

HOUSING ELEMENT OCTOBER, 2013

I. INTRODUCTION

A. Background and Purpose of the Housing Element

Incorporated in 1987, the City of Santa Clarita contains a population of approximately 205,000, encompassing the communities of Canyon Country, Newhall, Saugus, and Valencia. Since its formation, Santa Clarita has positioned itself as a family-friendly diverse community with top-ranked schools, safe neighborhoods, and an economically stable development environment. For the last two decades, the City of Santa Clarita has seen significant trends in its housing market, population demands and the continued need for expansion.

As a required element of the General Plan, the Housing Element is part of the comprehensive planning document that provides a framework to guide new development in the City. The Housing Element contains information about the number and type of homes that must be built in order to ensure that all residents in the City will have a safe and healthy home in the future. This element was prepared to help Santa Clarita meet local and regional housing goals, and to comply with State General Plan requirements.

Although the City has experienced rapid residential growth since its incorporation, and growth pressures continue to be felt throughout the Santa Clarita Valley, the issue of housing must be carefully evaluated in order to address the specific needs of community residents. Adequate housing for the elderly, disabled, lower-income households, large families, residents of overcrowded or substandard dwellings, and other special needs groups are addressed in the Housing Element. In addition, the element addresses future housing needs based on existing housing stock, housing costs, demographic characteristics, income levels, and regional population projections. As required by State law, the Housing Element also includes an inventory of land that is adequately designated for various types of housing to meet projected needs; an evaluation of constraints to production of needed housing, along with recommendations for mitigating such constraints; and policies and programs indicating the City's commitment to assist in housing development through regulatory concessions and incentives.

The City's first Housing Element following its 1987 incorporation was included in the first General Plan, adopted in June, 1991. The Housing Element was amended in 1992, 1993, and 1995, at which time the element was certified as adequate by the California Department of Housing and Community Development (HCD). The City adopted a comprehensive update of the Housing Element in 2001, after which HCD requested modifications regarding provision of adequate sites for affordable housing. The City's 2004 revision to the document was adopted to address HCD's comments and to reflect housing activity within the City at that time. In 2011, as part of a comprehensive General Plan update, the Housing Element update was completed and certified by HCD. The element update reflected land use and circulation map changes, addressed development activity and demographic changes and incorporated recent state laws regarding housing element contents.

This document is an update to the Housing Element that was adopted in 2011 and subsequently certified by the State in 2011.

B. Legal Requirements

Housing elements have been mandatory components of the General Plan since 1969. California Government Code Article 10.6, Sections 65580 through 65589.9, establish the legal requirements for preparation of housing elements by cities and counties throughout the state. In creating the housing element law, the Legislature's aim was to ensure that local governments would cooperate with one another in order to address regional housing needs, and that counties and cities would marshal available resources and develop appropriate local programs to meet the State's housing goals. Section 65580 states that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm workers, is a priority of the highest order." The State's interest in housing production also recognizes the critical role of housing as an engine for economic stability and growth.

In general, the Housing Element must include the following components:

- A housing needs assessment for existing households, including those overpaying for housing, living in overcrowded conditions, or with special needs; housing units needing rehabilitation; and assisted affordable units at risk of converting to market-rate units.
- A projection of future housing needs, in conformance with the Regional Housing Needs Allocation prepared by the Southern California Association of Governments (SCAG) for the Los Angeles metropolitan area.
- An inventory and analysis of sites suitable for housing development based on zoning and land use designation, size, existing uses, environmental constraints, availability of infrastructure, and realistic development capacity, by income level.
- An analysis of constraints to new housing development, including both governmental and non-governmental factors that may limit housing construction and affordability.
- Housing programs to ensure that adequate sites are provided to meet the City's share of the regional housing need; assist in the development of housing for low- and moderate-income households; remove or mitigate governmental constraints; conserve and improve the existing affordable housing stock; promote equal housing opportunity; and preserve at-risk subsidized housing units.
- Quantified objectives for housing, including estimates of the number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the element.
- An evaluation of the policies, programs, and quantified objectives of the prior Housing Element.

Government Code Section 65585 requires cities to submit copies of their draft and adopted housing elements to the California Department of Housing and Community Development (HCD) for review. HCD will review the draft element and report its findings to the city after a 60-day review period. After adoption, HCD has 90 days to review the Housing Element and provide comments to the City. The housing element is the only General Plan element that must be reviewed by the State as part of the adoption process.

In general, housing elements are required at the time of General Plan adoption. Unlike the other General Plan elements, the housing element must be revised at regular intervals as established by State law – typically, every five years. The City's last Housing Element revision was adopted in 2011, and the next update for cities within the SCAG region is scheduled for 2013. The planning period for this revision of the Housing Element extends from October 15, 2013 to October 15, 2021. With the adoption of Senate Bill 375, there has been a recent change to require jurisdictions to update housing elements in an interval of a period not to exceed eight years.

The City's planning area boundary is shown on Exhibit H-1, and includes the incorporated City boundaries along with the adopted sphere of influence. The area of the incorporated City is about 62.8 square miles, and the sphere of influence includes an additional 21.2 square miles. The City is required to plan for its sphere of influence, which includes land contiguous to existing City boundaries that may be annexed into the City at some future date. However, in preparing this Housing Element, potential residential development outside the City limits has not been considered in the suitable sites analysis for purposes of meeting the City's Regional Housing Needs Allocation. If, in the future, land within the sphere of influence is annexed to the City and developed with residential uses, this housing will be in addition to that planned for in this Housing Element.

C. Public Participation

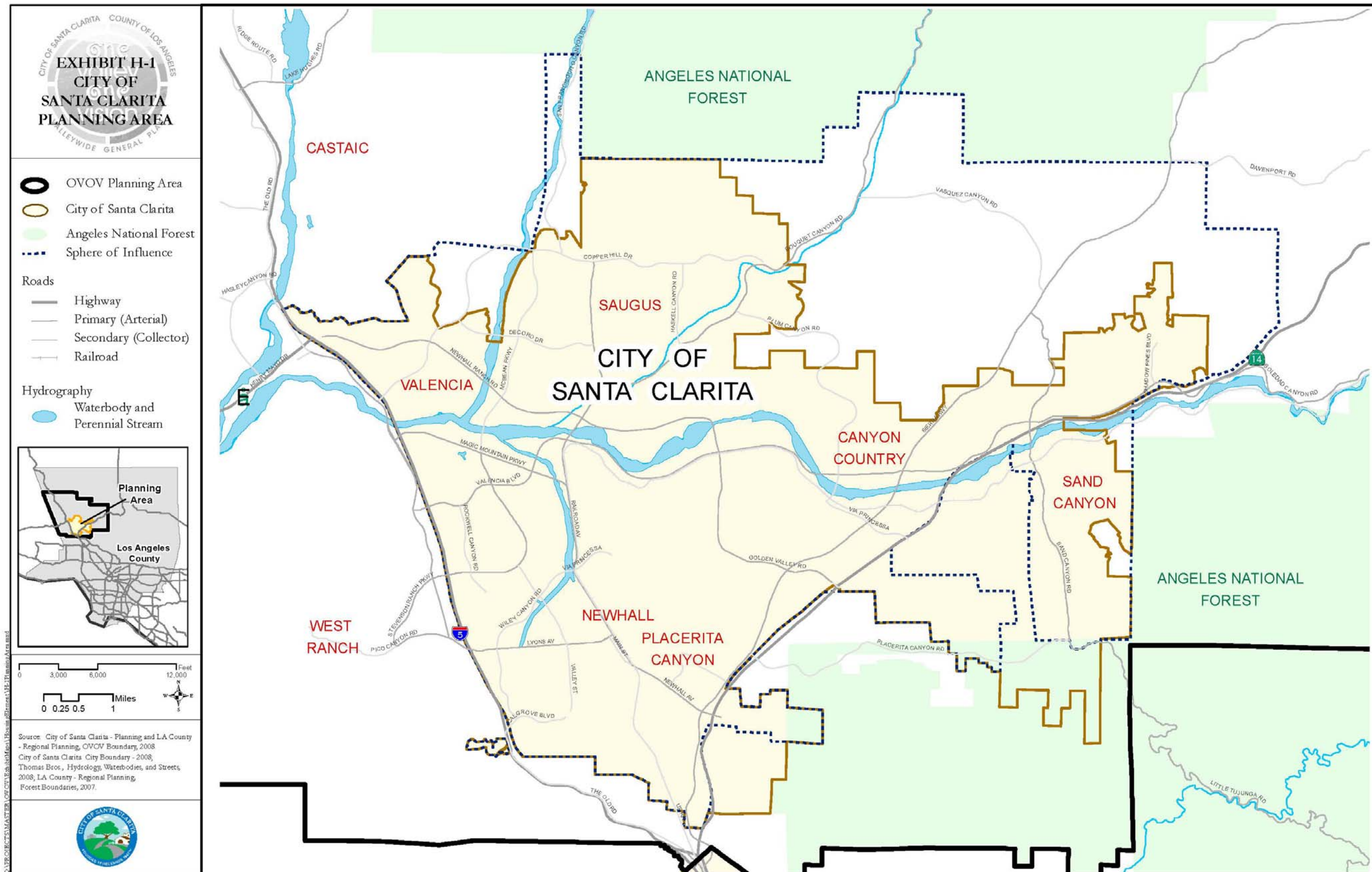
State law requires that local governments make a diligent effort to involve all economic segments of the community in the preparation of a housing element update, and this participation process must be described in the element.

In compliance with State requirements, the City and its housing consultant made a concerted outreach effort to invite public input during preparation of this Housing Element. Between October 2007 and August 2008, City staff and the City's housing consultant held four meetings with community groups, a meeting with the Newhall Redevelopment Committee, and a public workshop at the Newhall Community Center to receive input on the Housing Element. In addition, the housing consultant interviewed a number of Santa Clarita social service providers by telephone and by email to gather information on the housing needs of special needs populations within the City. More information on these efforts is provided below.

City staff and the housing element consultant met with the Healthcare Roundtable on October 19, 2007, and again on January 18, 2008. This Roundtable, which holds monthly meetings, includes representation from most of the social service providers in the Santa Clarita Valley.

The housing element consultant attended a meeting of the Santa Clarita organization Save Our Seniors on August 1, 2008. This meeting was attended by a number of seniors and advocates and addressed problems that some seniors are experiencing in "affordable" senior housing developments.

A public workshop on the housing element was held at the City's Activities Center on April 8, 2013, which was widely advertised throughout the community in both English and in Spanish. This meeting was attended by 5 people and a Spanish translator was available at the meeting. Oral comments were received from all of the attendees, and no written comments were submitted at the meeting.



The prior housing element consultant also conducted telephone interviews with staff of the following agencies: Santa Clarita Valley Senior Center; Santa Clarita Community Development Corporation (Cold Weather Shelter); Single Mother's Outreach; and Los Angeles County Community Services Department. The following agencies were contacted by phone and provided information on clients and services by email: North Los Angeles County Regional Center; and Los Angeles County Department of Mental Health.

A study session by the City's Planning Commission was held on April 16, 2013 and was attended by approximately 15 people. After review of the draft element by HCD and circulation of a draft Negative Declaration for the Housing Element update, a public hearing on the draft element was held on September 17, 2013 by the Planning Commission. A formal recommendation of approval of the Housing Element to the City Council was adopted on the same date. The City Council reviewed the draft Housing Element and related environmental document at a public hearing on October 22, 2013, and the element was adopted on October 22, 2013. During all public hearings, both Planning Commission and City Council, the public was encouraged to participate in the process through both written and oral testimony. The revised Housing Element and environmental documentation was available both online at the City's website and in written form at various locations throughout the City.

Public input received through all the meetings and correspondence described in this section has been considered in preparation of this Housing Element. Any written comments received have been compiled in the Appendix for review and reference.

D. Consistency with Other General Plan Elements

The Housing Element is consistent with all the other General Plan elements as required by state law. Specifically, the Housing Element is consistent with other General Plan elements as follows:

Land Use Element

The Land Use Element establishes the type and density of development that will be allowed in the planning area. The Housing Element is consistent with the Land Use Element because the location and density ranges shown for residential land use districts on the land use map have been designated in consideration of the housing needs projected for all economic and demographic segments of the Valley's residents, including households with special needs and those with incomes of less than the County median. Adequate sites for attached and multi-family housing have been identified to ensure that the need for affordable housing has been met in the City. The number of dwelling units that can be built in the planning area based on the land use plan will ensure that the regional housing needs allocated to the City can be met. In addition, the Land Use Element allows mixed uses in various locations proximate to residential areas, in order to provide services such as food and drug stores and medical offices within walking distance of residents.

Circulation Element

The Circulation Element contains a plan for major transportation facilities within the Santa Clarita Valley, including streets and highways, rail and bus transit routes, stations and terminals, and airport facilities. The Housing Element is consistent with the Circulation Element because streets and highways have been planned to convey vehicles through the planning area at

acceptable service levels when the new housing provided for by the land use plan and housing objectives are developed. In addition, policies have been included in both elements to ensure that residents have adequate access to streets and highways, public buses and commuter rail, bicycle trails, and walkways.

Conservation and Open Space Element

The Conservation and Open Space Element contains maps and policies to ensure preservation of an open space greenbelt around large portions of the Santa Clarita Valley, in addition to preserving water quality, historic and cultural resources, scenic views, and providing recreational facilities to enhance the quality of life for Valley residents. The Housing Element is consistent with the Conservation and Open Space Element because adequate sites for housing to meet the regional housing needs allocation are available throughout the City without impacting open space or resource conservation areas. In addition, adequate parkland and recreational facilities have been planned to meet the needs of existing and future residents. The Housing Element also addresses the need for resource conservation in new housing construction, including conservation of energy and water resources.

Noise Element

The Noise Element contains maps and policies to ensure that residents will not be exposed to health risks or nuisances due to noise generated from freeways and high-volume roadways, airports, industrial and recreational uses, special events, and other uses emitting loud sounds. Policies in the Noise Element address sound attenuation measures to protect the public health, safety, and welfare, such as setbacks, noise barriers, and buffering. The Housing Element is consistent with the Noise Element because “sensitive receptors” such as residential neighborhoods, group housing, and support services including medical, child care, and educational facilities, will be protected from harmful effects of noise.

Safety Element

The Safety Element contains maps and policies to ensure that residents are not exposed to health risks due to air pollution, earthquakes, wildland fires, or other environmental hazards, and that adequate provisions are made for crime prevention, law enforcement, and fire protection services. The Housing Element is consistent with the Safety Element because residential land uses were designated in consideration of the locations of hazard areas, including known earthquake fault zones, areas subject to flooding or wildfires, unstable soils, and other environmental hazards. In addition, the Safety Element includes policies to ensure that new residential development plans in the City are evaluated for conformance with accepted crime prevention measures, and that adequate law enforcement and fire protection services are provided to ensure the safety of City residents.

Economic Development Element

The Housing Element supports the Economic Development Element because it provides for a range of housing programs to meet the needs of a variety of employment levels throughout the Santa Clarita Valley.

E. Consistency with Related City Planning Efforts

Redevelopment Five-Year Plan

On June 29, 2011, Assembly Bill 1X26 (AB1X26) was signed into law which dissolved Redevelopment Agencies throughout the state of California, including the Redevelopment Agency of the City of Santa Clarita and outlined a complex process to unwind the activities of redevelopment agencies and dispose of assets. AB1X26 also allowed cities to elect to become the "Housing Successor Agency," which means the former housing functions, duties and obligations of the Redevelopment Agency would rest with the local jurisdiction that formed the Redevelopment Agency. The City of Santa Clarita elected to become the Housing Successor Agency.

As a result of the dissolution of redevelopment agencies, the Five-Year Implementation Plan, which expired in June 2012, has not been updated. In the past, this document would address specific requirements in State law with respect to prior affordable housing activities and the anticipated housing programs in the future. This would include ten year objectives to achieve compliance with State law in its affordable housing programs in the following three categories: housing production, replacement housing, and expenditures by household type. Currently, there is no legislative requirement to provide a plan for implementing affordable housing activities, including the creation of new affordable housing.

However, the Downtown Newhall Specific Plan does continue to remain in effect and does include a total of over 700 additional housing units in the plan area, of which 75 potential units are identified as potentially affordable housing to low and moderate income households, including 40 units affordable to very low income households.

Consolidated Plan

The City of Santa Clarita is an entitlement city for Community Development Block Grant (CDBG) funds. Use of CDBG funds requires the City to follow a five-year strategic planning process called the Consolidated Plan. The process begins with a document called the Consolidated Plan (Con Plan), in which the needs of the low- and moderate-income community are identified and prioritized. Each year an Annual Action Plan is developed which identifies how the annual entitlement funds will be allocated and how those allocations address the needs identified in the Con Plan. Finally, the City submits an annual Consolidated Annual Performance Evaluation Review (CAPER) reporting on the effect the various CDBG-funded activities have had on the community. The current Consolidated Plan five-year cycle will end in June 2014. A new five-year Con Plan is in development.

The current Con Plan identifies affordable housing as a high priority. This is consistent with the policies and programs identified in the Housing Element, specifically those identified to assist low- and moderate-income households. Many of the programs identified in the Housing Element may be funded through the use of CDBG funds.

F. Explanation of Housing Terms

Some terms used in the discussion of affordable housing have specific legal meanings. As a reference tool for readers, this section defines terms that are used throughout the text.

Affordable Housing

Because the term “affordable” is used generically to describe a wide variety of housing prices, it is important to provide a definition consistent with state and federal law. The State defines housing as “affordable” when housing costs do not exceed 30% of household income. The federal government allows renters to pay up to 40% of their income for rent, but limits owner affordability to 30% of household income. Current mortgage lending standards require that monthly payments, including insurance and taxes, should not exceed 29% of gross income.

At one time, many new housing units were “affordable” to working families buying their first home. Now, the term “workforce” housing is used for subsidy programs for middle or median income workers who can no longer afford to buy homes. Even subsidized housing targeted to households earning 50% or less of median income sometimes is not affordable to seniors on Social Security, disabled people, and mothers in the CalWorks program; these households may need programs that charge 30% of income for rent or are targeted to households earning 30% or less of median income (extremely low income). Rents in buildings financed by the low income housing tax credit program often are set for households earning 60% or less of median income. These rents, set at nearly \$1,000 per month for a one bedroom unit, are often too high for seniors on fixed incomes and low wage working families. From this discussion, it can be seen that the term “affordable” has many meanings and connotations for various income levels. What is considered affordable for working class families is often not affordable to very-low income households.

Income Definitions

State and federal agencies use different definitions to describe income levels of households for purposes of administering housing programs, as described below. Throughout the text, both the percent of median income and the income category will be provided to avoid confusion from the various definitions used by different agencies.

1. Federal Income Level Definitions

The federal government (Department of Housing and Community Development, or HUD) defines households that qualify for affordable housing based on three different income levels: extremely low income, very low income, and low income. The Los Angeles County median income, updated in December of 2012, was \$61,900. HUD uses this number as a base for calculations of income maximums in each category below, taking into account the higher cost of living in Los Angeles County. For this reason, the allowable household incomes in each area will not match straight mathematical calculations. The qualified income levels in Santa Clarita based on federal guidelines are described below and in Table H-1.1.

- Extremely Low Income: An extremely low income household is one earning 30% or less of area median income. A family of four in Santa Clarita earning \$24,850 or less was considered extremely low income.
- Very Low Income: A low-income household earns between 31% and 50% of area median income. The very-low income limit for a family of four in 2012 was \$41,400.

- **Low Income:** A low income household is one earning between 51% and 80% of area median income. The income limit for a low income four-person family in 2012 was \$66,250.

**Table H-1.1:
Federal Income Levels Defined**

Income Levels	Percentage of Median Income	Approximate Income Maximum (Family of four in dollars)
Extremely Low	Less than 30%	24,850
Very Low	31%-50%	41,400
Low	51%-80%	66,250*

* Low Income limits exceeding median income is an anomaly due to HUD historical high cost adjustments to median. Household lower income figures are derived based on very-low income figures not adjusted by HUD to account for any exceptions.

