can be attached to the main home, or can be created from existing accessory buildings on the site. If you own a home, what might make you consider adding an accessory dwelling unit (ADU) (i.e. granny flat/ in-law suite/second unit/converted garage) to your house or property? (Select all that apply)

Answered: 77 Skipped: 6



| ANSWER CHOICES | RESPONSES |
|---|-----------|
| Simple permitting process | 32.47% 25 |
| Inexpensive permitting fees | 28.57% 22 |
| Pre-approved building plans provided by the City | 23.38% 18 |
| Help with financing the ADU | 27.27% 21 |
| The additional income from renting the ADU | 24.68% 19 |
| The ADU increasing the home's property value | 27.27% 21 |
| My neighborhood is only for single-family homes. I would not consider adding one and I hope my neighbors do not add one either. | 44.16% 34 |
| I do not own a home/does not apply to me | 19.48% 15 |
| Total Respondents: 77 | |

Approximately 44 percent of respondents who own a single-family home stated that their neighborhood is only for single-family homes and that they would not consider adding an ADU and that they hope their neighbors do not add one either.

APPENDIX D: HOUSING SITES

Table 45: Vacant Sites Allowing Residential

| Site Address or Street | APN | Acres | Zoning | Realistic Allowable Density (du/ac) | Realistic Capacity (units) | Income Category |
|---------------------------|------------|-------|--------|-------------------------------------|----------------------------|-----------------|
| Golden Valley Rd. | 2836013135 | 35.07 | UR5 | 22.5 | 225 | Lower |
| Golden Valley Rd. | 2836013911 | 1.01 | UR5 | 22.5 | 22 | Lower |
| Golden Valley Road | 2836013919 | 22.29 | UR5 | 22.5 | 225 | Lower |
| Ave of the Oaks | 2836014056 | 9.25 | UR5 | 22.5 | 207 | Lower |
| Vincenza Ln. | 2836014902 | 0.99 | UR5 | 22.5 | 21 | Lower |
| Scherzinger Ln. | 2839020004 | 0.62 | UR5 | 22.5 | 13 | Lower |
| Scherzinger Ln. | 2839020005 | 0.72 | UR5 | 22.5 | 15 | Lower |
| Scherzinger Ln. | 2839020006 | 0.61 | UR5 | 22.5 | 13 | Lower |
| Scherzinger Ln. | 2839020007 | 0.22 | UR5 | 22.5 | 4 | Lower |
| 17805 Scherzinger Ln. | 2839020008 | 0.85 | UR5 | 22.5 | 18 | Lower |
| 17745 Scherzinger Ln. | 2839020011 | 0.83 | UR5 | 22.5 | 18 | Lower |
| 17731 Scherzinger Ln. | 2839020012 | 0.79 | UR5 | 22.5 | 17 | Lower |
| Scherzinger Ln. | 2839021006 | 3.41 | UR5 | 22.5 | 76 | Lower |
| Scherzinger Ln. | 2839021007 | 3.02 | UR5 | 22.5 | 67 | Lower |
| Scherzinger Ln. | 2839021008 | 2.66 | UR5 | 22.5 | 59 | Lower |
| Scherzinger Ln. | 2839021009 | 2.37 | UR5 | 22.5 | 52 | Lower |
| Scherzinger Ln. | 2839021010 | 1.84 | UR5 | 22.5 | 41 | Lower |
| Scherzinger Ln. | 2839021016 | 1.37 | UR5 | 22.5 | 30 | Lower |
| Scherzinger Ln. | 2839021018 | 1.99 | UR5 | 22.5 | 44 | Lower |
| Scherzinger Ln. | 2839021017 | 0.17 | UR5 | 22.5 | 3 | Lower |
| Soledad Canyon | 2844001068 | 1.64 | MX-C | 22.5 | 36 | Lower |
| Avignon Dr | 2861002106 | 1.92 | CR | 37.5 | 71 | Lower |
| Sierra Hwy | 2833017020 | 2.24 | CR | 37.5 | 84 | Lower |
| Newhall Ave | 2833017021 | 2.79 | CR | 37.5 | 104 | Lower |
| Sierra Hwy | 2833017022 | 0.71 | CR | 37.5 | 26 | Lower |
| Sierra Hwy | 2833017023 | 0.37 | CR | 37.5 | 13 | Lower |
| State Rte 14 | 2833018019 | 0.88 | CR | 37.5 | 33 | Lower |
| 26501 McBean Pkwy. | 2861062040 | 3.74 | CR | 37.5 | 140 | Lower |
| Via Princessa and Sheldon | 2836014067 | 18.50 | UR5 | 22.5 | 225 | Lower |
| Newhall Sierra | 2827005021 | 0.92 | MX-C | 22.5 | 21 | Lower |
| Newhall Sierra | 2833015005 | 1.65 | MX-C | 22.5 | 37 | Lower |
| Newhall Molokai | 2833015031 | 4.38 | MX-C | 22.5 | 99 | Lower |