The federal low-income housing tax credit program administered by the state's Tax Credit Allocation Committee sets affordable rents at 60% of median but gives additional application points to projects that target rents to households of even lower income.

2. State Income Level Definitions

The State of California uses several sets of definitions for income-qualified households. For the Housing Element, the regional councils of government (including the Southern California Association of Governments, or SCAG), calculate future housing needs at the four income levels listed below and in Table H-1.2, but use the three above-listed federal categories in their calculations of existing need.

- **Extremely Low Income:** Household income is less than 30 percent of Area Median Income (AMI). For a four-person household in Santa Clarita, a low income household would earn no more than \$24,850.
- **Very Low Income:** Household income is 50 percent or less than the AMI, or \$41,400 for a four-person household.
- **Low Income:** Household income is 51 to 80 percent of the AMI, or no more than \$66,250 for a four-person household.

**Table H-1.2:
State Income Levels Defined**

Income Levels	Percentage of Median Income	Approximate Income Maximum (Family of four in dollars)
Extreme Very Low	Less than 30%	24,850
Very Low	31%-50%	41,400
Low	51%-80%	66,250

The State density bonus law (Gov. Code 65915) makes provisions for housing affordable to households earning either 50% or 80% of median income. The housing programs administered by the California Department of Housing and Community Development use the categories created by the federal government with some additional adjustments.

Area Median Income (AMI)

AMI is the amount of annual family income at which half of all families in the area earn less and half earn more. AMI is a measure used by HUD and by the California Department of Housing and Community Development (HCD). According to a memo issued by HCD on February 25, 2013 entitled "State Income Limits for 2013 Reflecting New State Hold Harmless Policy", "HCD updates its income limits based on income limit revisions the Department of Housing and Urban Development (HUD) makes to its Section 8 Housing choice Voucher Program that HUD released on December 11, 2012." This memo sets the area median income for Los Angeles County at \$64,800."

Median Family Income (MFI)

MFI is a measure calculated and used by the Census at every level of Census geography. It is the midpoint of family income, the amount at which half of all families earn less and half earn more. This measure is used by the California Department of Finance. According to the American Community Survey 1-Year Estimates, median family income for Santa Clarita in 2011 was \$85,045.

Cost-Burdened Households

These are households in which more than the recommended amount of household income is spent on housing. 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. Households paying more than 30% of income for housing are considered cost-burdened, and households paying 50% or more for housing are considered extremely cost-burdened.

G. Who Qualifies for Affordable Housing?

The income definitions contained in subsection F, above, meet State and federal guidelines. However, they do little to describe the residents of the Santa Clarita community that may qualify for affordable housing. Table H-1.3 has been included below to illustrate various income levels

within Los Angeles County with respect to various types of employment. As this table shows, many people with full-time jobs might be classified as heading very-low, low-, or moderate-income households, and might be in need of affordable housing assistance.

**Table H-1.3: Household Income Levels and Sample Occupations
Los Angeles County, 2013**

Income Category	Sample Occupations	Annual Income for 4-Person Household
Extremely Low (30% or less of AMI*)	Food service workers Laundry/dry cleaning Hair shampooers Clerical	Up to \$25,300 \$12.16/hr
Very low (31 - 50% of AMI)	Cooks Nursing aides Medical assistants Janitors Child care workers Retail sales clerks Bakers Security guards	\$25,300 to \$41,141 \$12.16/hr. to \$20.26/hr
Low (51 to 80% of AMI)	Carpenters Plumbers Computer operators Teachers Social service staff Laboratory technicians	\$41,141 to \$67,434 \$20.26/hr to \$32.42/hr
*Area Median Income for the Los Angeles-Long Beach Area in 2013 as established by HUD was \$61,900.		

Source: Karin Pally Associates, HUD User and Federal Employment Data

II. REVIEW OF PRIOR HOUSING ELEMENT OBJECTIVES

A. Success with Quantified Objectives

The City's prior Housing Element revision was adopted in June 2011. This section includes an evaluation of the objectives contained within the 2011 element to determine the City's level of success in achieving the prior goals and objectives.

Between July 1, 2005 and January 1, 2013, an additional 828 housing units were constructed in the City of Santa Clarita, as summarized in Table H-2.1 below. Included in this number were 793 single-family units and 35 multi-family units (includes both rental and ownership units, such as condominiums, townhomes and duplexes). This number represented 9% of the City's RHNA allocation of 9,598 new units for the planning period of the element. Table H-3.11 in Section 3.D, Existing Housing Characteristics, shows the City's permit data by year for newly constructed housing units.

The City also funded rehabilitation of 652 units during this period through its residential rehabilitation and Handyworker grant programs. Although these units were not made affordable and, therefore, do not meet the objectives for preservation/conservation, maintenance of its existing housing stock is an important objective for the City and ensures that individuals and families whose resources are not adequate to maintain their homes can continue to live in safe and decent conditions.

**Table H-2.1
2006-2014 RHNA Objectives from 2011 Element and Accomplishments 2006-2012**

Income Groups	RHNA Objectives 2006-2014 (from 2011 Element)		Accomplishments 2006-2012	
	New Construction	Rehabilitation (City Objective)	New Construction	Rehabilitation
Extremely Low	N/A	120	N/A	219
Very Low	2,492	480	0	246
Low	1,560	427	5	187
Moderate	1,657	0	30	0
Above Moderate	3,888	0	793	0
Total	9,598	1,027	828	652

Source: City of Santa Clarita 2011 Housing Element, and City records, and U.S. Department of Housing and Urban Development (HUD) - Integrated Disbursement and Information System (IDIS) Reports

B. Success in Meeting 2011 Goals, Policies, and Programs

The City of Santa Clarita was successful in accomplishing many of the goals adopted in the 2005-2013 Housing Element (last revised in 2011). The following points summarize the City's major housing accomplishments during the last planning period.

1. The City constructed 851 new dwelling units, 9% of its RHNA allocation of 9,598 units.
2. The City expanded a program of proactive Community Preservation to monitor and improved housing conditions in targeted neighborhoods.
3. The City provided residential rehabilitation and Handyworker grants to 652 income-eligible households to make repairs related to safety, accessibility, and habitability, ensuring that residents could continue to live in housing that is healthy and safe.
4. In the land use plan and zoning map, the City ensured that adequate sites were zoned for residential uses of varying densities, sufficient for its entire RHNA allocation of 9,598 units.
5. Through its planning and permitting services, the City processed entitlements for construction of 1,502 new houses, condominiums and apartments in the City.
6. Through allocation of HOME funds, the City provided silent second loans to assist seven eligible households to become first-time homebuyers.
7. The City amended the Unified Development Code to include a mixed use ordinance, create an administrative process for reasonable accommodations, reduction in second unit minimum standards and implementation of a Homeless Shelter Overlay zone where homeless shelters are allowed by right among others.
8. The City contracted with the San Fernando Valley Fair Housing Council to provide fair housing services, including outreach, education and investigation of discrimination complaints.

Table H-2.2 is a complete review of the housing programs included in the City's 2011 Housing Element, which includes programs and activities of the City between 2005 and 2013, the last housing element period. The table has three columns. The first column (Programs) reproduces the program adopted in the element and captures the objective. The second column (Result Evaluation) describes the results, if any, of program activities. The third column states the future status including the City's intention to continue, revise or discontinue the program, and provides a reference for that program in the programs section of the 2013 Housing Element.

Table H-2.2: Review of Housing Programs, 2005-2013

Program/Goal	Result Evaluation	Future Status
Goal H 1: Provide adequate sites to accommodate 9,598 new housing units between 2006 and 2014.		
H 1.1 Adequate Sites for Housing Affordable to Low and Very Low Income Households – Amend zoning map to provide adequate properties with appropriate zoning.	The City amended the zoning map to rezone a minimum of 320 acres of land from parcels within Suitable Sites 2,3,4,5 and 16 acres to the UR5 and SP zones to require minimum densities of 20 units per acre, ensuring that at least 50% of the capacity of these sites is zoned exclusively for residential use.	Program completed.
H 1.2 Affordable Housing Density Bonus - Approve at least 121 affordable units to meet the City's Regional Housing Needs Allocation.	The City approved two projects for a total of 117 units of affordable units.	Program to be modified to reflect the City's new RHNA requirements and included in the next cycle of the Housing Element.
H 1.3 Adequate Sites for Market Rate Housing	The zoning map was amended to provide sites for the development of at least 2,061 units but up to 9,792 market rate.	Program Completed.
H 1.4 Density Bonus Code Amendment - The City will consider amending the Unified Development Code to allow granting of density bonuses.	The Unified Development Code was amended to allow granting of density bonuses provided that all units in the project are affordable to very-low and low-income residents and that the project conforms with the City's design guidelines.	Program Completed.
H 1.5 Mixed Use Ordinance - Implement the City's Mixed Use provisions as set forth in the General Plan Land Use Element.	The City amended the zoning map to rezone areas to include 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	Program Completed.
H 1.6 Graduated Density Zoning—Newhall Redevelopment Area The City will evaluate the feasibility of adopting a program for “graduated density zoning” in this target area.	A study has yet to be conducted.	Conduct study and make recommendations to be completed by 2015. To be included in next cycle Housing Element.

Program/Goal	Result Evaluation	Future Status
<p>H 1.7 Small Lot Subdivisions – To make homeownership more affordable by allowing the creation of smaller, fee-simple lots.</p>	<p>The Program infeasible and not needed at this time.</p>	<p>Program review complete.</p>
<p>H 1.8 Land Banking/Write-Downs – Establish a proactive land banking strategy to facilitate the development of housing affordable to low and very-low income households.</p>	<p>An interdepartmental team has been created and began monitoring of available land and potential funding sources. Though viable land was available, no funding was available. Research into establishing a land bank conducted in 2012 with a conclusion that not enough blight/abandonment necessary to justify a land bank at this time. Additionally, no funds to are available to develop housing.</p>	<p>Continue tracking available land quarterly This program will be carried over to the next cycle of the Housing Element.</p>
<p>H 1.9 Community Land Trust - Create a community land trust to make housing permanently affordable</p>	<p>Investigated the community land trust requirements and found that it was not feasible at this time.</p>	<p>Program Complete.</p>
<p>H 1.10 Inclusionary Housing Program (Mixed Income Housing) – Evaluate the feasibility of adopting an inclusionary housing program</p>	<p>Began research into inclusionary housing programs in various jurisdictions.</p>	<p>The feasibility study for this program is not complete at this time. This program will be carried over to the next cycle of the Housing Element.</p>
<p>H 1.11 Large Sites Program - The City will encourage land divisions and specific plans resulting in parcels sizes that facilitate multifamily developments affordable to lower income households.</p>	<p>In 2011, the Vista Canyon Specific Plan was approved by the City for an approximate 1,100 mixed-use development with a transit station.</p>	<p>This program will be carried over to the next cycle of the Housing Element.</p>
<p>Goal H.2: Assist in the development of adequate housing to meet the needs of extremely low, very low, low and moderate income households (Government Code Section 65583(c)(2)).</p>		

Program/Goal	Result Evaluation	Future Status
<p>H 2.1 Redevelopment Affordable Housing Program - The Agency adopted a new 5-Year Implementation Plan and a 10-Year Housing Plan in 2008. Housing construction activities are anticipated to take place in the project area in the Housing Element planning period</p>	<p>ABx1 26 and AB 1484 dictated terms of RDA dissolution and severely restricted the use of RDA low/mod housing funds (LMHF's). Continued with dissolution process – LMHF's not available as of February 2013.</p>	<p>Obtain Finding of Completion from DPF and determine amount of funds available for housing programs. This program will be carried over to the next cycle of the Housing Element.</p>
<p>H 2.2 Homebuyer Assistance – FirstHOME Program - The primary funding source for this program is HOME funds which are obtained through competitive application to the State. While the City intends to apply for HOME funds as often as they become available, it cannot predict the outcome of those applications.</p>	<p>Submitted applications in 2008, 2011 and 2013. 2010-11 - Applied for HOME funds from HCD (not awarded). 2011-12 - \$700k in HOME funds awarded by HCD to continue FirstHOME. 2012-13 - Re-launched FirstHOME Program and completed initial eligibility on two borrowers.</p>	<p>Need to possibly adjust policies on program to make it more attractive to borrowers. This program will be carried over to the next cycle of the Housing Element.</p>
<p>H 2.3 Homebuyer Assistance – CalHFA - 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>Coordinated with CalHFA for FirstHOME Program. CalHFA staff presentation at FirstHOME borrower meetings. Promote CalHFA on the City's website and in Affordable Housing and Services Brochure.</p>	<p>Invite CalHFA representatives to all FirstHOME borrower meetings and continue to promote CalHFA on the City's website and in the Affordable Housing and Services Brochure. This program will be carried over to the next cycle of the Housing Element.</p>
<p>H 2.4 Homebuyer Assistance – Mortgage Credit Certification Program - 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.</p>	<p>City continued to be a participating jurisdiction.</p>	<p>The City will continue to be a participating jurisdiction. This program will be carried over to the next cycle of the Housing Element.</p>

Program/Goal	Result Evaluation	Future Status
<p>H 2.5 Senior Shared Housing Program - The City will explore and evaluate the best method of assisting seniors to share housing in order to make housing more affordable. The result of this evaluation will be either: 1) Develop a new City program; or 2) contract with an existing shared housing provider</p>	<p>Researched shared housing programs, which fall into two general categories:</p> <ol style="list-style-type: none"> 1. Matching programs for current homeowners to find borders 2. Matching programs operated at senior apartment buildings to match seniors as room-mates in a rental unit. <p>Discussed the concept with Rachelle Dardeau, ED at the Senior Center, who has concerns about funding staff to do it, and the level of legal risk if things go wrong.</p>	<p>No demand for a program of this type at the present time. This program is complete at this time.</p>
<p>H 2.6 Homeless Case Management - In addition to shelter, those experiencing homelessness need on-going case management to address the issues leading to homelessness, and assist them with transition to stable permanent housing</p>	<p>City annually funds homeless case management using general funds (one 6 month period) and CDBG funds.</p> <ul style="list-style-type: none"> • 05-06: 85 served • 06-07: 100 served • 07-08: 100 served • 08-09: 140 served • 10-11: 133 served • 11-12: 135 served 	<p>Continue to fund homeless case management services. This program will be carried over to the next cycle of the Housing Element.</p>

Program/Goal	Result Evaluation	Future Status
<p>H 2.7 Collaboration with Non-Profit Affordable Housing Developers - The City intends to continue to be responsive to the proposals of other affordable housing developers, and will support projects which show promise to provide affordable housing for seniors and families, especially those who are extremely low-income.</p>	<p>2006-07 - Conducted an RFQ process to find a non-profit affordable housing developer with which to work on a new construction project. The Related Companies and National Community Renaissance (CORE) were chosen and sites were explored.</p> <p>2007-08 - Worked with Mercy Housing, non-profit affordable housing developer, to evaluate a plan for a 100% affordable, 67-unit acquisition and rehabilitation project in Canyon Country. Project was put on hold and ultimately cancelled due to the crash of the bond market in Fall 2008.</p> <p>2009-2010 - Collaborated with Related/CORE to identify and acquire two parcels for a future new construction affordable housing development.</p> <p>2010-11 - Entered into an Exclusive Negotiation Agreement with The Related Companies and National CORE to negotiate DDA; acquired the Caltrans and Jang parcels; and entitled a 30-unit, 100% affordable housing development with an increased density (Newhall Avenue Development – NAD)</p> <p>2011-12 - Continue to extended the ENA for the affordable housing development (Newhall Avenue Development – NAD) until such time as RDA LMHF’s become available.</p> <p>2012-13 - Continue to extended the ENA for the affordable housing development (Newhall Avenue Development – NAD) until such time as RDA LMHF’s become available.</p>	<p>Approve DDA for NAD when LMHF’s become available. This program will be carried over to the next cycle of the Housing Element.</p>

Program/Goal	Result Evaluation	Future Status
<p>H 2.8 Extremely-Low Income Affordable Housing Program Encourage the development of housing for extremely-low income households (households earning at or below 30% of median, based on HUD calculations for the Los Angeles County area). Within each program described in the H 2.7 Goal, an emphasis will be placed on serving the needs of extremely-low income households. Housing developed through Program 2.1 - Redevelopment Affordable Housing Program, will be required to include units for extremely-low income households. As part of the activities in Program H 2.7 - Collaboration with Non-Profit Affordable Housing Developers, the City will give preference to programs and projects that have greater numbers of housing for very-low income households.</p>	<p>2009-10 to 2010-11 - Working closely with CORE/Related, City staff identified all sources of funding for a 30-unit 100% affordable housing development at 50% and 60% AMI. With all other funds in place, the project still had a \$6.3 million dollar funding gap. RDA funds were identified to fund that gap, but no additional funds were available to drive down the affordability levels to 30% AMI or below. A No other projects with affordability at or below 30% of AMI have been proposed.</p> <p>2011-12 - ABx1 26 and AB 1484 dictated terms of RDA dissolution and severely restricted the use of RDA low/mod housing funds (LMHF's) for even moderately affordable housing.</p> <p>2012-13 - Continued with dissolution process – LMHF's not available as of February 2013.</p>	<p>Continue to investigate funding sources for affordable housing which are sufficient to allow for affordability at and below 30% AMI. This program will be carried over to the next cycle of the Housing Element.</p>
<p>Goal H.3: Conserve and improve the existing housing stock through Community Preservation, rehabilitation loans, and a handy worker program.</p>		

Program/Goal	Result Evaluation	Future Status
<p>H 3.1 Proactive, Community Preservation - 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.</p>	<p>2007 - Identified two areas for proactive code enforcement – CC and RDA project area.</p> <p>2008 – 2011 Began Extreme Neighborhood Make-over Program (ENM) to bring resources to proactive areas and other areas as well. ENM is a collaboration among multiple City divisions : Code (violations), B&S (permits), ES (graffiti), RDA (rehab programs), Planning (permits), and CS (volunteers), as well as Fire and Sherriff.</p> <p>ENM's held to date: 1. 2008 CC - North Oaks Area SE 2 2. 2008 Newhall - East Newhall Area 3. 2009 Saugus - Bonelli Tract 4. 2009 CC - North Oaks Area SW 5. 2011 CC - North Oaks Area SE</p> <p>Assigned dedicated staff to proactive code areas. CP officers refer to other City divisions, and agencies to help residents address issues.</p>	<p>The City will continue these programs. This program will be carried over to the next cycle of the Housing Element.</p>
<p>H 3.2 Foreclosed Property Maintenance Program - The City will adopt a program to require banks and other entities that own foreclosed properties in Santa Clarita, to maintain those properties.</p>	<p>2008 - Began enforcement of State law regarding maintenance of foreclosed properties. California Civil Code 2929.3. To date: 2010 Abandoned Properties: 32 cases opened – 24 cases closed 2011 Abandoned Properties: 30 cases opened – 28 cases closed 2012 Abandoned Properties: 11 cases opened – 8 cases closed</p>	<p>Program complete.</p>
<p>H 3.3 Residential Rehabilitation Program - The City will continue to administer a program that provides grants to low- and moderate-income homeowners to repair their primary residences.</p>	<p>City operates an annual Residential and Property Rehabilitation Program that provides grants to low/mod homeowners to repair their owner-occupied residences. Actual units repaired are: 2005-06 – 35 units 2006-07 – 34 units 2007-08 – 45 units 2008-09 – 24 units 2009-10 – 30 units 2010-11 – 25 units 2011-12 – 27 units</p>	<p>The City will continue this program. This program will be carried over to the next cycle of the Housing Element.</p>