| | | | | | | |
|-----------------------|------------|--------|------|------|------|----------|
| Sierra Highway | 2833018015 | 1.79 | CR | 37.5 | 67 | Lower |
| Sierra Highway | 2833018020 | 6.00 | CR | 37.5 | 225 | Lower |
| Sierra Molokai | 2833015035 | 9.00 | MX-C | 22.5 | 202 | Lower |
| Canyon Park Jakes Way | 2844023808 | 10.05 | UR5 | 22.5 | 225 | Lower |
| Canyon Park Jakes Way | 2844022806 | 2.25 | UR5 | 22.5 | 50 | Lower |
| Canyon Park Jakes Way | 2844023006 | 1.27 | UR5 | 22.5 | 28 | Lower |
| Canyon Park Jakes Way | 2844042002 | 0.84 | UR5 | 22.5 | 18 | Lower |
| Canyon Park Jakes Way | 2844022014 | 0.10 | UR5 | 22.5 | 2 | Lower |
| Lower Total | | 161.14 | | | 2876 | |
| Sierra Hwy. | 2803025007 | 0.71 | CP | 13.5 | 9 | Moderate |
| Copper Hill Dr. | 2810109027 | 0.60 | CN | 13.5 | 8 | Moderate |
| Copper Hill Dr. | 2810109043 | 3.73 | CN | 13.5 | 50 | Moderate |
| Copper Hill Dr. | 2810109247 | 9.16 | CN | 13.5 | 123 | Moderate |
| Lyons Ave. | 2830016020 | 0.43 | CP | 13.5 | 5 | Moderate |
| Newhall Ave. | 2833014044 | 1.04 | CC | 13.5 | 14 | Moderate |
| Sierra Highway | 2836009011 | 0.60 | CC | 13.5 | 8 | Moderate |
| Sierra Highway | 2836009076 | 3.26 | CC | 13.5 | 44 | Moderate |
| Via Princessa | 2836009905 | 1.11 | CC | 13.5 | 14 | Moderate |
| Golden Valley Rd. | 2836013154 | 8.64 | CN | 13.5 | 116 | Moderate |
| Golden Valley Rd. | 2836013135 | 25.07 | UR5 | 22.5 | 564 | Moderate |
| Golden Valley | 2836013919 | 12.29 | UR5 | 22.5 | 277 | Moderate |
| Wiley Canyon | 2859004023 | 5.13 | UR4 | 13.5 | 69 | Moderate |
| Wiley Canyon | 2859001039 | 0.52 | UR4 | 13.5 | 7 | Moderate |
| Wiley Canyon | 2859001046 | 7.00 | UR4 | 13.5 | 95 | Moderate |
| Flying Tiger | 2844041003 | 2.55 | CC | 13.5 | 34 | Moderate |
| Flying Tiger | 2844041002 | 1.42 | CC | 13.5 | 19 | Moderate |
| Newhall Avenue | 2833014043 | 7.62 | CC | 13.5 | 103 | Moderate |
| 18409 Sierra Highway | 2803025008 | 0.85 | CP | 13.5 | 11 | Moderate |
| Golden Valley | 2836013920 | 7.67 | CN | 13.5 | 104 | Moderate |
| Golden Valley | 2836013921 | 3.33 | CN | 13.5 | 45 | Moderate |
| Golden Valley | 2836013912 | 0.42 | CN | 13.5 | 6 | Moderate |
| Sierra Highway | 2839002031 | 2.58 | CC | 13.5 | 35 | Moderate |
| Sierra Highway | 2839012014 | 1.26 | CC | 13.5 | 17 | Moderate |
| Moderate Total | | 106.98 | | | 1777 | |

Table 46: Nonvacant Sites Allowing Residential

| Site Address or Street | APN | Acres | Zoning | Current Use | Realistic Allowable Density (du/ac) | Realistic Capacity (units) | Income Category |
|--------------------------|------------|-------|--------|-----------------------|-------------------------------------|----------------------------|-----------------|
| 17753 Scherzinger Ln. | 2839020010 | 0.50 | UR5 | Residential (1) | 22.5 | 11 | Lower |
| 18240 Soledad Canyon Rd. | 2844001046 | 0.39 | CP | Parking Lot | 22.5 | 8 | Lower |
| 18234 Soledad Canyon Rd. | 2844001034 | 0.19 | CP | Commercial (FAR: 0.5) | 22.5 | 4 | Lower |
| 18228 Soledad Canyon Rd. | 2844001033 | 0.33 | CP | Commercial (FAR: 0.4) | 22.5 | 7 | Lower |
| 18234 Soledad Canyon Rd. | 2844001032 | 0.19 | CP | Parking Lot | 22.5 | 4 | Lower |
| 17865 Scherzinger Ln. | 2839020003 | 0.71 | UR5 | Residential (1) | 22.5 | 14 | Lower |
| 27914 Adon Ave. | 2839020002 | 0.37 | UR5 | Residential (1) | 22.5 | 7 | Lower |
| 27908 Adon Ave. | 2839020001 | 0.34 | UR5 | Residential (1) | 22.5 | 6 | Lower |
| 17923 Scherzinger Ln. | 2839019027 | 0.16 | UR5 | Residential (1) | 22.5 | 2 | Lower |
| 17929 Scherzinger Ln. | 2839019026 | 0.34 | UR5 | Residential (1) | 22.5 | 6 | Lower |
| 27911 Adon Ave. | 2839019018 | 0.20 | UR5 | Residential (1) | 22.5 | 3 | Lower |
| 17911 Scherzinger Ln. | 2839019014 | 0.15 | UR5 | Residential (1) | 22.5 | 2 | Lower |
| 17917 Scherzinger Ln. | 2839019013 | 0.14 | UR5 | Residential (1) | 22.5 | 2 | Lower |
| 23716 Lyons Ave. | 2830001214 | 4.33 | CP | Commercial (FAR: 0.3) | 22.5 | 97 | Lower |
| 25075 Peachland Ave. | 2830001208 | 0.52 | CP | Commercial (FAR: 0.5) | 22.5 | 11 | Lower |
| 23736 Lyons Ave. | 2830001051 | 1.52 | CP | Commercial (FAR: 0.4) | 22.5 | 34 | Lower |
| 25057 Peachland Ave. | 2830001043 | 0.53 | CP | Commercial (FAR: 0.5) | 22.5 | 11 | Lower |
| 23634 Lyons Ave. | 2830001042 | 0.38 | CP | Commercial (FAR: 0.4) | 22.5 | 8 | Lower |
| 23620 Lyons Ave. | 2830001027 | 0.65 | CP | Commercial (FAR: 0.5) | 22.5 | 14 | Lower |
| 23640 Lyons Ave. | 2830001215 | 2.37 | CP | Commercial (FAR: 0.5) | 22.5 | 53 | Lower |
| 23222 Valencia Blvd. | 2811002069 | 10.00 | MX-C | Commercial (FAR: 0.3) | 22.5 | 225 | Lower |