Program/Goal	Result Evaluation	Future Status
<p>H 3.4 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.</p>	<p>The City funds a Handyworker Program operated by the local Senior Center. The Program that provides grants to low/mod homeowners to repair their owner-occupied residences. Actual units repaired are: 2005-06 – 99 units 2006-07 – 75 units 2007-08 – 86 units 2008-09 – 94 units 2009-10 – 86 units 2010-11 – 66 units 2011-12 – 72 units</p>	<p>The City will continue this program. This program will be carried over to the next cycle of the Housing Element.</p>
<p>H 3.5 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 \$1,000 in repairs.</p>	<p>City operates an annual Residential and Property Rehabilitation Program that provides grants to low/mod homeowners to repair their owner-occupied residences. Actual units repaired are: 2007-08 – 9 units 2008-09 – 8 units 2009-10 – 1 units 2010-11 – 6 units 2011-12 – 2 units</p>	<p>The City will continue this program. This program will be carried over to the next cycle of the Housing Element.</p>

Program/Goal	Result Evaluation	Future Status
<p>H 3.6 Provide Information for Energy Conservation Programs - The City of Santa Clarita will create and maintain a website that will be a “one-stop shop” that will provide residents, businesses and builders with programs and products that assist with energy conservation on existing units. The website will include any available programs for lower income residents. In addition, the City will review the existing building and development codes with all relevant state programs to implement many as recommendations as feasible.</p>	<p>2009-10 Website went live in July 2009</p> <p>2010-11 Adopted the standard CalGreen code on January 1, 2011. The City of Santa Clarita is currently implementing the base level standards of that code. In addition, the City launched GreenSantaClarita.com in 2011</p> <p>2012 Climate Action Plan was approved by the City Council.</p>	<p>The City will continue this program. This program will be carried over to the next cycle of the Housing Element.</p>
<p>GOAL H.4: Preserve affordability of existing homes that are at risk of converting to market-rate rents during the planning period.</p>		
<p>H 4.1 Preservation of At-Risk Housing - To the extent feasible, the City will work to preserve affordable units at risk of losing their subsidies and converting to market-rate rents. City staff is currently working with affordable housing developers on a project which would preserve 14 at-risk units and convert an additional 53 market-rate units in the same project to affordable units.</p>	<p>2008-2009 - Proposed acquisition/rehab project was made infeasible by the bond market melt-down in September 2008.</p> <p>2011-12 - Updated status of Diamond Park – confirmed new bonds issued through LACDC extend the affordability to 2036.</p> <p>2012 - Updated status of the Village – confirmed new bonds issues through LACDC extended affordability to 2032</p>	<p>Contact State and building owners as needed to begin conversation on preserving affordability on the schedule below:</p> <p>2012-13 – check status of:</p> <ul style="list-style-type: none"> • Meadowridge (2014) • Park Sierra (2015) <p>2013-14 – check status of:</p> <ul style="list-style-type: none"> • Canterbury Village (senior - 2016) <p>The City will continue this program. This program will be carried over to the next cycle of the Housing Element.</p>
<p>GOAL H.5: Address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement, and development of housing for all income levels.</p>		

Program/Goal	Result Evaluation	Future Status
<p>H5.1 Reasonable Accommodation- The City will amend the Unified Development Code to create an administrative procedure whereby property owners and residents can apply for a reasonable accommodation for changes to make housing accessible to persons with disabilities or in need of any accommodation as protected by fair housing laws. The ordinance will be based on models provided by the California Department of Housing and Community Development. Information on the reasonable accommodation procedure will be made available on the City's website.</p>	<p>The entire Unified Development Code has been re-written to be consistent with the general plan. This program was part of that update, and was approved by the City Council in 2013.</p>	<p>Program complete.</p>
<p>H 5.2 Emergency Shelter Ordinance - Adopt an ordinance which modified the City's Unified Development Ordinance to create a Homeless Shelter Overlay Zone. Within this overlay zone, a year round shelter is permitted without any approval of a discretionary permit.</p>	<p>This program was approved by the City Council in 2009.</p>	<p>Program complete.</p>
<p>H 5.3 Transitional and Supportive Housing - Adopt an ordinance which modified the City's Unified Development Ordinance to allow for transitional and supportive housing as a permitted use in all residential zones in the City limits.</p>	<p>This program was approved by the City Council in 2009.</p>	<p>Program complete.</p>

Program/Goal	Result Evaluation	Future Status
<p>H 5.4 Flexible Development Standards for Housing - The City will amend the Unified Development Code to provide a process which affords flexibility for design and development standards to promote affordable housing, multi-family housing, infill housing, mixed-use housing, and transit-oriented housing development, which may include but is not limited to shared parking, variable lot sizes and dimensions, building height, and/or setbacks, subject to design review and approval.</p>	<p>The entire Unified Development Code has been re-written to be consistent with the general plan. In addition, the Lyons Avenue Corridor Plan was adopted that encourages flexible development standards. These programs was part of that update, and was approved by the City Council in 2013.</p>	<p>Program complete.</p>
<p>H 5.5 Second Units - The City will consider amending the Unified Development Code to allow second dwelling units on individual residential lots with primary dwellings, provided that said lots are between 5,000 square feet and 19,999 square feet in area, subject to an Administrative Permit. This action is in addition to the City's existing allowance for second dwelling units on lots of 20,000 square feet or larger, subject to an Administrative Permit.</p>	<p>The entire Unified Development Code has been re-written to be consistent with the general plan. This program was part of that update, and was approved by the City Council in 2013.</p>	<p>Program complete.</p>
<p>H 5.6 Monitoring of Codes and Ordinances - The City will regularly monitor the implementation of ordinances, codes, policies, and procedures to ensure that they comply with reasonable accommodation for the disabled.</p>	<p>Staff from Planning, Building and Safety, and Housing regularly evaluate ordinances, codes, policies, and procedures to ensure they meet the compliance requirements for reasonable accommodations.</p>	<p>The City will continue this program. This program will be carried over to the next cycle of the Housing Element.</p>

Program/Goal	Result Evaluation	Future Status
<p>H 5.7 Fee Reductions or Deferrals for Affordable Housing Projects - The City will review affordable housing proposals on a case-by-case basis and authorize reduction or deferral of fee payments as deemed appropriate. Projects with units for very-low income households will be given priority for any available fee reductions or deferrals. The City will investigate implementing a fee reduction or deferral ordinance to encourage developers to create affordable units for very-low income households.</p>	<p>Working closely with CORE/Related, City staff negotiated a Disposition and Development Agreement for Newhall Avenue Development. This project was approved with a 50% reduction in Quimby fees. No other projects with affordability at or below 30% of AMI have been proposed. No other affordable housing developments proposed.</p>	<p>Continue to investigate fee deferrals on all proposed affordable housing developments. The City will continue this program. This program will be carried over to the next cycle of the Housing Element.</p>
<p>H 5.8 Expedited Processing for Affordable Housing Projects—The City will continue an 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.</p>	<p>The entitlement process for Newhall Avenue Development was expedited and the project received entitlements faster than any other project of its kind in the City’s history. A single point of contact from Housing and a single point of contact from Planning worked closely with staff from multiple departments met to plan the most efficient approach, and worked closely with the developer on all aspects of the entitlement process. City staff expedited the negotiation of the Newhall Avenue Disposition and Development Agreement by working closely with the developers and other City departments and divisions.</p> <p>A Habitat for Humanity project approved by Planning Commission and City Council through expedited process.</p>	<p>The City will continue this program. This program will be carried over to the next cycle of the Housing Element.</p>

Program/Goal	Result Evaluation	Future Status
<p>H 5.9 Elimination of Amenity-Based Mid-Point Density Policy - The City will amend the General Plan to eliminate the amenity-based mid-point density policy, and will adopt density designations for residential land uses that are appropriate to the topography, infrastructure, environmental conditions, development capacity, and other site characteristics.</p>	<p>The entire Unified Development Code has been re-written to be consistent with the general plan. This program was part of that update, and was approved by the City Council in 2013.</p>	<p>Program complete.</p>
<p>H 5.10 Modification to the UDC Definition of Family - Amend the Unified Development Code to modify the definition of family to exclude the operator, operator's family and staff to comply with the Health and Safety Code</p>	<p>This program was approved by the City Council in 2009.</p>	<p>Program complete.</p>
<p>H 5.11 Program: Residential Care Facility Standards - The City will consider amending the Unified Development Code to allow residential care facilities to have the same requirements as multi-family development including the removal of the conditional use permit requirement.</p>	<p>The entire Unified Development Code has been re-written to be consistent with the general plan. This program was part of that update, and was approved by the City Council in 2013.</p>	<p>Program Complete</p>
<p>Goal H.6: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. (Government Code Section 65583(c)(5))</p>		

Program/Goal	Result Evaluation	Future Status
<p>H 6.1 Fair Housing Programs - The City contracts with a service provider to provide and coordinate fair housing services for residents. The fair housing services provider is required 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.</p>	<p>City subcontracts with the Fair Housing Council of the San Fernando Valley to provide fair housing services, including complaint investigation, outreach and education for landlords, tenants, buyers, and sellers, and litigation when required.</p>	<p>The City will continue this program. This program will be carried over to the next cycle of the Housing Element.</p>
<p>H 6.2 Analysis of Impediments to Fair Housing Choice - As a Community Development Block Grant entitlement community, the City is required to develop an Analysis of Impediments to Fair Housing Choice (AI) in conjunction of the submission of the Consolidated Plan.</p>	<p>2009-2010 - 5 year AI completed as part of the 2009-2013 Con Plan process.</p>	<p>Release RFP for new AI to be submitted to HUD by May 15, 2014. The City will continue this program. This program will be carried over to the next cycle of the Housing Element.</p>
<p>H 6.3 Monitor Housing Issues - The City will monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in the City of Santa Clarita.</p>	<p>Staff continuously monitors all issues affecting the development and maintenance of affordable housing, including legislation at the county, state, and federal level, and availability of entitlement and one-time funds.</p>	<p>The City will continue this program. This program will be carried over to the next cycle of the Housing Element.</p>

Program/Goal	Result Evaluation	Future Status
<p>H 6.4 Mobile Home Rent Adjustment Policies - The City currently has a Mobile home 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 also provides for the election of a Mobile Home Rental Adjustment Panel.</p>	<p>Annually staff sends out notices to Park owners regarding the CPI increase allowed in the coming year, receive appeals when they are filed, and conduct hearings as required.</p> <p>2006-07 - Caravilla rent increase appeal.</p> <p>2007-08 - Caravilla rent increase appeal.</p> <p>2008-09 - Greenbrier rent increase appeal.</p> <ul style="list-style-type: none"> - Cordova rent increase appeal. - Canyon Breeze closure hearing. <p>2009-10 - Polynesian rent increase appeal.</p> <p>2010-11 Per SCMC 6.02, an election was conducted to fill two owner-representative positions, and two resident-representative positions on the Manufactured Home Park Rental Adjustment Panel. A search was conducted for a fifth panel member per SCMC 6.02. The elected officials were sworn in for a three-year term, and the proposed fifth member was approved by the four elected members on 11/10/10.</p> <p>2011-12 - No appeals.</p> <p>2012-13 - Sand Canyon rent increase appeal.</p>	<p>The City will conduct a new election process in Summer 2013. The City will continue this program. This program will be carried over to the next cycle of the Housing Element.</p>

III. EXISTING

This section of the element summarizes demographic and housing conditions in the City to draw conclusions about existing needs that should be addressed in the Housing Element. It provides an overview of the City of Santa Clarita's population, economic, housing, and other characteristics which are the foundation for the various housing programs proposed in the Housing Element.

The Land Use Element of the General Plan describes the City's development pattern as encompassing older communities such as Newhall, Canyon Country and Saugus, and the newer, master-planned community of Valencia. In addition, there are low-density, picturesque areas such as Sand Canyon and Placerita Canyon within the City limits, where residents enjoy a rural lifestyle. Because the City is comprised of various communities that each have a well-defined identity, the City's General Plan recognizes the distinctive value of each of its communities and neighborhoods.

Santa Clarita, incorporated in 1987, is the one of the newest cities in Los Angeles County. It is also the fourth largest city (62.8 square miles) and the third largest in population (approximately 205,000), exceeded only by the City of Los Angeles, and Long Beach. Although two of its constituent communities, Newhall and Saugus, were founded in the 1880s, the majority of the housing in Santa Clarita has been built since the mid-1960s.

Residents of Santa Clarita overall have a median income that exceeds the County median by about 48.5%. In 2006, estimated median household income in Los Angeles County (according to the 2006 American Community Survey of the U.S. Census) was \$56,266, while in Santa Clarita it was \$83,759.

A. Population Characteristics, Economic Characteristics, and Housing Trends Characteristics

Population

According to the California Department of Finance (DOF), the population of Santa Clarita in January of 2011 was 176,971. SCAG Census 2010 amounts to almost the same number, while the City of Santa Clarita's website notes that, "Santa Clarita is the third largest city in Los Angeles County with a population of 203,323 in December 2012." This latter figure represents an increase of 14.8% over the population in 2007. By contrast, the population of Los Angeles County as a whole grew only 6.6% during this period. Although the population in most areas in Los Angeles County increased mainly through natural growth (excess of births over deaths) during this period, the population of Santa Clarita also grew through annexation. By April 2013, the City of Santa Clarita recently completed the following newly-annexed areas: North Copperhill in Saugus (the City's largest annexation to date) and 9,500 residents; Vista Canyon/Fair Oaks/Jakes Way, which includes 14,900 residents; and South Sand Canyon in Canyon Country, which includes 40 residents. Population in 2006, 2010 and 2012 is shown in Table H-3.1.

Table H-3.1: City Population, 2006, 2010 and 2012

U. S. Census 2010	American Community Survey (ACS) 2006*	Department of Finance (DOF) 12
176,320	158,940	176,971

* Population estimate in 2006 by the American Community Survey (ACS) has an error of +/- 9,670. It is likely that the chart does not include the City's most recent annexations. Both ACS and DOF numbers are estimates, one based on sample survey data, the other based on local data such as building permits.

Age

The median age in Santa Clarita in 2010 was 35.9, an increase from 33.7 in 2006. The proportion of persons aged 20-34 increased by 1.1% while the proportion of those aged 35-44 decreased by 2.4%. The other changes were in the 5 to 14 year old age range, which decreased 3.9%, and those age 75 and older, which increased by 1.0%.

When contrasted with the County as a whole, the areas of largest difference were in three age ranges. The group aged 20-34 was 3.7% larger Countywide than in Santa Clarita; this may reflect the lack of four-year educational opportunities, higher housing prices, and a smaller proportion of jobs in Santa Clarita relative to the County as a whole. In addition, a suburban lifestyle tends to be more attractive to families than to young adults, as reflected in the proportion of persons aged 45-54, which was 2.5% larger in Santa Clarita than in the County as a whole. Santa Clarita's single-family, suburban character appears to have attracted households that are seeking homes in which to raise children. The proportion of persons age 75 and older is also 1% smaller in Santa Clarita than in the County as a whole, with 9.5% of the City population age 65 and older in contrast to 10.9% Countywide. This trend may reflect the relatively recent development trends in Santa Clarita, where most of the housing has been constructed over the last twenty years and residents have not yet aged in place.

Age of the City's population in 2006 and 2010 is shown in Table H-3.2.

Table H-3.2: Age Distribution for City and County Population, 2006 and 2010

Age Range	2010 City Census	%	2010 Census County	%	2006 ACS City	%	2006 ACS County	%
0-4	11,152	6.3	645,793	6.6	12,607	7.9	741,942	7.5
5-14	26,029	14.8	1,312,535	13.4	27,218	17.1	1,482,753	14.9
15-19	14,512	8.2	753,630	7.7	14,423	9.1	755,741	7.6
20-34	33,653	19.0	2,228,519	22.7	28,476	17.9	2,149,581	21.6
35-44	26,187	14.8	1,430,326	14.6	27,284	17.2	1,550,427	15.6
45-54	28,939	16.4	1,368,947	13.9	23,116	14.5	1,350,427	13.6
55-64	18,997	10.8	1,013,156	10.3	13,185	8.3	904,140	9.1
65-74	9,598	5.4	568,470	5.8	7,755	4.9	523,784	5.3
75 +	7,253	4.1	497,229	5.1	4,876	3.1	489,555	4.9
Total	176,320	100	9,818,605		158,940	100	9,206,408	100

Source: 2010 U. S. Census and 2006 American Community Survey

Race/Ethnicity

Between 2006 and 2010, there was a change in the distribution of race and ethnicity in Santa Clarita. Persons identifying themselves as White increased both in number and proportion of the population. The proportion and numbers of Asians, Latinos, and African Americans also increased. Persons identifying themselves as White still form the majority of Santa Clarita's population. The number of Whites in Santa Clarita increased over this period from 91,002 in 2006 to 124,379 in 2010. In 2006, Whites made up 57.3% of Santa Clarita's population and by 2010 they were 70.5% of the population.

There were 15,025 persons identifying themselves as Asian in 2010, an increase of 0.2 from 2006%. There was a substantial increase in the number of persons identifying themselves as "Some Other Race", from 517 to 21,169 (an increase of 11.7%). In 2010, Latinos made up 29.5% of Santa Clarita's population, increasing from 28.0% in 2006. Nevertheless, the proportion of Latinos in Santa Clarita is still substantially lower than in the population Countywide, which was 47.7% in 2010.

The proportion of African Americans also increased but only slightly, from 2.1% to 3.2% of the population, while proportions of American Indian/Alaska Natives, Native Hawaiian or Pacific Islander or Two or More Races, made up 5.5% of the population in 2010, an increase of 1.6% over its proportion of 3.9% in 2006.

In terms of housing policy, there is a legitimate concern about whether households of different races and ethnic groups have equal access to rental and ownership housing including home

loans. It is often difficult for renters and borrowers to identify discrimination when they have been turned down for a loan or an apartment rental, so it is recommended that the City continue to periodically conduct the Analysis of Impediments to Fair Housing to evaluate whether homebuyers and renters in the City have equal access to housing. The City contracts with a fair housing organization to provide outreach, education and discrimination complaint investigation, and will conduct a new Analysis of Impediments to Fair Housing in 2014 (Program H 6.2).

The City's Fair Housing programs are found in the Programs section under H 6.1.1 and H 6.1.2. Race and ethnicity for City residents in 2006 and 2010 are shown in Table H-3.3.

Table H-3.3: Santa Clarita Race and Ethnicity, 2006 and 2010

2010 Census	No.	%	2006 ACS	No.	%
Total	176,320	100	Total	158,940	100
Not Hispanic or Latino	124,379	70.5	Not Hispanic or Latino	114,371	72.0
White	125,005	70.9	White	91,002	57.3
African American	5,623	3.2	African American	3,404	2.1
American Indian or Alaska Native	1,013	0.6	American Indian or Alaska Native	856	0.5
Asian	15,025	8.5	Asian	13,174	8.3
Native Hawaiian or Pacific Islander	272	0.2	Native Hawaiian or Pacific Islander	636	0.4
Some Other Race	21,169	12.0	Some Other Race	517	0.3
2 Or More Races	8,213	4.7	2 Or More Races	4,782	3.0
Latino or Hispanic	51,941	29.5	Latino or Hispanic	44,569	28.0

Source: 2006 American Community Survey and U.S. Census. Note that the possible error in this particular table of the 2006 American Community Survey is quite large.

Income

According to the 2010 American Community Survey, the median income in Santa Clarita (meaning the point at which half of all households earn less and half earn more), is \$83,579, which is 48.5% higher than the Countywide median income of \$56,266.

Median income is used to gauge whether housing in a community is affordable to most residents. Although median income in Santa Clarita is higher than the County as a whole, it was not high enough to qualify households to purchase the single-family homes that were sold in the City during June 2008, although it would have been sufficient to purchase several of the condominiums sold in the City that month.