| | | | | | | | |
|------------------------------------|------------|-------|------|-----------------------|------|-----|-------|
| 18230 Soledad Canyon Rd. | 2844001072 | 1.03 | MX-C | Commercial (FAR: 0.3) | 22.5 | 23 | Lower |
| 24458 Lyons Ave. | 2825015015 | 3.92 | MX-C | Commercial (FAR: 0.2) | 22.5 | 88 | Lower |
| 18901 Soledad Canyon Rd. | 2803032035 | 1.09 | MX-C | Commercial (FAR: 0.6) | 22.5 | 24 | Lower |
| 18835 Soledad Canyon Rd. | 2803032026 | 0.90 | MX-C | Commercial (FAR: 0.3) | 22.5 | 20 | Lower |
| 18917 1/2 Soledad Canyon Rd. | 2803032001 | 1.59 | MX-C | Commercial (FAR: 0.3) | 22.5 | 35 | Lower |
| 18821 Soledad Canyon Rd. | 2803032034 | 0.83 | MX-C | Commercial (FAR: 0.3) | 22.5 | 18 | Lower |
| 26200 Hollywood Ct | 2811002067 | 5.68 | MX-C | Commercial (FAR: 0.7) | 22.5 | 127 | Lower |
| 26053 #BLDG "A" Bouquet Canyon Rd. | 2811003004 | 2.17 | MX-C | Commercial (FAR: 0.5) | 22.5 | 48 | Lower |
| 22500 Soledad Canyon Rd. | 2836011018 | 10.00 | MX-C | Commercial (FAR: 0.1) | 22.5 | 225 | Lower |
| 23533 Newhall Ave | 2827004026 | 0.19 | MX-C | Commercial (FAR: 0.2) | 22.5 | 4 | Lower |
| 23515 Newhall Ave | 2827004009 | 0.79 | MX-C | Commercial (FAR: 0.2) | 22.5 | 17 | Lower |
| 23517 Newhall Ave | 2827004008 | 1.01 | MX-C | Commercial (FAR: 0.2) | 22.5 | 22 | Lower |
| 23503 Newhall Ave | 2827004007 | 0.21 | MX-C | Commercial (FAR: 0.6) | 22.5 | 4 | Lower |
| 23469 Newhall Ave | 2827005039 | 9.05 | MX-C | Commercial (FAR: 0.2) | 22.5 | 203 | Lower |
| 23445 Newhall Ave | 2827005001 | 2.44 | MX-C | Commercial (FAR: 0.2) | 22.5 | 54 | Lower |
| 23375 Newhall Ave | 2827005046 | 2.23 | MX-C | Commercial (FAR: 0.2) | 22.5 | 50 | Lower |
| 23375 Newhall Ave | 2827005045 | 2.85 | MX-C | Commercial (FAR: 0.2) | 22.5 | 64 | Lower |
| 23347 Newhall Ave | 2827005037 | 8.47 | MX-C | Commercial (FAR: 0.2) | 22.5 | 190 | Lower |
| 23681 Newhall Ave | 2827004027 | 1.06 | MX-C | Commercial (FAR: 0.6) | 22.5 | 23 | Lower |
| 23655 Newhall Ave | 2827004017 | 0.64 | MX-C | Commercial (FAR: 0.6) | 22.5 | 14 | Lower |
| 23645 1/2 Newhall Ave | 2827004014 | 1.46 | MX-C | Commercial (FAR: 0.2) | 22.5 | 32 | Lower |
| 23645 Newhall Ave | 2827004013 | 0.50 | MX-C | Commercial (FAR: 0.1) | 22.5 | 11 | Lower |

| | | | | | | | |
|------------------------------|------------|------|------|-----------------------|------|-----|-------|
| 23661 Newhall Ave | 2827004016 | 0.48 | MX-C | Commercial (FAR: 0.3) | 22.5 | 10 | Lower |
| 23620 Lyons Avenue | 2830001026 | 0.15 | CP | Commercial (FAR: 0.4) | 22.5 | 3 | Lower |
| 23644 Lyons Avenue | 2830001036 | 0.42 | CP | Commercial (FAR: 0.2) | 22.5 | 9 | Lower |
| 23646 Lyons Avenue | 2830001037 | 0.11 | CP | Commercial (FAR: 1.0) | 22.5 | 2 | Lower |
| 23638 Lyons Avenue | 2830001041 | 0.04 | CP | Commercial (FAR: 0.8) | 22.5 | 0 | Lower |
| 23650 Lyons Avenue | 2830001015 | 0.32 | CP | Commercial (FAR: 0.2) | 22.5 | 7 | Lower |
| 23718 Lyons Avenue | 2830001029 | 0.23 | CP | Commercial (FAR: 0.6) | 22.5 | 5 | Lower |
| 18955 Soledad Canyon Road | 2803010033 | 0.58 | CP | Commercial (FAR: 0.4) | 22.5 | 13 | Lower |
| 18801 Soledad Canyon Road | 2803032042 | 0.22 | CP | Commercial (FAR: 0.2) | 22.5 | 4 | Lower |
| 18741 Soledad Canyon Road | 2803032043 | 0.43 | CP | Commercial (FAR: 0.2) | 22.5 | 9 | Lower |
| 24365 Magic Mountain Parkway | 2811025021 | 0.45 | CR | Commercial (FAR: 0.6) | 37.5 | 16 | Lower |
| 24301 Magic Mountain Parkway | 2811025019 | 0.41 | CR | Commercial (FAR: 0.5) | 37.5 | 15 | Lower |
| 24325 Magic Mountain Parkway | 2811025020 | 4.54 | CR | Commercial (FAR: 0.4) | 37.5 | 170 | Lower |
| 24201 Magic Mountain Parkway | 2811025017 | 1.05 | CR | Commercial (FAR: 0.2) | 37.5 | 39 | Lower |
| 24425 Magic Mountain Parkway | 2811025088 | 8.03 | CR | Commercial (FAR: 0.6) | 37.5 | 301 | Lower |
| 24451 Magic Mountain Parkway | 2811025023 | 1.27 | CR | Commercial (FAR: 0.5) | 37.5 | 47 | Lower |
| 24235 Magic Mountain Parkway | 2811025018 | 6.93 | CR | Commercial (FAR: 0.4) | 37.5 | 259 | Lower |
| 26575 Magic Mountain Parkway | 2861062049 | 0.76 | CR | Commercial (FAR: 0.4) | 37.5 | 28 | Lower |
| 24250 Town Center Dr. | 2861058072 | 4.82 | CR | Commercial (FAR: 0.5) | 37.5 | 45 | Lower |