Table H-3.4: Santa Clarita Income Distribution, 2006 and 2010

2010 Census	Number	%	2006 ACS	Number	%
Total Households	58,102	100	Total Households	51,029	100
Less than \$10,000	1,706	2.9	Less than \$10,000	976	1.9
\$10,000 to \$14,999	1,714	2.9	\$10,000 to \$14,999	1,579	3.1
\$15,000 to \$24,999	3,614	6.2	\$15,000 to \$24,999	3,485	6.8
\$25,000 to \$34,999	3,722	6.4	\$25,000 to \$34,999	3,959	7.8
\$35,000 to \$49,999	5,663	9.7	\$35,000 to \$49,999	5,482	10.7
\$50,000 to \$74,999	8,992	15.5	\$50,000 to \$74,999	9,627	18.9
\$75,000 to \$99,999	9,807	16.9	\$75,000 to \$99,999	9,280	18.2
\$100,000 to \$149,999	13,003	22.4	\$100,000 to \$149,999	10,255	20.1
\$150,000 to \$199,999	5,603	9.6	\$150,000 to \$199,999	3,112	6.1
\$200,000 or more	1,915	3.8	\$200,000 or more	3,273	6.4

Source: U.S. Census and American Community Survey

Employment

The distribution of employment by industry remained relatively consistent over the period 2006 to 2010, with a small increase in the proportion of employment in educational occupations and a small decrease in Transportation.

The single largest employer is William S. Hart Union School District, with 2,988. Six Flags Magic Mountain and Saugus Union School District is next, together providing 4,130 jobs. However, much of the employment in the City is generated from small businesses (60 percent). Construction accounts for about six percent of employment.

According to the California's Employment Development Department, unemployment in the City of Santa Clarita for September 2012 fell to 6.2 percent, which is a full 1.5 percent lower than the unemployment rate in September 2011. September 2012 marks the lowest unemployment rate the City has seen since December 2008, and the City of Santa Clarita continues to maintain one of the lowest unemployment rates in Los Angeles County. Job creation remains comparatively strong, with unemployment at lower levels than similar cities in the Los Angeles area, the County of Los Angeles, and the State. The City of Santa Clarita continues to work with the Santa Clarita Valley Economic Development Corporation (SCVEDC), the Chamber of Commerce, Valley Industry Association (VIA), College of the Canyons, and the Santa Clarita WorkSource Center to attract and retain jobs, create hiring opportunities, and provide training programs for residents in the area.

Additional unemployment information is taken from this March 29, 2013 newspaper article on www.SignalSCV.com: “Santa Clarita’s unemployment rate dropped to 6.3 percent in February, according to data released Friday by the California Employment Development Division. The rates reverse revised January rates, released last week, that indicated an upswing in unemployment the first month of the year. Post-holiday jobless numbers for the city hit 6.7 percent. Santa Clarita’s February unemployment rate was much lower than those of other nearby cities. Los Angeles’s rate stood at 11.4 percent in January; Glendale’s at 9 percent; Pasadena’s at 7.8 percent; Palmdale at 12.8 percent; and Lancaster at 14.5 percent, according to the Employment Development Department. The unadjusted numbers also reflected a drop in the jobless rate for Los Angeles County from 10.4 percent to 10.3 percent in February — the rate at which the unemployment numbers had rested in December 2012.”

Table H-3.5 shows the industry sectors in which residents of the City are employed (note that this table does not show the location of these jobs, which may be within or outside of the City limits).

Table H-3.5: Employment by Industry, 2006 and 2010

Census 2010	Number	%	ACS 2006	Number	%
Agriculture, Forestry, Other	454	0.5	Agriculture, Forestry, Other	313	0.4
Construction	5,491	6.4	Construction	4,556	5.9
Manufacturing	9,345	10.8	Manufacturing	7,969	10.1
Wholesale Trade	2,413	2.8	Wholesale Trade	1,918	2.4
Retail Trade	8,687	10.0	Retail Trade	8,373	10.6
Transportation	3,851	4.5	Transportation	3,974	5.0
Information	5,010	5.8	Information	4,912	6.2
Finance	6,114	7.1	Finance	5,854	7.4
Professional	10,387	12.0	Professional	10,343	13.1
Educational	17,383	20.1	Educational	14,673	18.5
Arts, Entertainment	8,619	10.0	Arts, Entertainment	7,851	9.9
Other Services	4,256	4.9	Other Services	4,303	5.4
Public Administration	4,452	5.1	Public Administration	3,965	5.0
Total	86,462		Total	79,104	

Source: U.S. Census and American Community Survey

More than 40% of workers living in Santa Clarita in 2010 were employed in management and professional occupations, a slight increase from 2006. . There has been a slight increase in construction, maintenance jobs since 2006. Table H-3.6 shows the occupations in which residents of the City are employed (note that this table does not indicate the location of these jobs, which may be within or outside of the City limits).

Table H-3.6: Employment by Occupation

2010 ACS Census	Number	%	2006 ACS	Number	%
Management, professional	34,662	40.1	Management, professional	29,579	37.4
Service occupations	14,248	16.5	Service occupations	14,544	18.4
Sales and office	23,133	26.8	Sales and office	22,202	28.1
Construction, maintenance	7,142	8.3	Construction, maintenance	6,114	7.7
Production, transportation	7,277	8.4	Production, transportation	6,665	8.4
Total	75,361		Total	79,104	

Source: American Community Survey: Selected Economic Characteristics 2006, 2007-2011

The Census does not provide data on the number of jobs within Santa Clarita. It does however, ask, whether the employed population works within or outside its City of residence¹ and the length of time required for the commute to work. In Santa Clarita in 2010, 2.8% of the workers walked to work. The mean travel time for workers 16 and over was 32.9 minutes. In the General Plan Land Use Element, the City has adopted a goal of at least 1.5 jobs per household at buildout, along with policies to promote job development. To accomplish this, the City will pursue two jobs for every new household as part of its General Plan. The efforts of the City to facilitate development that provides local jobs will help residents afford housing within the City. However, because of the housing prices in Santa Clarita, it is likely that low wage service and manufacturing jobs will continue to be filled by workers who live outside the City.

On its website, the City has posted a list of the largest employers in Santa Clarita. Table H-3.7 shows these employers and the number employed by each in 2011. The two largest (and largely overlapping) categories of employers are public agencies and education. There are 8,711 jobs in education (42.3% of all jobs in the table) and 9,542 jobs (46.6%) of jobs in public agencies.

¹ 2010 Census Table P27, Place of Work for Workers 16 Years and Over

Table H-3.7: Largest Employers in the City

Company	Type of Business	Employees
William S. Hart Union School District	Public Junior & Senior High School Dist.	2,988
Six Flags Magic Mountain	Theme Park	2,230
Saugus Union School District	Public Elementary School District	1,900
Princess Cruises	Vacation Cruise Service	1,625
College of the Canyons	Community College	1,603
U.S. Postal Service	Governmental - Postal Service	1,564
Henry Mayo Newhall Memorial Hospital	Health Care Services	1,356
Newhall School District	Public Elementary School	854
Quest Diagnostics	Medical R&D	850
The Master's College	Private Liberal Arts College	841
Woodward HRT	Aerospace Manufacturer	740
City of Santa Clarita	Municipal Government	633
Wal-Mart	Retailer	592
California Institute of the Arts	Private Art School	525
Pharmavite	Manufacturer: Dietary, Mineral, Herbal Supplements	480
Aerospace Dynamics International	Aerospace Structural Components	470
ITT Aerospace Controls	manufacturer: Aerospace Structural Components	420
Aravto Digital	Business Services	400
Contractors Wardrobe	Manufacturer: Home Improvement Products	400
Total		20,471

Source: City of Santa Clarita website: www.santa-clarita.com; The California Economic Forecast, May 2011

B. Overpayment and Overcrowding

The following section addresses two critical components of housing: overcrowding and overpayment. These two topics are both related to lack of housing affordability and demonstrate the need for creating more opportunities for affordable housing.

Overcrowding

The Census defines overcrowding in a dwelling as 1.01 or more persons per room. The kitchen, living, dining and bedrooms are counted as “rooms” but the bathroom is excluded, for purposes of this definition. A unit is considered severely overcrowded if there are 1.51 or more persons per room. Overcrowding can indicate a problem with housing affordability. Typically,

overcrowding results when, in order to cope with high housing costs, households that need three or four bedrooms squeeze into a smaller apartment, or two families reduce expenses by sharing an apartment or single-family home.

According to the 2011 American Community Survey 1-Year Estimates, 1,359 or 3.5% of Santa Clarita's 38,842 owner-occupied units were overcrowded and another 233 or 0.6% were severely overcrowded. Overcrowding was more frequent among renter households than owner-occupied dwellings, with 1,934 or 10.2% of the 18,957 rental households reporting more than 1.01 persons per room, and another 171 or 0.9% severely overcrowded households reporting 1.51 or more persons per room.

Among renter households, the amount of overcrowding (a total of 11.1% of renter households) has decreased compared to the 2000 Census data.

Overpayment

Table H-3.8 shows the housing cost burdens of Santa Clarita renters and owners according to the 2005 – 2009 American Community Survey (from the SCAG Existing Housing Need Data Report).² Federal standards set the amount that lower income households should pay for rent at about 30% of their income. Federal Housing Administration (FHA) guidelines for owners set the proportion of gross income paid for mortgage costs alone at 29% of income, with an allowance of 41% of gross income for all debt.

Of the total 14,814 renter households in the City, 2,373 are housing cost burdened and 3,976 are severely cost-burdened. Among the 40,188 owner households, 6,819 are cost-burdened and 7,139 are severely cost-burdened. Table H-3.8 shows these figures as a percentage of total households.

Table H-3.8: Housing Cost Burden in Santa Clarita

Housing Cost Burden	All Renters	All Owners	Total Households
Cost Burden 35% to 49.9%	16.0%	17.0%%	16.7%
Cost Burden > 50%	26.8%	17.8%	20.2%

Source: SCAG Existing Housing Needs Data Report, - 2005-2009 American Communities Survey

C. Households with Extremely Low Incomes

Data from the 2011 American Community Survey 1-Year Estimates show that 13,322 individuals (7.6%) of Santa Clarita's population, and 2,211 families (5.1%), lived below the poverty level. The rate of poverty for families Countywide was considerably higher at 14.5%. However, both poverty rates may be underestimated. In a May 2006 report for the Public Policy Institute of California, Deborah Reed analyzed the cost of living nationwide and concluded that because California has a substantially higher cost of living than many other areas in the country,

² Table H3.8 refers to income as a percent of MFI. This is median family income, a measure used by the U.S. Census. The median is the midpoint of all family incomes, the point at which half of all families earn less and half earn more. See Section I F, definitions of Housing Terms, for more information.

a California poverty rate of 15% is actually comparable to 18% in terms of the buying power of California incomes.³

The poverty level for a three-person family in California 2013 was \$19,530. In contrast, the 2013 HUD-established income limit for a family of three at 30% of median (extremely low income) in the Los Angeles-Long Beach Metropolitan Statistical Area (MSA) was \$22,400.

Based on the 2011 American Community Survey 1-Year Estimates, the total number of people in Santa Clarita living in poverty was 13,322. Of that total most of the people living in poverty (7,751 or 58%) were adults age 18 to 64. Another 29% were children under age 18. Thirteen percent were adults aged 65 and over.

Poverty persists, even among working families, because much of the job growth in Southern California has been in the low-wage service and retail sectors. These jobs, paying less than \$10 per hour, do not provide full-time workers with enough income to lift their families out of poverty. For example, a full-time worker earning the California minimum wage of \$8.00 per hour earns only \$16,640 per year.

Table H-3.9 provides data from the Comprehensive Housing Affordability (CHAS) tables prepared by HUD for use in Consolidated Plans. These tables are a special run of data from the 2000 Census. The table summarizes data for extremely low-income, non-elderly households. (Data for one- and two-person elderly households are in the Special Needs Section under Elderly.) As shown on Table H-3.9, large numbers of Santa Clarita's extremely low income households have excessive housing cost burdens. Nearly three quarters of all renter and owner households earning less than 30% of median income in 2000 were paying more than half their incomes for housing.

**Table H-3.9:
Housing Cost Burden for Non-Elderly, Extremely-Low Income Households, 2000**

Housing Cost Burden	Renters			Owners			All Households
	Small Related	Large Related	All Other	Small Related	Large Related	All Other	Elderly & Non Elderly
Household Income <=30% MFI	889	214	10,005	149	10	249	4,348
Cost Burden > 30%	83.8	83.6	78.6	86.6	100	80.3	74.1
Cost Burden > 50%	74.8	67.3	73.6	86.6	200	76.3	61.9
Any Housing Problem	86.5	100	80.6	86.6	200	80.3	74.1

Source: HUD User CHAS Databook from Census 2000 data

<http://socds.huduser.org/chas/index.html>

³ Reed, Deborah. (May 2006). "Poverty in California." *California Counts* Vol. 7. No. 4. Publisher: The Public Policy Institute of California.

D. Characteristics of Existing Housing Stock*Increase in Housing Units*

According to the California Department of Finance (DOF), there were 70,926 households in Santa Clarita in December, 2012. Between 2008 and 2013, Santa Clarita's housing stock increased by 12,212 units, a majority of which were the result of annexations. .

Table H-3.10 shows the housing production numbers for the City as tabulated by the DOF.

Table H-3.10: Increases in Santa Clarita's Housing Units 2000 – 2012

Year	Total Units	Single-Family Detached	Single-Family Attached (condo)	2-4 Units	5 Units	Mobile Homes	Occupied Units	Vacancy Rate	Persons Per Household
2000	52,456	31,784	6,314	2,547	9,571	2,240	50,798	3.16	2.948
2001	52,750	32,092	6,314	2,573	9,571	2,240	51,121	3.16	2.980
2002	53,612	32,549	6,314	2,601	9,908	2,240	51,917	3.16	3.021
2003	54,579	32,857	6,314	2,622	10,546	2,240	52,853	3.16	3.051
2004	54,810	33,085	6,314	2,625	10,546	2,240	53,077	3.16	3.073
2005	55,439	33,519	6,314	2,820	10,546	2,240	53,686	3.16	3.083
2006	55,530	33,606	6,314	2,824	10,546	2,240	53,774	3.16	3.081
2007	58,568	36,020	6,938	2,824	10,546	2,240	56,715	3.16	3.082
2008	58,714	36,160	6,937	2,831	10,546	2,240	56,859	3.16	3.089
2009	61,558	37,000	6,937	2,831	12,542	2,240	56,859	4.11	2.945
2010	62,055	37,016	7,050	2,674	13,030	2,285	59,507	4.11	2.939
2011	62,108	37,049	7,050	2,674	13,050	2,285	59,558	4.11	2.945
2012	62,223	37,144	7,050	2,674	13,070	2,285	59,668	4.11	2.950
2013	70,926	42,353	8,032	3,047	14,891	2,603	67,820	4.40	3.000

Source: California Department of Finance, Report E-5 revised Mar. 2013

Table H-3.11 shows that the primary growth of housing stock in the City of Santa Clarita has occurred via annexation. In 2012 alone, over 9,000 new housing units were annexed into the City. Table-3.11 is presents a more accurate representation of housing numbers because DOF data tends to reflect conditions from the prior year.

Table 3.11 also provides the source for determining whether the City met its RHNA obligation between 2006 and 2012. The City's data shows clearly that 851 units were newly constructed in Santa Clarita between 2006 and 2012, 9% of the City's RHNA obligation of 9,598 units.

⁴Table B25024 "Units in Structure," 2006 American Community Survey

Table H-3.11: Santa Clarita Housing Growth 2000-2012

Year	New Units—City Data	New Units DOF Data
2000	288	-
2001	931	294
2002	962	862
2003	553	967
2004	1,685	231
2005	187	629
2006	146	91
2007		3,038
<i>Annexed units</i>	225	<i>2,643 (annexed)</i>
<i>New units</i>		395
2008	102	144
2009	87	2,844
2010	103	497
2011	115	53
2012	73 9,171 (annexed)	115
TOTAL	14,628	9,765

Source: DOF Report E-5 revised January, 2008

Households by Tenure

According to the American Housing Survey, 39,373 or 74% of Santa Clarita's housing units were owner occupied, and 13,809 or 26% were renter-occupied in 2006.

Vacancy

According to the DOF, the residential vacancy rate in Santa Clarita has been fairly constant at approximately 3% to 4%. Housing Stock by Year Built

The majority of the homes in what is now the City of Santa Clarita were developed before incorporation in 1987. The City is made up of recently-developed suburban communities in which a significant number of the homes were constructed in 1980 or later. More than one third of all residences in the City were constructed between 1980 and 1989 (see Table 3.12). In contrast, average housing stock throughout the County is considerably older, with 78% of the homes built before 1980.

The relatively recent development of most of the housing stock means that most of Santa Clarita's neighborhoods are in good condition. A survey of housing conditions conducted in selected neighborhoods found that fewer than 8% of structures were in need of substantial rehabilitation (see Table H-3.19).

Table H-3.12: Santa Clarita and Countywide Housing Stock, by Year Built ⁵

Year Built	Santa Clarita Units	Percent	L.A. County Units	Percent
2005 or later	888	1.6	19,929	0.5
2000-2004	4,502	8.3	99,947	3
1990-1999	7,557	13.9	204,407	6.1
1980-1989	18,532	34.1	397,708	11.8
1970-1979	9,777	18.0	481,406	14.3
1960-1969	10,318	19.0	497,799	14.8
1950-1959	1,551	2.9	733,349	21.9
1940-1949	672	1.2	414,421	12.3
Before 1940	498	0.9	506,452	15.1
Total	54,295	100	3,356,418	100

Source: 2006 ACS and California Dept. of Finance Report E-5 2007

Home Prices and Rental Rates

Table H-3.13 summarizes a survey of the advertised rents in 808 rental units listed online in May, 2008. The table shows the range of rents and the median rent (the point at which half of the rents are higher and half lower) for units of different sizes. The income needed to afford the rent was calculated at two and a half (2.5) times the monthly rent, or about 40% of gross income, based on information provided by property managers surveyed. The cost of utilities is not included.

Table H-3.13: Market Rents, Santa Clarita 2008

Unit Type	# of Units	Rent Range	Average Rent	Median Rent	Income to Afford at 2.5 X Average Rent ⁶
1 bedroom apt./house	167	\$740-1769	\$1,177	\$1,275	\$35,310
2 bedroom apt./house	372	1,000-2,795	1,609	1,590	48,270
3 bedroom apt./house	197	1,097-3,200	2,178	2,100	65,340
4 bedroom apt./house	72	1,650-7,000	2,869	2,800	86,070

Source: www.4rentinla.com ,

Table H-3.14 shows the maximum rents that the Los Angeles County Housing Authority will approve for tenants with Section 8 vouchers. The “fair market” rents in each area are designated by HUD through a process in which the local housing authority submits a survey of area rents and recommendations for maximum allowable rents, and HUD staff review and approve or change the recommendations. HUD-approved “fair market rents” are set for the whole County or metropolitan statistical area and may be lower than median rent in many communities, making it difficult for renters with Section 8 vouchers to find apartments that the housing authority will approve. Table H-3.14 shows that, when compared with the median rents in Table H.3.13, HUD-approved maximum rents fall below both the median and the average rents for Santa Clarita. Nevertheless, the rent range in Table H-3.13 shows that there are units available at a cost that the Section 8 program would approve. So renters with Section 8 vouchers may have a hard time finding apartments that rent at a cost the housing authority will approve, but some units at “fair market” are available in Santa Clarita.

Table H-3.14: Section 8 Fair Market Rents

Bedroom Size	Rent
0 Bedroom (studio)	\$ 911
1 Bedroom	\$1,101
2 Bedrooms	\$1,421
3 Bedrooms	\$1,921
4 Bedrooms	\$2,140
5 Bedrooms	\$3,151

Source: Housing Authority, County of Los Angeles

Table H-3.15 and Exhibit H-3.1 shows the average price for single-family homes and condominiums in Santa Clarita in December, 2012, and the percentage decline from the average price in the same zip code in January, 2012. It should be noted that price declines have not occurred uniformly throughout the City.