| | | | | | | | |
|------------------------------|------------|--------|------|-----------------------|------|------|----------------|
| 24180 Magic Mountain Parkway | 2861058073 | 10.00 | CR | Parking Lot | 37.5 | 93 | Lower |
| 26450 McBean Prky. | 2861058074 | 1.02 | CR | Commercial (FAR: 0.7) | 37.5 | 9 | Lower |
| 26450 McBean Prky. | 2861058075 | 2.23 | CR | Commercial (FAR: 0.7) | 37.5 | 20 | Lower |
| 24137 Valencia Blvd. | 2861058076 | 1.18 | CR | Parking Lot | 37.5 | 11 | Lower |
| Valencia Blvd. | 2861058077 | 6.70 | CR | Parking Lot | 37.5 | 62 | Lower |
| 24243 Valencia Blvd. | 2861058079 | 1.79 | CR | Parking Lot | 37.5 | 16 | Lower |
| Valencia Blvd. | 2861058080 | 2.72 | CR | Parking Lot | 37.5 | 25 | Lower |
| 24201 Valencia Blvd. | 2861058081 | 10.00 | CR | Commercial (FAR: 0.9) | 37.5 | 93 | Lower |
| 24137 Valencia Blvd. | 2861058082 | 2.45 | CR | Commercial (FAR: 0.8) | 37.5 | 22 | Lower |
| 24140 Magic Mountain Prky. | 2861058083 | 2.31 | CR | Commercial (FAR: 0.7) | 37.5 | 21 | Lower |
| 24251 Town Center Dr. | 2861058084 | 2.05 | CR | Commercial (FAR: 0.4) | 37.5 | 19 | Lower |
| 24251 Town Center Dr. | 2861058085 | 0.33 | CR | | 37.5 | 3 | Lower |
| 24250 Town Center Dr. | 2861058071 | 0.84 | CR | | 37.5 | 7 | Lower |
| Lower Total | | 157.30 | | | | 3208 | |
| 23222 Valencia Blvd. | 2811002069 | 2.60 | MX-C | Commercial (FAR: 0.3) | 22.5 | 58 | Moderate |
| 22500 Soledad Canyon Rd. | 2836011018 | 25.20 | MX-C | Commercial (FAR: 0.1) | 22.5 | 567 | Moderate |
| Moderate Total | | 27.80 | | | | 625 | |
| 24250 Town Center Dr. | 2861058072 | 4.82 | CR | Commercial (FAR: 0.5) | 37.5 | 135 | Above Moderate |
| 24180 Magic Mountain Prky. | 2861058073 | 10.00 | CR | Parking Lot | 37.5 | 281 | Above Moderate |
| 26450 McBean Prky. | 2861058074 | 1.02 | CR | Commercial (FAR: 0.7) | 37.5 | 28 | Above Moderate |
| 26450 McBean Prky. | 2861058075 | 2.23 | CR | Commercial (FAR: 0.7) | 37.5 | 63 | Above Moderate |
| 24137 Valencia Blvd. | 2861058076 | 1.18 | CR | Parking Lot | 37.5 | 33 | Above Moderate |
| Valencia Blvd. | 2861058077 | 6.70 | CR | Parking Lot | 37.5 | 189 | Above Moderate |
| 24243 Valencia Blvd. | 2861058079 | 1.79 | CR | Parking Lot | 37.5 | 50 | Above Moderate |

| | | | | | | | |
|------------------------------|------------|-------|----|-----------------------|------|------|----------------|
| Valencia Blvd. | 2861058080 | 2.72 | CR | Parking Lot | 37.5 | 76 | Above Moderate |
| 24201 Valencia Blvd. | 2861058081 | 10.00 | CR | Commercial (FAR: 0.9) | 37.5 | 282 | Above Moderate |
| 24137 Valencia Blvd. | 2861058082 | 2.45 | CR | Commercial (FAR: 0.8) | 37.5 | 68 | Above Moderate |
| 24140 Magic Mountain Parkway | 2861058083 | 2.31 | CR | Commercial (FAR: 0.7) | 37.5 | 65 | Above Moderate |
| 24251 Town Center Dr. | 2861058084 | 2.05 | CR | Commercial (FAR: 0.4) | 37.5 | 57 | Above Moderate |
| 24251 Town Center Dr. | 2861058085 | 0.33 | CR | | 37.5 | 9 | Above Moderate |
| 24250 Town Center Dr. | 2861058071 | 0.84 | CR | | 37.5 | 23 | Above Moderate |
| Above Moderate Income Total | | 48.44 | | | | 1359 | |