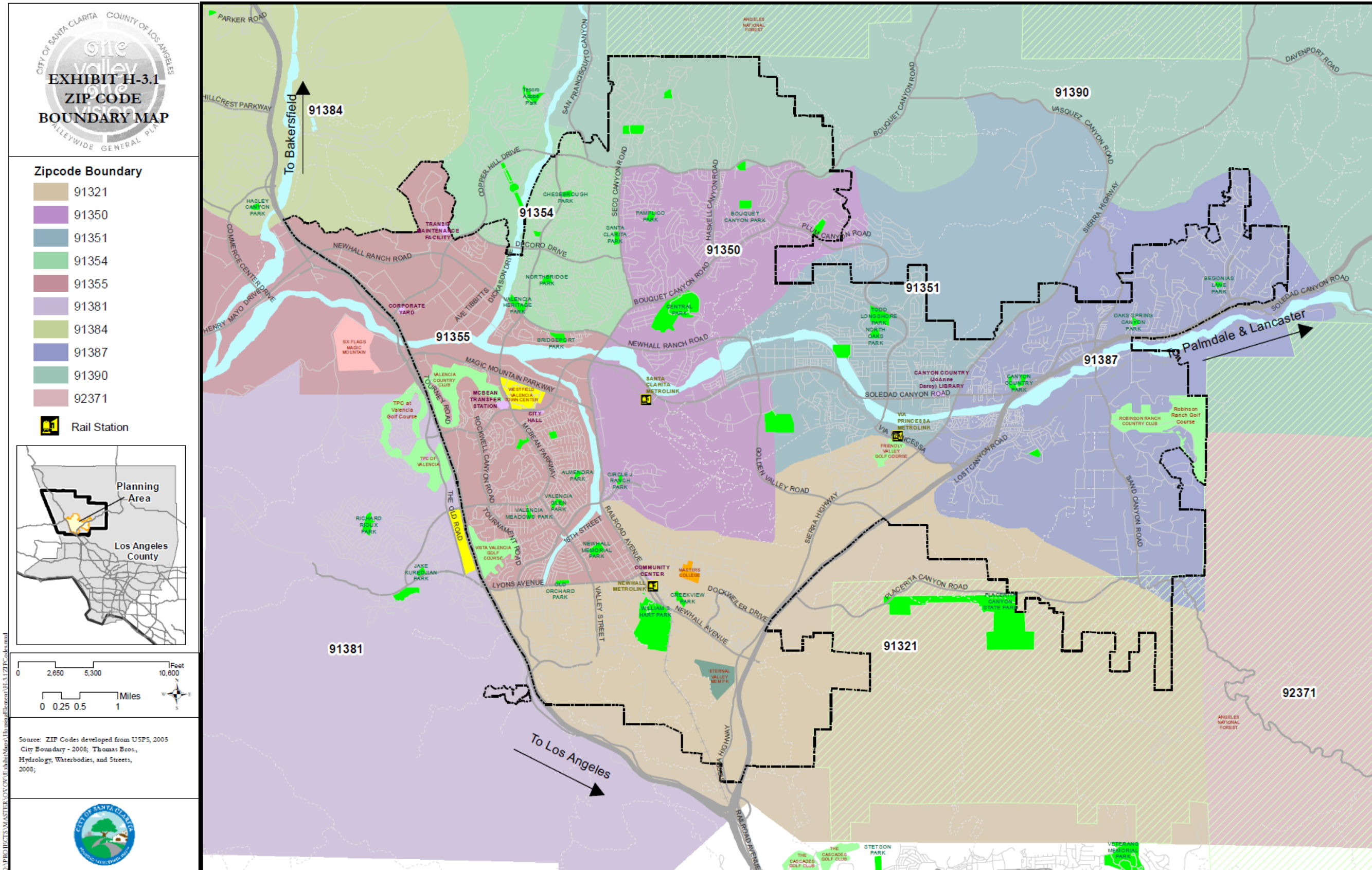
Table H-3.15: Home Sales in Santa Clarita, December 2012

Zip Code	# of Home Sales 12/12	Average Price 12/12	% Change from 1/12 Price	# of Condo Sales 12/12	Average Price 12/12	% Change from 1/12 Price
91321	14	\$400,000	22.7	14	\$84,000	-45.8
91350	20	\$359,000	8.6	12	\$220,000	--7.9
91351	16	\$296,000	-0.2	17	\$164,000	-23.9
91354	11	\$410,000	12.9	16	\$320,000	-13.7
91355	9	\$449,000	20.5	29	\$311,000	44.4
91381	8	\$558,000	-7.2	6	\$280,000	-17.9
91384	19	\$407,000	13.1	4	\$255,000	-5.8
91387	19	\$361,000	-3.8	18	\$208,000	-2.7
91390	16	\$430,000	-.21	1	\$212,000	-54.9
Total	132			117		

Source: www.DQNews.com March 2013

Tables H-3.16 and H-3.17 show the costs and income needed to afford single-family homes and condominiums in December, 2012. The calculations are based on a 10% down payment with an interest rate of 3.25%. Monthly payments include property taxes, hazard insurance, and mortgage insurance.

A comparison of housing prices in these tables with the income distribution shown in Table H-3.4 indicates that condominiums are generally affordable to households earning the median income in Santa Clarita.



**Table
Cost and Income Needed to Purchase a Single-Family Home**

Zip Code	Average Price 12/12	Loan Amount	Down Payment
91351	\$296,000	\$266,400	
91350	\$359,000	\$323,100	
91387	\$361,000	\$324,900	
91355	\$449,000	\$404,100	
91354	\$410,000	\$369,000	
91321	\$400,000	\$360,000	
91384	\$407,000	\$366,300	
91390	\$430,000	\$387,000	
91381	\$558,000	\$502,200	

Source: www.mortgage101.com

**Table
Cost and Income Needed to Purchase a Single-Family Home**

Zip Code	Average Price 6/08	Loan Amount	Down Payment
91351	\$164,000	\$147,600	\$16,400
91321	\$84,000	\$75,600	\$8,400
91387	\$208,000	\$187,200	\$20,800
91384	\$255,000	\$229,500	\$25,500
91355	\$311,000	\$279,900	\$31,100
91350	\$220,000	\$198,000	\$22,000
91354	\$320,000	\$288,000	\$32,000
91381	\$280,000	\$252,000	\$28,000

Source: www.mortgage101.com

Foreclosures

The subject of foreclosures on mortgage loans for homes and condominiums has been of national and statewide concern since 2007 due to the large number of families that have lost their homes since that time. In many cases, foreclosures have occurred on loans that were made subject to adjustable interest rates and/or balloon payments that seemed reasonable in an expanding housing market, but which became excessive for homeowners in an economic downturn and contracting housing market. In the context of the Housing Element, foreclosures are an issue because they result in displaced households that may have trouble finding adequate, affordable replacement housing; they may result in vacant housing stock that is subject to vandalism or lack of maintenance; and the foreclosure crisis affects the economy due to loss of jobs in construction, finance, real estate, and related industries.

Foreclosures pose a number of problems for the Santa Clarita community by displacing families, depressing housing prices (which are continuing to fall as demonstrated by Table H-3.15), and leaving some neighborhoods with vacant housing that is not adequately maintained.

A more extensive discussion of foreclosures is provided in the section of the Housing Element entitled Non-Governmental Constraints (Part VII), which discusses current programs that help families facing foreclosures and programs that might address the maintenance issues resulting from vacant, foreclosed units.

The City does not have a count of how many foreclosed units are vacant at any one time, nor does the housing conditions survey conducted by City staff in February 2008 separately report properties that appeared to be vacant and unmaintained (See Table H-3.19 and related discussion).

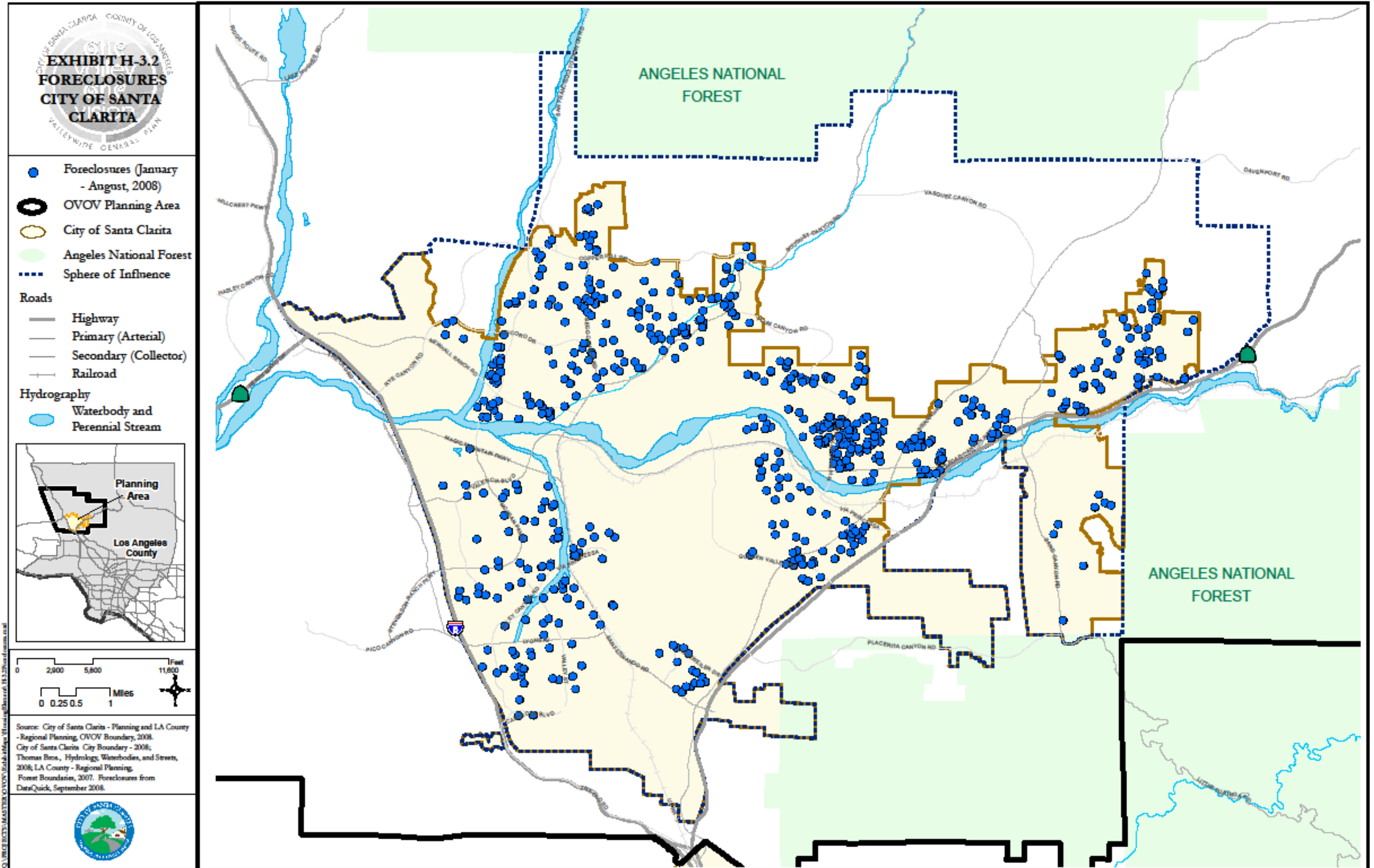
Table H-3.18: Foreclosures in Santa Clarita, From March 2012 to March 2013

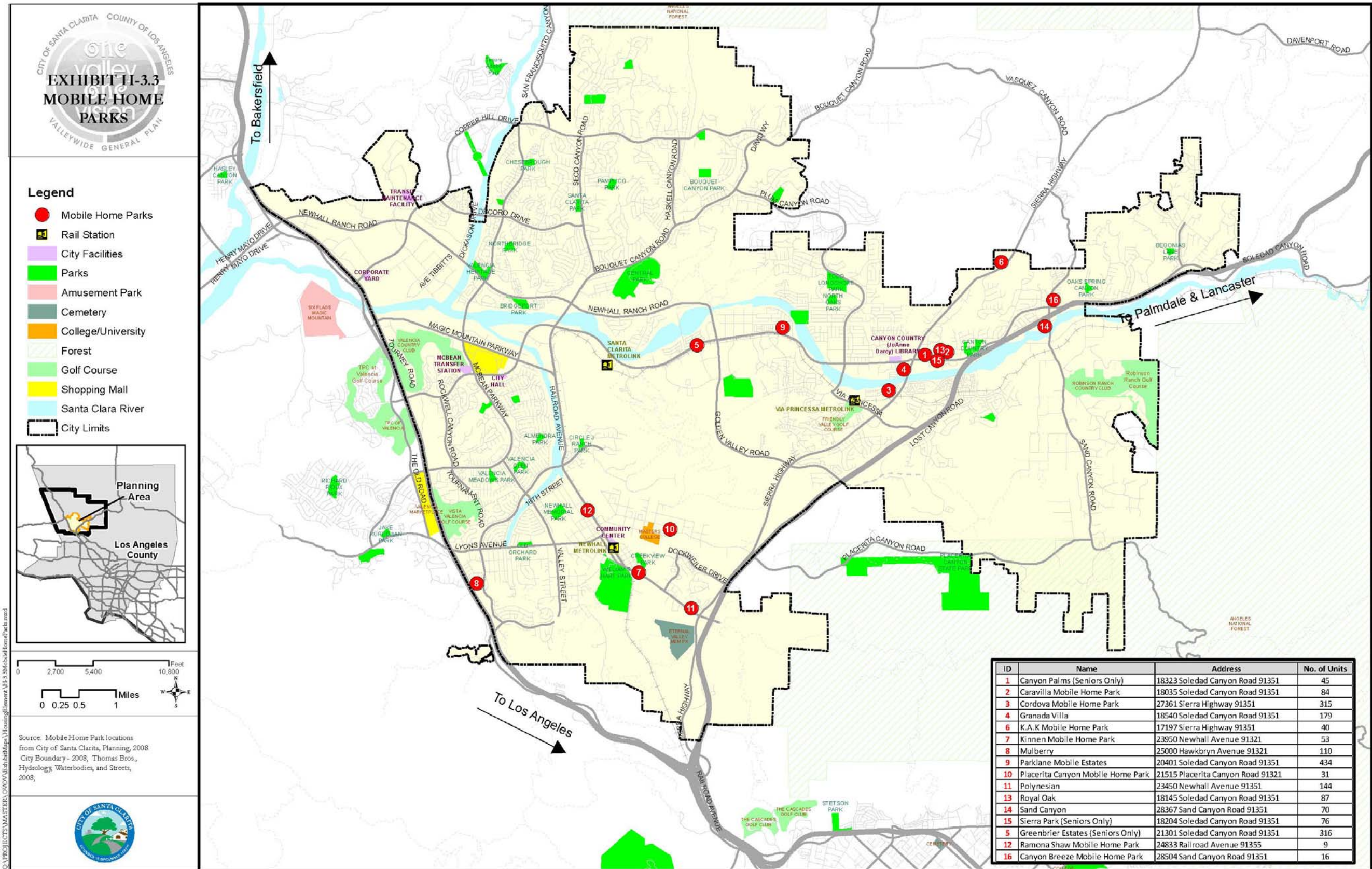
Zip Code	Foreclosures
91321	113
91350	177
91351	187
91354	146
91355	162
91381	104
91384	146
91387	218
91390	139
Total	1,392

Source: City of Santa Clarita Community Development Department

Mobile Home Parks

There are 16 mobile home parks in the City of Santa Clarita, comprising 2,009 spaces (See Exhibit H-3.3). On its website, the City provides a list of these parks along with contact information. Of these individual spaces, 1,964 are subject to the City's mobile home space rent control ordinance, with 436 spaces reserved for seniors. In addition to regulating the amount that park owners can charge owners of park residents for space rent, City ordinance also regulates the closure of mobile home parks, requiring that the owners provide notice and pay for the relocation of mobile homes to another comparable park within the City of Santa Clarita. Space rent for mobile homes is adjusted annually subject to appeal to a five-member adjustment panel.





Two mobile home parks in Santa Clarita have applied for change in use. The Caravilla Mobile Home Park finalized the conversion process to become a tenant-owned park in 2008, but was unable to sell any spaces to tenants. The Tentative Tract Map submitted as part of the conversion process has been extended a number of times, but it is unknown if the park will be able to sell at least one space to a tenant by the final deadline.

The owner of Canyon Breeze Mobile Home the Park has received a Final Permit to close the park in 2008 however the closure was never finalized. Due to the economic downturn of 2008, the park owner was unable to finalize compensation agreements with the all park residents, and was unable to close fully and turn the space into a commercial retail development. There were originally 90 owner-occupied mobile homes in this park. As of this date, fewer than 25 owner-occupied units remain. The balance of the spaces are occupied by tenants living in units owned by the Park.

Housing Condition

As shown in Table H-3.12, almost 60% of the City's housing stock has been constructed since 1980. The relatively recent development of much of the City means that most of the housing has been built pursuant to recent building codes and seismic standards, is served by adequate sewer and utility systems, has access to adequate schools and parks, and is maintained in a safe, habitable condition for residents. A few portions of the City have older housing units, in which property maintenance issues arise more often. These areas are regularly monitored by the City's Community Preservation Section to ensure that property maintenance issues are addressed immediately before the properties deteriorate into a blighted condition. Lack of maintenance can have a negative effect not only on the value of an individual home, but on the value of adjacent properties in a neighborhood. The City pursues remedies to gain code compliance, and offers assistance to qualified homeowners with maintenance needs that they cannot afford to pay for themselves. The City's Community Preservation program responds to complaints as well as conducting regular proactive inspections in selected areas where there are concentrations of structural problems and/or deferred maintenance. The City's Community Preservation Division funds rehabilitation loans for eligible property owners who need to replace building components, and a handy worker program operated by the Senior Center for property owners who need minor repairs or retrofits to make their homes handicap accessible.

State law requires that the Housing Element address the condition of the City's housing stock. To comply with this requirement, staff conducted a windshield survey in 2007 of the areas which have been identified as having older housing stock with potential for property maintenance needs. The survey did not identify each property with maintenance issues, but instead assessed the overall housing conditions in each area surveyed. Table H-3.19 and Exhibit H-3.4 summarizes overall conditions in the survey areas and estimates that between 120 and 208 residential properties in the survey areas, or between 4% and 7% of all properties surveyed are in need of some maintenance or rehabilitation to meet minimum habitability standards of the City.

Examples of the property characteristics considered in staff's survey to determine overall housing conditions within these areas included the following:

- *Neighborhood infrastructure and planning issues:* Irregular lot lines and/or substandard lots; inadequacy of the streets, parking and lighting; abandoned, vacant and unhealthy

properties; no curbside house numbers; incompatibility of residential uses with adjacent commercial and industrial property.

- *Health and safety:* Overcrowding; unsanitary conditions in garbage or other areas; visible/overflowing garbage cans; mildew; lack of ventilation.
- *Landscape:* Overgrown or poorly irrigated lawns/landscape, including overgrown trees, leaf buildup, poor landscaping, injured, diseased or dead plants; flammable vegetation in a fire hazard area.
- *Structural conditions:* Deferred maintenance; worn, weathered, or split porch beams; faulty siding; damaged/cracked/broken windows; damaged garage door; warped, sagging or missing garage door; damaged or stained walls; damaged roof shingles; missing screens; chipped, peeling, or faded paint; chipped stucco; asphalt or cracked concrete driveways; concrete damage from tree roots; dilapidated fencing; poorly built/faulty balconies; inadequate gutters and storm drains.

Table H-3.19: Housing Condition Survey, 2007

Survey Area	Unit types	Rating ⁴	Estimated # Needing Rehab	Estimated % Needing Rehab	Homes Surveyed
Newhall (Areas 1-5)	SFR, MFR	B+	15-25	10-15%	475
Newhall (Areas 6, 9-15)	SFR	A	0-14	0-9%	380
Newhall (Areas 13, 17-24)	SFR, MFR	B	25-35	16-20%	420
Newhall (Areas 16, 30-33)	SFR, MFR, MH	B	25-35	16-20%	30
Placerita and Sand Cyn.	SFR	B+	15-25	10-15%	160
Saugus (Areas 34-41 and 47-52)	SFR	A	0-14	0-9%	511
Canyon Country (Areas 57-64)	SFR, MFR	B+	15-25	10-15%	515
Canyon Country (Areas 65-69)	SFR, MFR	B	25-35	16-20%	400
MFR = Multi-Family; SFR = Single-Family; MH = Mobile Home			120-208		2,891

Source: City of Santa Clarita Community Development Department, 2007

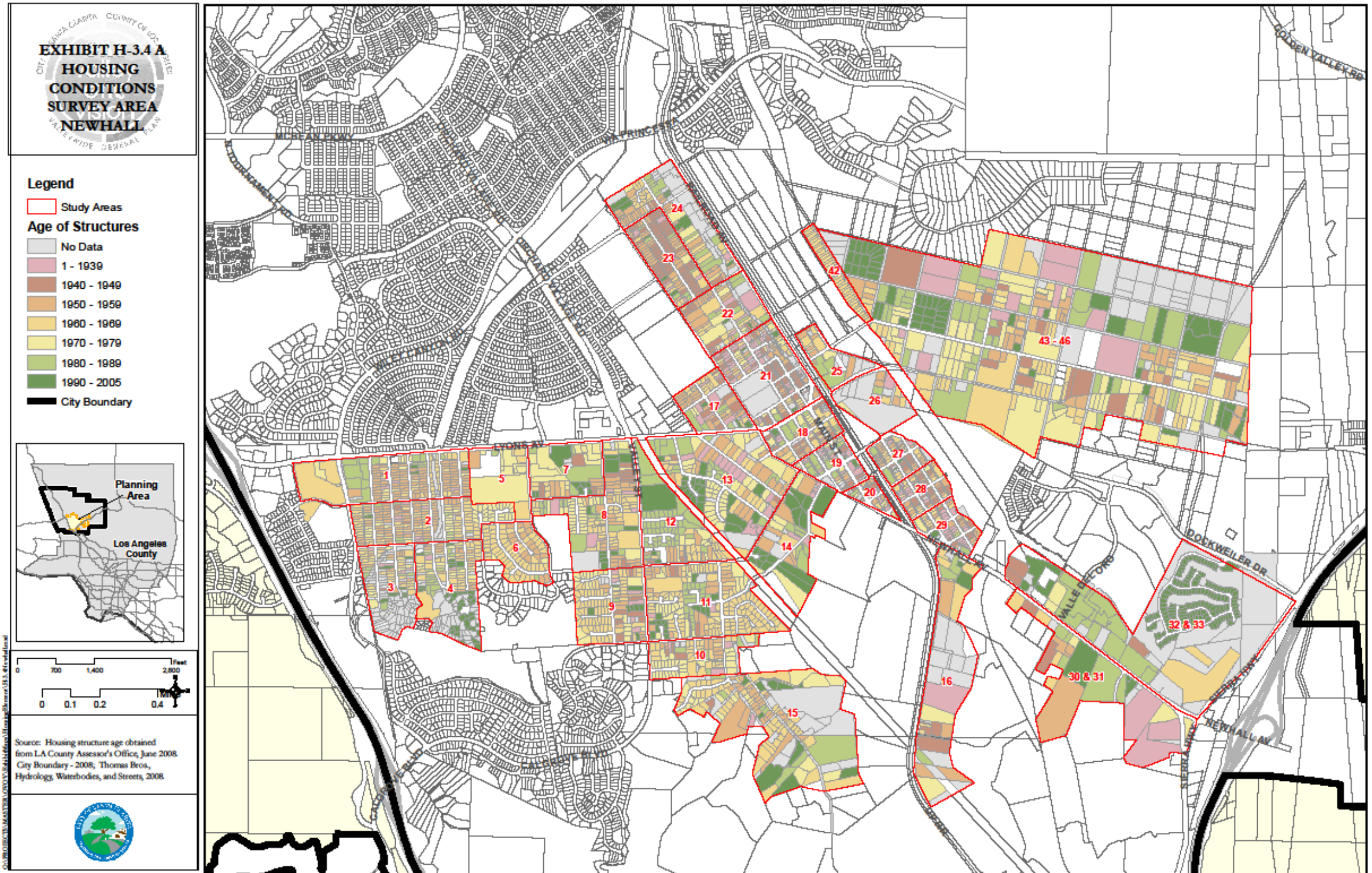
⁴ Blighted Conditions/Deterioration Checklist: Based on the exterior evaluation of residential dwellings in the specified areas, structures are to be rated according to the following grade scale:

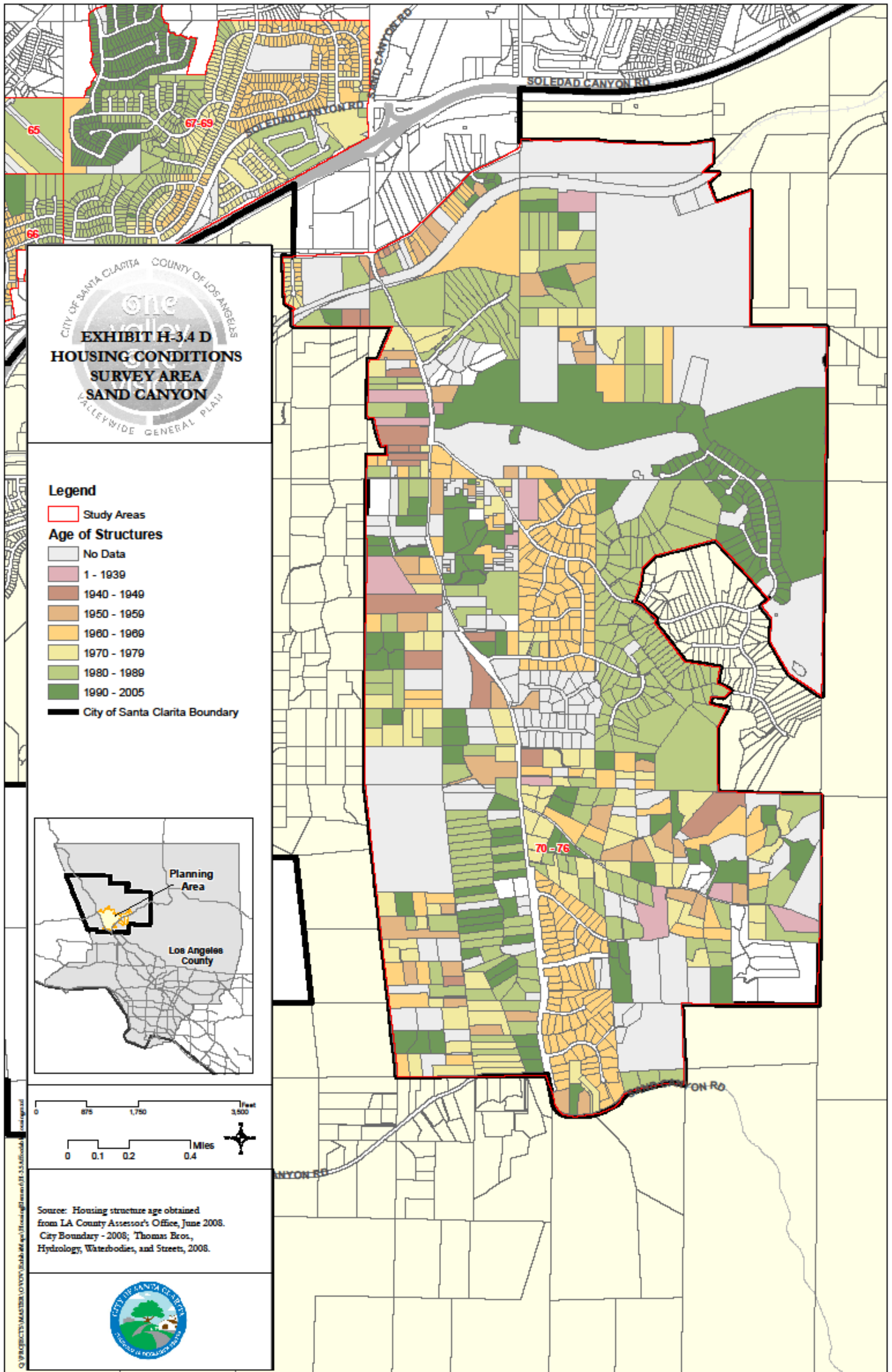
A – Good = No visible factors of deterioration evident

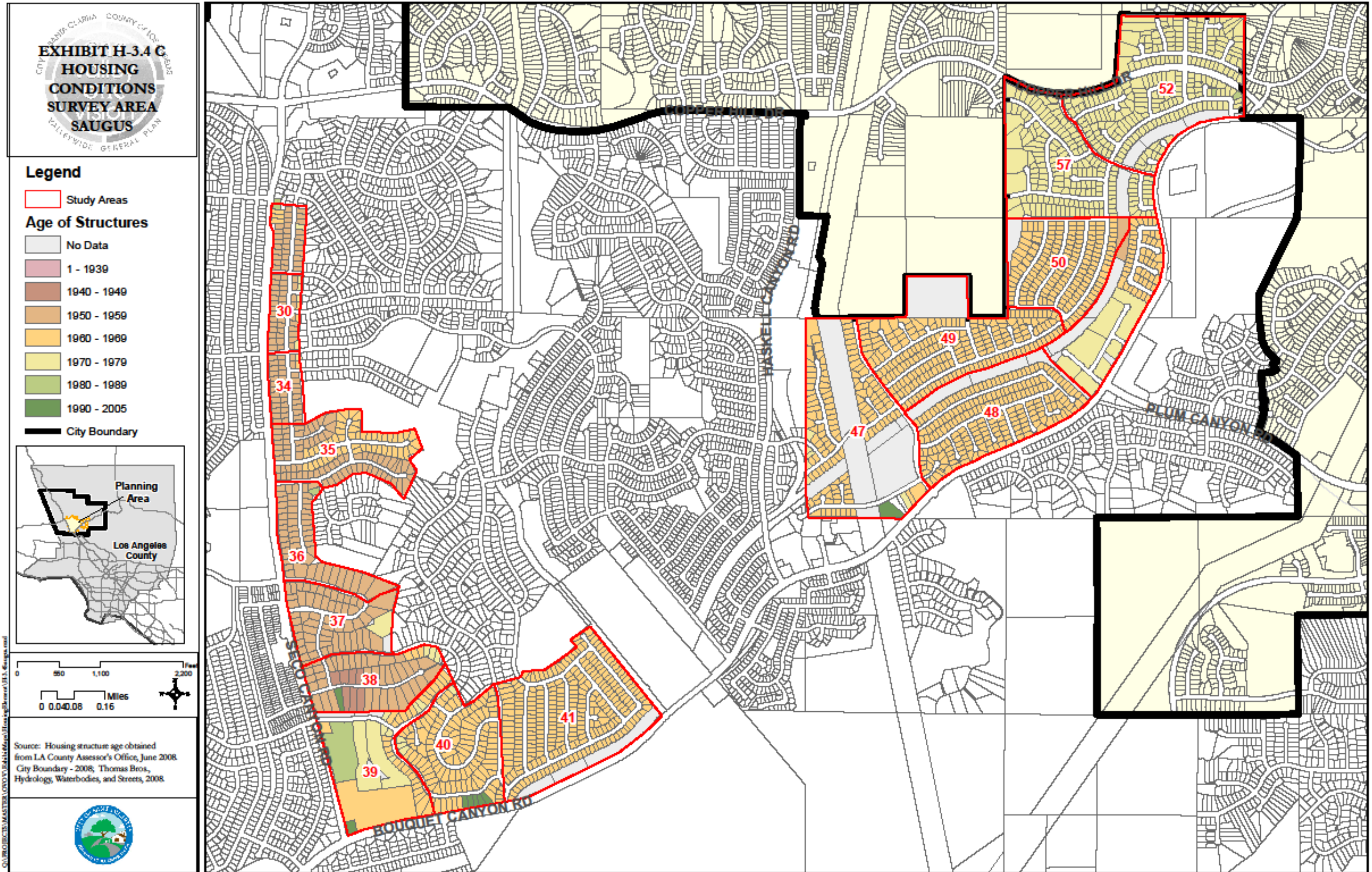
B – Deferred Maintenance (minor repairs) = 1-2 factors of visible deterioration evident

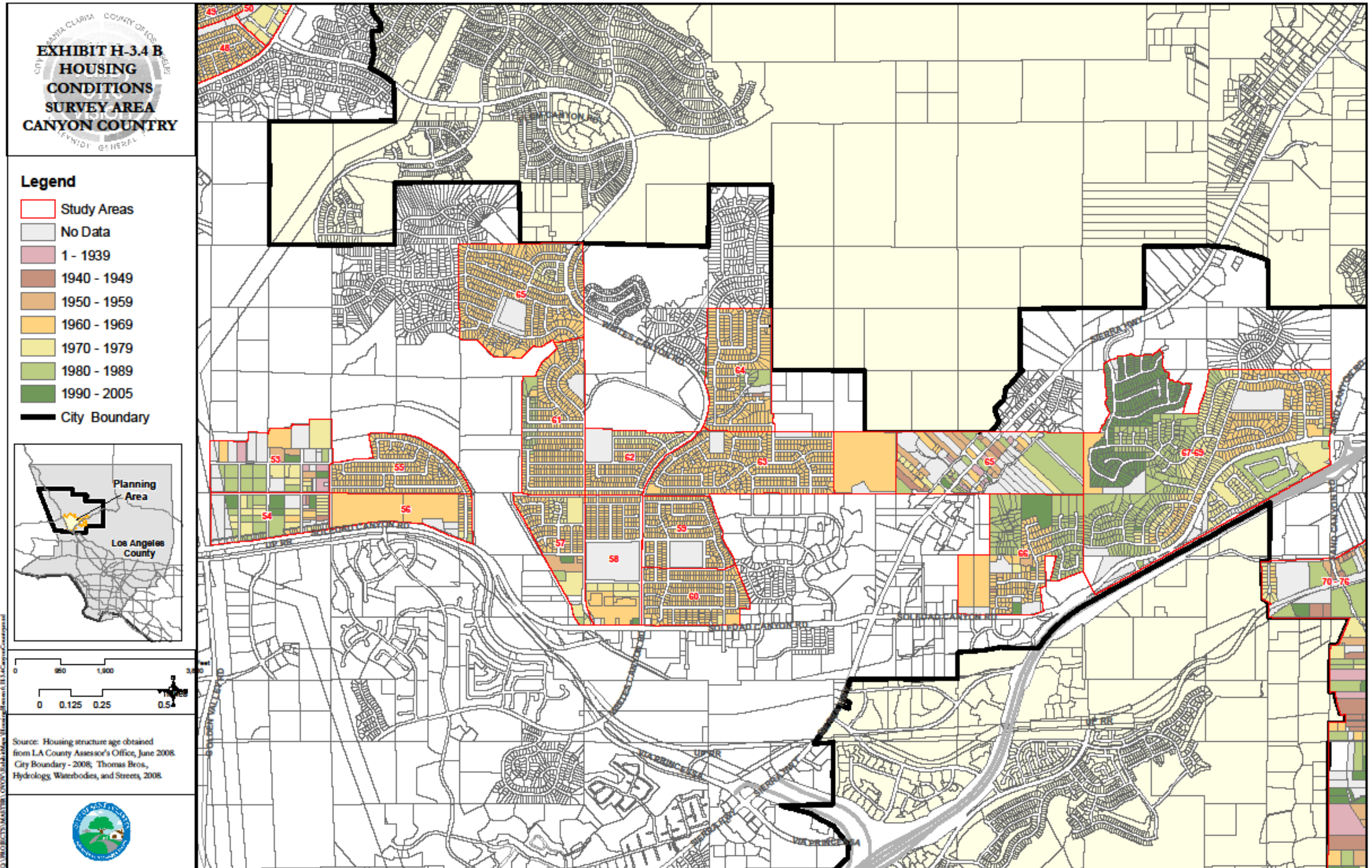
C – Substandard Conditions, suitable for rehabilitation = 3-5 factors of visible deterioration evident

D – Substandard Condition, not suitable for rehabilitation = 6 or more factors of visible deterioration evident (specified areas will be grouped under grades A-D)









The following paragraphs summarize the areas surveyed, and the housing conditions that were documented in staff's survey. The survey areas were determined based on overall housing conditions, Community Preservation areas and an age of structures summary.

- Newhall Area

Areas 1-5 in Newhall are comprised of mostly single-family homes and some multi-family buildings. This area received a "B+", indicating a need for only minor deferred maintenance. In this area, the most common visible factors of deterioration were poorly landscaped front lawns, asphalt driveways in disrepair, faded paint, chipped stucco, and overgrown vegetation. The number of homes with these conditions affected the overall grade of this area.

Areas 6 and 9-15 in Newhall are comprised mainly of single-family residences. This area received an "A" for the overall grade for maintenance. There were isolated homes that showed some deterioration; however, overall this is a well-maintained area in which homeowners have preserved the property's original condition.

Areas 13 and 17-24 in Newhall have a housing stock made up of a mixture of multi-family and single-family residences. Much of this area contains substandard lots that do not meet current zoning requirements for width, area, or other residential property standards, and most of the homes in this area do not meet the current code requirements. There is a large number of commercial properties in the area with insufficient buffers from adjacent residences. The area received a "B" for its overall housing condition. The most visible factors identified included poorly landscaped and irrigated lawns, poor building structure upkeep including dilapidated roofs, and poorly-constructed structures.

Areas 16 and 30-33 comprised a mixture of residential developments including single-family, multi-family, and mobile homes as well as an assortment of commercial and industrial uses. Most of the multi-family residences are in decent condition. The single-family homes appear to be from a newer development and therefore have not seen much decline in housing condition. The mobile home park has some visible impacts that take away from the overall condition of this study area. The overall grade of this area is a "B" with some areas of deferred maintenance.

- Placerita Canyon and Sand Canyon

Areas 43-46 are locally referred to as Placerita Canyon, and Areas 70-76 are referred to as Sand Canyon. These are historically rural communities that have their own special standards to help preserve their rural characteristics. These communities, mostly single-family residences, received an overall grade of a "B+" due to lack of maintenance of numerous isolated properties. However, most of the properties surveyed in these areas are well maintained and in good condition.

- Saugus

Areas 34-41 and 47-52 in the community of Saugus contain mostly single-family residences. This area received an "A" for the overall condition of maintenance. There were isolated homes that showed some deterioration; however, overall this is a well-maintained area where homeowners preserve the property's original condition.

- Canyon Country

Areas 57-64 in Canyon Country have a mixture of multi-family and single-family residences. This area was affected by the most recent wildfire (Buckweed) in October, 2007, which destroyed and damaged approximately two dozen homes. The area received a “B+” for its overall condition. The most visible factors in this area identified as needing improvement included poorly landscaped and irrigated lawns, poor building structure upkeep including dilapidated roofs, and poorly-constructed structures.

Areas 65-69 have a mixture of residential developments including single-family, multi-family, and mobile homes, as well as an assortment of commercial and industrial uses. Most of the multi-family residences are in adequate condition. The single-family neighborhoods in this area include newer subdivisions in a good condition of repair, and older development with some maintenance conditions noted. The overall grade of this area was “B”, due to some areas of deferred maintenance.

- Valencia

The Valencia community contains mainly mostly single-family residences. The area received a cursory review of the housing conditions and property upkeep. Overall the area is maintained in good condition. The Valencia area did not receive a grade as it was not part of the Citywide survey.

E. Existing Subsidized Housing at Risk of Losing Subsidies

Section 65583(a)(8) of California housing element law requires each city and county to identify the assisted housing units in its jurisdiction that are at risk of conversion to market rates within ten years. The element must conduct an analysis that includes an inventory of all such units, an estimate of the cost of preserving the existing units or producing comparable new units, and the availability of nonprofit corporations capable of acquiring and operating these units. Possible financing sources for preservation or replacement must also be identified. Finally, the analysis must state the community’s goals, quantified objectives; policies and programs for housing preservation and production (see Section VIII, Policies and Programs.)

In compliance with these State requirements, the following analysis covers the 10-year period between 2013 and 2023.

Overview of At-Risk HUD-Assisted Multi-Family Housing Programs

- Section 221 and 236 Mortgages

In the 1960s and 1970s, the federal government provided a number of different types of subsidies to private developers to build housing with rents affordable to low-income households. Two of these programs, Section 221 (d)(3) Below Market Interest Rates (BMIR) and Section 236, were targeted to households whose incomes were too high for public housing but who could not afford market-rate rents. Reduced interest rates of only 1% to 3% were granted in exchange for agreements that made rents affordable for at least 20 years. After 20 years, owners could pre-pay their 40-year HUD mortgages and raise their rents to market rates. In the 1970s and later, when it became necessary to more deeply subsidize units and offset operating cost deficits, HUD added a new subsidy

program, Section 8 Loan Management Set-aside. Nearly half of the units in the 221(d)(3) BMIR and 236 programs also have the Section 8 Set-aside.

- Section 8 Project-Based Units

Congress created the Section 8 New Construction and Substantial Rehabilitation Program in 1973. Unlike the Section 8 tenant assistance program that provides vouchers to individual households, these project-based subsidies were attached to the units. However, the subsidies did not run for the life of the project; instead, HUD provided a 15- or 20-year commitment for rental subsidies. Tenants were required to pay 25% (now 30%) of their incomes for rent. HUD sets a “contract rent” for the units and then pays the difference between that rent and the tenant’s payment. Families and individuals earning no more than 30%, 50%, or 80% of area median income are eligible for these units.

According to the California Housing Partnership Corporation, in 1997 Congress changed the rules governing Section 8 contracts when it adopted the Multi-Family Assisted Housing Reform and Affordability Act (MAHRAA). This legislation provides funding for expiring Section 8 units. Owners are not obligated to renew expiring Section 8 contracts or to maintain the affordability of their units. Instead, if they choose, they can decline to renew the Section 8 contracts and raise their rents to market rates.

Owners of many buildings subsidized by Section 221 (d)(3) and 236 are now eligible to pre-pay their mortgages. In order to do so, the owner must file a notice of intent and provide a year’s notice to HUD and to tenants. In properties that also have Section 8 Loan Management Set-aside contracts, the owner’s decision to pre-pay the underlying loan and opt out of the Section 8 contract will probably be influenced by whether the Section 8 rents are higher or lower than the market rents in the surrounding area. In areas where market rates are higher, the owner may want to pay off his HUD obligation so that he/she can charge market rates as soon as the Section 8 contract expires. If the owner decides to sell, California Government Code Section 65863.11 requires owners of HUD-subsidized buildings who put these buildings on the market to give nonprofit organizations the first right of refusal.

Pursuant to California Government Code Section 65863.10, owners must also file a notice of intent with the State when they decide to prepay a federally-assisted mortgage, terminate mortgage insurance, or opt out of rent subsidy contracts. These notices must be filed twice, at one year and at six months before the date of prepayment or termination. The notice must also be sent to all affected tenants. The California Department of Housing and Community Development (HCD) provide the notification forms and a list of owner prepayment notifications on its website at <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>. However, neither HCD nor HUD monitors the notices, including the tenant notices.

Multi-Family Bond-Financed Projects

There are 8 properties in Santa Clarita financed by Multi-Family Revenue Bonds, with affordable housing regulatory agreements that are monitored by the Los Angeles County Community Development Commission. One additional property with 14 units is made affordable through a loan from LA County which was guaranteed by the Federal Housing Authority. These properties have a total of 296 units with rents affordable to households at 80% or less of County median income, and 200 with rents affordable to households earning 50% or less of County median

income. Managers of these units are required to recertify tenant households every two years to demonstrate that the "affordable" units are occupied by income-eligible households.

The regulatory agreements for these projects are all recorded and run with the land. Thus, if the project is sold, the new owner must honor the regulatory agreement until it expires. As shown in Table H-3.20, most of the regulatory agreements have similar expiration dates as the bond pay-off dates. But in one case the regulatory agreement will continue for 17 years after the bond pay-off date and in one other case the bond due date outlasts the regulatory agreement by 15.

In the last 10 years one project with 130 total units and 26 units at 80% of median noticed its tenants in 2006 when the bond and regulatory agreements both expired, and by the end of 2007 this project raised its rent. Tenants unable to pay the new rents had to move. Unlike tenants of HUD-financed projects who receive Section 8 vouchers when owners pre-pay their mortgages and raise rent to market rates, tenants in expired bond financed projects do not receive any program-related assistance when subsidies expire and owners raise the rents. However, the owner still has to file the state notices and all the relevant paperwork. Neither HCD nor the bond-issuing agencies monitor the notices to tenants if a bond project pays off the bonds. A number of localities have passed ordinances requiring the notices to also be sent to the City. Cities can set up programs that monitor the notices and follow up to make sure that owners follow all required notice procedures. All the required forms and the State notice list are posted online at the website of the California Department of Housing and Community Development is <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>.

Given that in the planning period 192 units are at high risk of losing their subsidies and converting to market rates, the City should consider programs to monitor the provision of notices required by State law (Goal H.4). *State and County Subsidized Projects At Risk of Conversion to Market Rates in the Next Ten Years*

The regulatory agreement for Meadowridge, which has 36 affordable units, will expire in 2014. The bonds were paid off in 2009. Since the owner of Diamond Park recently refinanced and extended their bond agreements in order to renovate their buildings, it is possible that the owner of this project may do likewise. The at-risk units could also be protected through purchase by a nonprofit owner using a combination of bond funds and the 4% tax credit, or replaced through bond and tax-credit-financed new construction of either mixed-income projects or projects that are 100% affordable.

If the owners do not refinance, then the renters who live in Meadowridge's 36 very-low income units may have difficulty finding other affordable units. Furthermore, if these low-income residents are forced to move due to rising rents, they will not be eligible for any relocation assistance. The City has in place a program to monitor these units and work with the owners to identify a strategy to retain the affordability. (Goal H.4)

The Park Sierra Apartments are also at risk of conversion to market rate in 2015. This building came into the City's jurisdiction through an annexation completed in 2012. City staff will work with the owners and the Los Angeles Community Development Commission to determine if there are alternatives to maintain the affordability as noted in Goal H-4

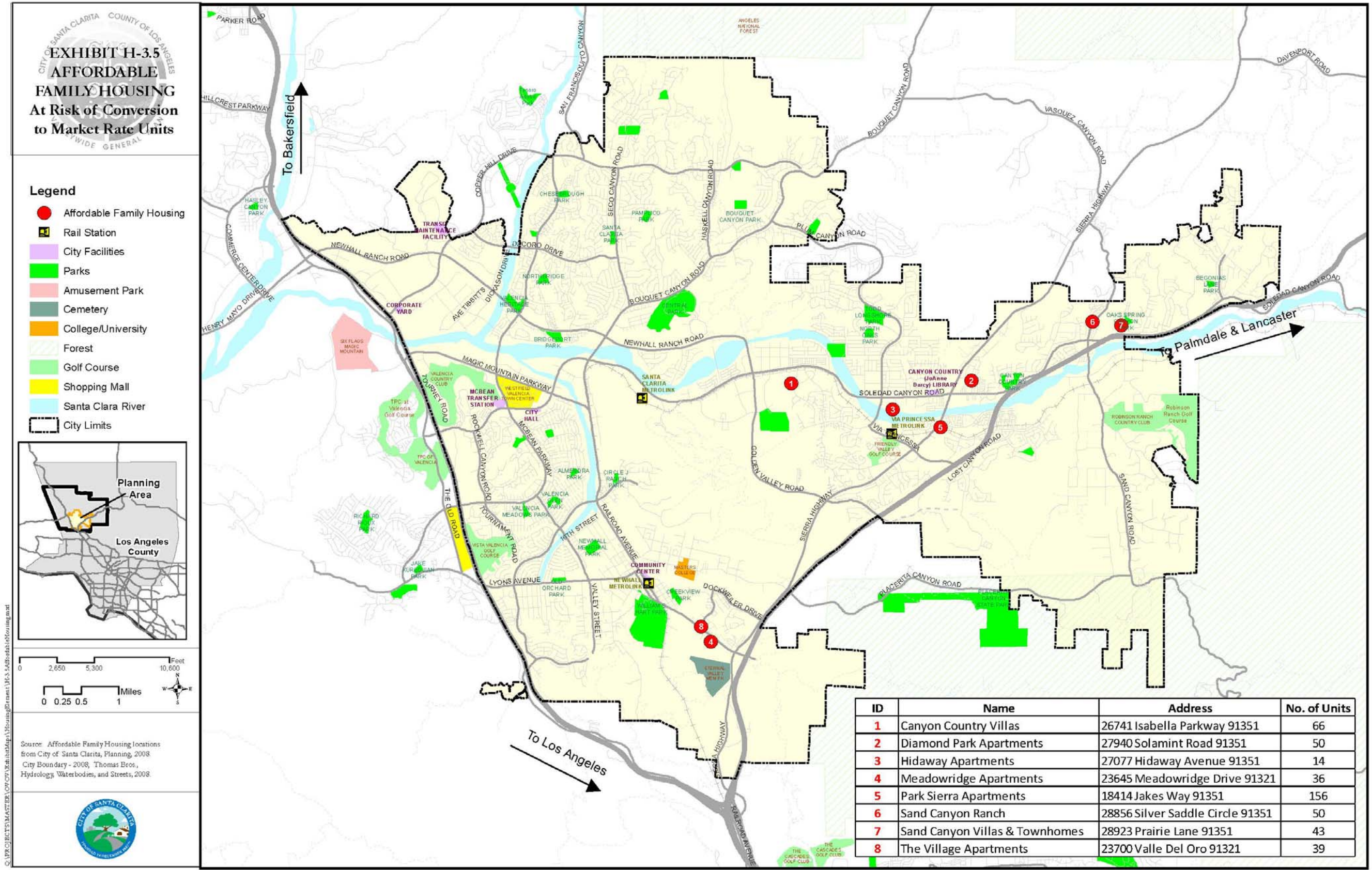
Table H-3.20 summarizes the status of projects in the City that are at-risk of losing subsidized housing units during the planning period. Exhibit H-3.5 provides the locations of the subsidized affordable housing units

Table H-3.20: Risk Status of State-Subsidized Housing Projects

Project Name and Address	Funding Source	Total Units	80% *	50% *	Regulatory Agreement Expiration	Bonds or Loan Due	Risk over 10 Years
Park Sierra Apartments 18414 Jakes Way Santa Clarita, CA 91351		156	78	78	9/2015	9/2030	High (9/2015)
Village Apartments 23700 Newhall Avenue Santa Clarita, CA Geoff Palmer & Associates	Multi-family Revenue Bond L.A. County HACOLA	384	39	38	12/2031	10/2014	Very Low
Canyon Country Villas 26741 Isabella Parkway Santa Clarita, CA Geoff Palmer & Associates	Multi-family Revenue Bond HACOLA	328	66	0	12/2032	12/2032	Low
Diamond Park 27940 Solamint Road Santa Clarita, CA Geoff Palmer & Associates	Multi-family Revenue Bond HACOLA	256	26	26	10/2031	2/2026	Very Low
Meadowridge 23645 Meadowridge Drive Santa Clarita, CA JH Real Estate Partners	Multi-family Revenue Bond HACOLA	176	0	36	10/2014	Bonds paid-off	Very High
Sand Canyon Villas 28923 Prairie Lane Santa Clarita, CA Geoff Palmer & Associates	Multi-family Revenue Bond HACOLA	215	22	22	12/2032	12/2032	Very Low
Sand Canyon Ranch 28856 N. Silver Saddle Cir. Santa Clarita, CA Geoff Palmer & Associates	Multi-family Revenue Bond HACOLA	255	51	0	5/2033	5/2033	Very Low
Hidaway Apartments 27077 Hidaway Avenue Santa Clarita, CA	L.A. County/ FHA Loan	67	14	0	N/A	2024	Very Low
Total		1,837	296	200			

*Indicates number of units affordable to households earning no more than 80% or 50% of Area Median Income.

Source: Los Angeles County Community Development Commission



Federally Subsidized Projects At Risk of Conversion to Market Rates

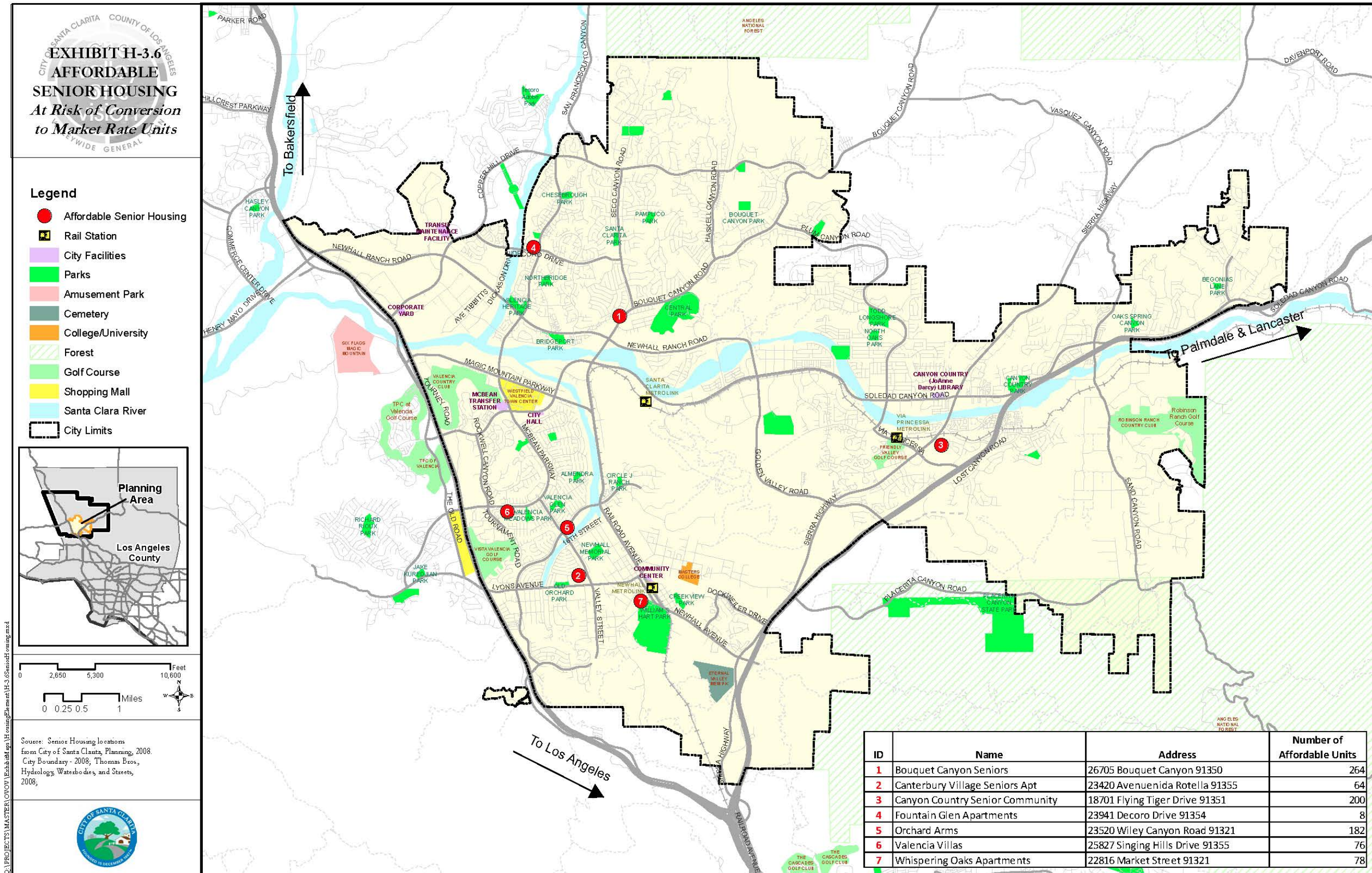
Valencia Villas, a senior housing project, has 75 units affordable to households at or below 30% of median income. It is a Section 221 (d)(3) project with a Project-Based Section 8 contract that expire March 31, 2014. Once the current Section 8 contract expires, it can be renewed annually. The expiration date for the 221 (d)(3) is 2019 but it is subject to prepayment. When asked about their plans for this project, the owners said they intend to maintain the project as affordable until the end of the Section 8 contract and will then consider their options. This project is at high risk for conversion to market-rate rents.

Santa Clarita has already lost some of its affordable senior housing during the last planning period. Newhall Terrace, which provided 66 units of affordable senior housing, opted out of its Section 8 contract in 2007 and converted to market rates. A few Section 8 tenants still reside in this project, but the units will not remain affordable once these tenants leave.

Table H-3.21: Risk Status of Affordable Senior Housing Projects

Project Name Address Owner Contact Info	Income Target			Total Units	Funding Source	Expiration Dates	Risk Over 10 Years
	80%	60%	50%				
Valencia Villas 24857 Singing Hills Drive Santa Clarita, CA 91355 661-259-3921 Goldrich and Kest 310-204-2050			76	76	221 (D)(3) Section 8 project-based	4/2019 3/31/2014	High
Canterbury Village 23420 Avenida Rotella Santa Clarita, CA 91355 661-255-9797 So CA Presbyterian Homes 818-247-0420			64	64	HUD 202		Low
Bouquet Canyon Seniors 26705 Bouquet Canyon Santa Clarita, CA 91350 661-297-346 Riverstone/HSC 626-910-0800		264		264	Tax Credits Bond		Low
Canyon Country Seniors 18701 Flying Tiger Drive Santa Clarita, CA 91351 661-251-2900 Riverstone/HSC 626-810-0800		180	20	200	Tax Credits Bond		Low
Orchard Arms 23520 Wiley Canyon Road Santa Clarita, CA 91321 661-255-5818 Housing Authority of L.A. County			182	182	Conventional Public Housing operated by L.A. County Housing Authority	N/A	N/A
Whispering Oak Apartments for age 55+ 22816 Market Street Santa Clarita, CA 91321 661-259-1583 SHB Financial Corporation	20		13	65	Los Angeles County loan	N/A	N/A
Total Units	20	444	355	851			

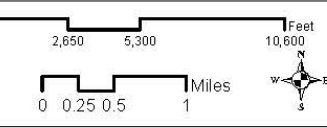
Source: City of Santa Clarita and Karin Pally Associates



ID	Name	Address	Number of Affordable Units
1	Bouquet Canyon Seniors	26705 Bouquet Canyon 91350	264
2	Canterbury Village Seniors Apt	23420 Avenueda Rotella 91355	64
3	Canyon Country Senior Community	18701 Flying Tiger Drive 91351	200
4	Fountain Glen Apartments	23941 Decoro Drive 91354	8
5	Orchard Arms	23520 Wiley Canyon Road 91321	182
6	Valencia Villas	25827 Singing Hills Drive 91355	76
7	Whispering Oaks Apartments	22816 Market Street 91321	78

EXHIBIT H-3.6
AFFORDABLE SENIOR HOUSING
At Risk of Conversion to Market Rate Units

- Legend**
- Affordable Senior Housing
 - Rail Station
 - City Facilities
 - Parks
 - Amusement Park
 - Cemetery
 - College/University
 - Forest
 - Golf Course
 - Shopping Mall
 - Santa Clara River
 - City Limits



Source: Senior Housing locations from City of Santa Clarita, Planning, 2008. City Boundary - 2008, Thomas Deos, Hydrology, Watersheds, and Streets, 2008.



Summary of At-Risk Units

In conclusion, there are 268 affordable units at risk of conversion to market-rate housing during the planning period, including 192 family units and 76 senior units. Most of the at-risk units have rents set at 50% of median income. Table H-3.21 and Exhibit H-3.6 summarizes the senior housing projects in the City and their risk status.

Preservation or Replacement of At-Risk Units

In order to ensure that existing subsidized housing units in the City remain affordable, financing sources must be identified. The most practical finance source for replacement of the at-risk units at 50% of median income would be a HUD 202 grant, with additional financing from the City to cover the “gap” between the amount of HUD 202 funding and the full cost of property acquisition and construction. However, it would also be possible to use federal low-income housing tax credits (4% or 9% tax credits), combined with City gap financing, a conventional mortgage, and an Affordable Housing Program grant from the Federal Home Loan Bank.

Estimated replacement costs for the at-risk units are shown in Table H-3.22. These cost estimates range from \$254,822 per unit for financing with low income housing tax credits at 9%, and \$277,487 per unit for low-income housing tax credits at 4%.⁵ Theoretically, the cost to replace the 112 at-risk bond-financed units in the City would be between \$48.93 million and \$53.28 million. The unit mix for the financing scenario would be 64% one-bedroom and 34% two-bedroom. The income range would be 26% of units rented at 60% of median income, 46% of units priced at 45% of median, 5% of units priced at 40% of median and 11% at 30% of median. Two percent of the units would be rent-free manager units.

Available Funding Sources

The availability of financing to maintain these affordable units has been severely affected by the dissolution of Redevelopment in the State of California. The AB1X26 legislation and subsequent AB 1484 legislation have prevented the City from using approximate \$6 million dollars in Redevelopment low/mod housing funds. It is unclear if or when the City (acting as the Housing Successor) will regain control of the housing bond proceeds which can be used for affordable housing.

Other housing funds, including 4% and 9% Low Income Housing Tax Credits, HOME, and the Multifamily Housing Program and conventional low-interest mortgages from banks that makes community reinvestment loans may not be sufficient to finance continued affordability alone. A number of pieces of State legislation have been proposed to create additional financing mechanisms, but to date none have been adopted or shown significant traction with the legislature. Finally, the general economic downturn has reduced revenue for the City, making it even more difficult for the City to provide any direct assistance to maintain the affordability of the at-risk housing unit

⁵ The low-income housing tax credit gives investors who invest in affordable housing an annual tax credit. The 4% percent and 9% figures refer to the approximate percentage of the eligible project costs that investors may claim on federal tax returns for a 10-year period. Developers submit competitive applications to the State's Tax Credit Allocation Committee (TCAC), which awards the credits to the applications with the most points. Then the developer works with an individual investor or a pool of investments that provide equity to the project.

The City has a budget of about \$1.1 million per year from Community Development Block Grant (CDBG) funds; however, all these funds are allocated for debt service, eligible housing and social service activities, and administrative overhead. The City does not receive an allocation of HOME funds. However, it has in the past successfully applied to the State for HOME funds, which were used for a City first-time homebuyer program. In the future, an application could be submitted for a project to replace or purchase at-risk units, if other funds were not sufficient. A review of such awards over the past few years indicates that the amount of the HOME award would likely be less than \$1 million.

Table H-3.22: Replacement Cost Estimates for 192 At-Risk Units

Cost Per Unit	Replacement Cost	Funding Sources
\$254,822	\$48,925,824	9% Tax Credit <u>Sources:</u> 23% First Mortgage 17% Local Equity (Redevelopment) 59% LP Capital Contribution
\$277,487	\$53,277,504	4% Tax Credit + Bond Finance <u>Sources</u> 23% First Mortgage 17% Local Equity (Redevelopment) 25% State Multi-Family Housing Program 35% LP Capital Contribution

Source: Yasmin Tong and Karin Pally Associates

Cost of Purchase for At-Risk Units

Based on information available in 2008, if the owners of the 268 at-risk units were willing to sell these units, they might be priced between \$130,000 and \$160,000 per unit, depending on condition and location. It is assumed that the units would need rehabilitation. A common cost estimate for rehabilitation is \$25,000 per unit. Adding \$25,000 puts the cost per unit between \$155,000 and \$175,000, as shown in Table H-3.22. However, the scenario in Table H-3.23 would be applicable only to the 76 senior units in Valencia Villas, since that project has a Section 8 contract which a new, nonprofit owner/manager could assume. If the owner opted out of the Section 8 program and paid off the loan guaranteed by the 221 (d)(3) loan guarantee, converting the rents to market rates, all the existing low-income tenants would receive tenant-based Section 8 vouchers. Rents in the building would no longer be affordable and it is possible that if the new rents exceeded the limits allowed by the Los Angeles County Housing Authority, all the previous tenants would have to find new apartments somewhere else.

Table H-3.23: Estimated Costs for 76 At-Risk Units with Section 8 Contracts

Cost Estimate	Purchase Price	Rehab Cost	Total Per Unit	Total Cost Estimate	Sources
Low	\$130,000	\$25,000	\$155,000	\$11,780,000	75% Convention Mortgage 25% Equity (Redevelopment) Section 8 Project-Based contract
High	\$160,000	\$25,000	\$185,000	\$14,060,000	75% Convention Mortgage 25% Equity (Redevelopment) Section 8 Project-Based contract

Source: Karin Pally Associates

Tenants in the two bond-financed projects would not receive any assistance in relocating if the owners decide to convert to market rents. The scenario in Table H-3.23 would not apply to those units because there is not a Section 8 project-based contract to subsidize the rents. Purchase of the bond-financed units would have to be financed with tax credits plus a combination of local funds, grants if necessary, and a conventional mortgage. Table H-3.24 provides scenarios for purchase and rehabilitation of 36 bond-financed units using the low-income housing tax credit. The assumed market price for the units is \$130,000 per unit.

Table H-3.24: Estimated Costs for 36 At-Risk Units Using Tax Credits

Estimated Unit Cost	Replacement Cost	Sources
171,890	\$6,188,040	9% Tax Credit <u>Sources:</u> 35% First Mortgage 52% Local Equity (Redevelopment) 13% LP Capital Contribution
172,169	\$6,198,084	4% Tax Credit + Bond Finance <u>Sources</u> 37% First Mortgage 45% Local Equity (Redevelopment) 18% LP Capital Contribution

Source: Yasmin Tong and Karin Pally Associates

As shown in Table H-3.24, the estimated cost to purchase and rehabilitate the 36 bond-financed units would be \$6,188,040 if financed with 9% tax credits, and \$6,198,084 if financed with 4% tax credits. Because the subsidized units are included with market-rate units within the entire housing project, the actual purchase and rehabilitation cost would also include the market rate units in these buildings, which would have to be financed with a conventional mortgage.

Organizational Resources for Preservation or Replacement

- Public Agencies and Nonprofit Corporations

Federal and state law require that when owners of buildings with expiring federal subsidies decide to sell those buildings, they must offer the right of first refusal to nonprofit corporations capable of operating multi-family housing.

There are no nonprofit housing development corporations located in Santa Clarita. However, the City is working with a number of nonprofit organizations interested in developing affordable housing in Santa Clarita. Southern California Presbyterian Homes already owns and operates one project (Canterbury Village). Table H-3.25 lists nonprofit entities in Southern California that may be interested in either purchase and rehabilitation, or replacement of, at-risk subsidized units.

Table H-3.25: Nonprofit Housing Development Corporations

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 Devt. Asst.	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

- Other Organizational Resources

The two nonprofit organizations listed below provide information and technical assistance for preservation of at-risk housing to tenants, property owners, City staff, and other groups. Both these organizations have offices in the City of Los Angeles.

The California Housing Partnership Corporation (CHPC) is chartered by the State legislature to provide education and technical assistance concerning expiring uses to cities, nonprofit housing organizations, and tenants. CHPC has offices in Los Angeles and San Francisco. Staff at the Los Angeles office can be contacted at:

California Housing Partnership Corporation
800 Figueroa Street
Los Angeles, CA 90017
(213) 892-8775

The Coalition for Economic Survival, located in the City of Los Angeles, provides information and assistance on expiring use issues to tenants, nonprofit housing organizations and to City staff.

Larry Gross, Executive Director
Coalition for Economic Survival
514 Shatto Place, Suite 270
Los Angeles, California 90020
Telephone: (213) 252-4411
www.cesinaction.org

F. Energy and Water Conservation for Housing

The State of California has taken a strong stand on encouraging conservation of energy and water resources at the local level through adoption of conservation policies and programs. As further explained in the Conservation and Open Space Element of the General Plan, legislation was passed in 2006 setting limits on greenhouse gas emissions in order to address concerns about climate change. The State has also directed local agencies to adopt guidelines for water conservation in landscaping, and the California Building Code establishes building standards for low-flow plumbing fixtures and energy conservation in new construction.

With respect to resource conservation in housing development, the public benefits of saving water and energy, in terms of carbon reduction and maintaining water supplies, are supplemented by the benefits to individuals of saving money on utilities. Energy-conserving appliances, efficient heating and cooling systems, adequate insulation, and low-flow plumbing fixtures will yield significant long-term savings to both renters and homeowners, particularly with the higher cost of fuel experienced in 2008.

In response to State mandates and local concerns for resource conservation, the City has taken a number of steps to ensure that energy and water conservation are considered in approvals of new residential development. In the General Plan, the City has adopted wide-ranging policies to encourage environmentally responsible development (Conservation and Open Space Element). The City has adopted California Title 24 regulations for all new residential construction. Landscape plans are required to limit turf grass and use drought-resistant planting techniques. Energy-conserving appliances and lighting are required. The City encourages use of LEED (Leadership in Energy and Environmental Design) building techniques, and has received LEED certification on a public building.

Programs for Existing Development

The City of Santa Clarita currently offers the following programs for enhancing the energy efficiency of existing residential structures:

- AB 811:
In Partnership with the County of Los Angeles, the City of Santa Clarita is participating in the development of a program to use Assembly Bill 811 funds for a program that would provide energy audits, energy efficiency upgrades as well as installation of photovoltaic solar power systems on residential units for little or no out-of-pocket cost to the property owner. The City also maintains a directory of local solar installers and retailers providing residents quick and convenient access to qualified vendors in the Santa Clarita Valley.
- Community Energy Partnership/Energy Audits:
The Community Energy Partnership is an organization that brings resources and staff from the City, Southern California Edison, and the Energy Coalition to provide a variety of services throughout the community including free energy audits and retrofits.
- Federal Weatherization Program:
The City offers public outreach and information on the Federal Weatherization Program which offers as much as \$6,500 for income-qualified residents to receive energy efficiency upgrades to their home.
- ENERGY STAR® Products and Incentives:
The City offers public outreach and information on ENERGY STAR® products including a search tool that enables the user to locate local retailers of ENERGY STAR® products as well as a list of incentives and rebates offered for the purchase of specific energy efficient appliances and products.

Programs for New Development:

The City of Santa Clarita currently offers the following programs for new development. In addition to offering in-house programs, the City actively encourages the development community to take advantage of programs offered by Southern California Edison and the Southern California Gas Company.

- Community Character and Design Guidelines:
The Community Character and Design Guidelines is a document adopted by the City Council in March 24, 2009. The purpose of the document is to define a variety of “green” development policies that should be included in all new projects that require constructions. A portion of the guidelines define design elements for energy efficiency in residential, commercial, mixed use, industrial and business park. Requirements for single-family and multi-family developments can be found on the City’s website at: <http://www.santa-clarita.com/cityhall/cd/planning/archdesign.asp>
- California New Homes Project (CNHP):
The City of Santa Clarita partners with Southern California Edison in implementing the *California New Homes Project*. Through a combination of education, design assistance and financial support, the CAHP works with building and related industries to exceed compliance with the California Code of Regulations, Title 24, Part 6, 2008 Building

Energy Efficiency Standards for Residential and Nonresidential Buildings (Standards), to prepare builders for changes to the standards and create future pathways beyond compliance and traditional energy savings objectives. Participation is open to single-family, low and high rise multi-family residential new construction built within Southern California Edison's service territory. Information on the program can be found at: <http://www.sce.com/b-rs/bb/cali-new-homes/california-new-homes-program.htm>

- Sustainable Communities Program (SCP):
The City of Santa Clarita partners with Southern California Edison in implementing the *Sustainable Communities Program*. The SCP targets projects able to commit to energy efficiency goals at least 15% greater than Title 24 Energy Standards for single and multi-family residential projects. Certification to a recognized green building rating system (i.e. LEED-NC® Silver) is strongly encouraged. Information on the program can be found at: <http://www.sce-scp.com/ProjectCenter/Default.aspx?tabid=1721>

- Advanced Home Program (AHP):

The City of Santa Clarita partners with the Southern California Gas Company in implementing the AHP. The Performance-Based approach provides incentives for building homes that exceed the California Building Energy Efficiency Standards (Title 24) by at least 15 percent. These homes can also qualify for the ENERGY STAR® for homes label, which is widely recognized for energy efficiency. Information on the program can be found at: <http://www.socalgas.com/construction/ahp/>

Community-Based Energy Conservation Programs

On its website, the Southern California Gas Company, which provides services to Santa Clarita residential and commercial customers, offers a number of programs aimed at increasing energy efficiency. These include an energy and efficiency online survey and residential rebates for upgrading to energy efficient appliances or making energy efficient home improvements. Rebates are also available to owners of multi-family properties if they install certain energy efficient systems. Incentives for building new homes that exceed California Title 24 by 15% are offered to residential and commercial builders.

The power company, Southern California Edison (SCE), offers a wide variety of energy conservation programs. These programs include free home energy audits online and rebates on energy efficient appliances. SCE also has several programs to reduce rates for low-income households. SCE's website is www.sce.com.

ASSERT a Lancaster-based nonprofit organization, works with both Southern California Edison (SCE) and the Southern California Gas Company to provide weatherization programs to eligible low-income households in the City of Santa Clarita. Depending on income, a household may be able to obtain a new, energy efficient refrigerator through a program operated by SCE.

Publications on sustainable building practices for residential and commercial properties can be found on the website of Global Green at www.globalgreen.org. Global Green is a national nonprofit organization that works to educate the public about renewal energy sources and sustainable development practices.

Residences in the City of Santa Clarita are served by one water wholesaler, Castaic Lake Water Agency (CLWA), and three water purveyors including the Newhall County Water District (a division of CLWA), Santa Clarita Water Company and Valencia Water Company. All four have conservation information on their websites and urge customers to conserve water. Newhall County Water District offers a cash rebate for the installation of water efficient sprinklers.

IV. SPECIAL HOUSING NEEDS

Government Code Section 65583(1)(7) requires “An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farm workers, families with female heads of households and families and persons in need of emergency shelter.” This section of the element identifies special housing needs within the City of Santa Clarita.

A. Housing for the Elderly

Housing element law does not define “elderly.” Depending on the program or source, there are a number of different age cutoffs for “elderly” and “senior.” According to the U. S. Department of Housing and Urban Development (HUD) website, housing limited to older persons is exempt from the age discrimination provisions of the Fair Housing Act if:

- HUD has determined that the dwelling is specifically designed for and occupied by elderly persons under a federal, state or local government program; or
- It is occupied solely by persons who are age 62 or older; or
- It houses at least one person who is 55 or older in at least 80% of the occupied units, and adheres to a policy that demonstrates intent to house persons who are 55 or older.⁶

The HUD 202 program is the only federal housing finance program designed specifically for older persons. It limits eligibility to persons who are age 62 or older.

Prior to the dissolution of Redevelopment, California Health and Safety Code Section 33334.4 instructed redevelopment agencies that the Low and Moderate Income Housing Fund must be expended “to assist housing available to all age groups in at least the same proportion as the number of low-income households with a member under age 65 years to the total number of low-income households of the community as reported in the most recent census.” The dissolution process is still in progress, and it is unclear if or when the Low and Moderate Income Housing bond proceeds may become available for the City to use, and whether the original requirement for proportionality of expenditures based on age groups might still apply.

The issue of what age groups to include in the term “elderly” is important because the Housing Element asks jurisdictions to determine the needs of this age group for housing and asks whether the supply of housing is adequate to the need. In this document, the group “elderly” includes persons age 65 and older.

There were 16,732 persons aged 65 or older in 2011. Of these, 2,175 or 13% were 85 or older. As age increases after age 65, the proportion of men to women in the population drops. Overall, 42.1% of the age 65 and older population are male and 57.9% are female.

Between 2000 and 2006, the number of persons aged 65 and older increased by 2,176 persons. This represents a 20.2% increase in the proportion of the population that is age 65 and older. Countywide, during the same period, the population in this age group grew by 18.3%. As of 2011 there were 1741 persons in the City age 65 or older living below the poverty level, which represented 10% of the entire population 65 years or older and

⁶ <http://www.hud.gov/offices/ftheo/seniors/index.cfm>

Tenure

Of the persons 65 or older who identified themselves as heads of household, 5052, (73%) were homeowners and 1,853 were renters. While 54% of the renters had housing costs of 35% or more of their monthly income, only 26% of the owners had housing costs that high.

Income**Table H-4.1: Household Income of City Residents Persons Aged 65 and Older**

Income	Number	Percent
< \$14,999	881	12.8
\$15,000 to 24,999	1,265	18.3
\$25,000 to 39,999	1,598	23.1
\$40,000 to 49,999	489	7.1
\$50,000 to 74,999	929	13.5
\$75,000 to 99,999	988	14.3
\$100,000 to 149,999	583	8.4
\$150,000 to 199,999	50	0.7
\$200,000 or more	123	1.8
Total	6,909	100

Source: 2006 American Community Survey

Using the income limits for 2006 shown above in Table H-4.1, 31.1% of all senior households meet the criteria for very low or extremely low income and about 30.2% meet the criteria for low income (51% to 80% of median income). Altogether, in 2006, 38.2% of one-person senior households had incomes at or below 80% of median income. The income limits for two-person households are higher so even more households would meet the criteria.

Some lower-income seniors who qualify for a subsidized rental unit in Santa Clarita are having increasing difficulty paying the rent. There are several reasons for this: (1) costs for food, gas and medical care have increased sharply, and pensions and social security have not kept pace; (2) some affordable senior units, which are financed by tax credits are set at 60% rather than 50% of median income, making the rent on those units more expensive; (3) even subsidized rents are subject to annual increases, usually keyed to a standard index such as CPI.

Table H-4.2 provides data from the 2000 Census on the cost burdens of lower income elderly households in Santa Clarita.

Household Size

In 2006, 9,716 (77%) of the 12,631 persons age 65 or older lived in family households. Of these, more than half (4,363 persons), identified themselves as the head of household. Of the

2,668 persons living in non-family households, 1,853 (70%) were women living alone and 690 (26%) were men living alone.

Group Quarters

In 2006 there were 247 persons age 65 or older living in group quarters such as nursing homes.

Housing Costs

According to the Santa Clarita Valley Senior Center, more than 700 persons age 55 and older requested help with housing in 2007. Assistance provided can include help finding a low-cost unit, and help applying for a Section 8 voucher. However, according to the Los Angeles County Housing Authority, the waiting list for a Section 8 voucher is extensive and the wait time could be as much as two years.

Senior renters and home owners are considered to be "housing cost burdened" if they pay more than 30% of their household income for housing. Housing costs over 50% of the household income represent a severe housing cost burden.

Table H-4.2: Housing Cost Burden for Elderly Households in Santa Clarita in 2000

Housing Cost Burden	Elderly Renters	Elderly Owners	All Santa Clarita Households
Household Income <=30% MFI	554	314	2,602
Cost Burden > 30%	68.6%	76.1%	73.8%
Cost Burden > 50%	57.8%	65.8%	65.8%
Household Income >30% <=50% MFI	541	524	2,554
Cost Burden > 30%	76.3%	68.5%	85.7%
Cost Burden > 50%	58.8%	38.9%	63.7%
Household Income >=50% <=80% MFI	439	1,014	4,414
Cost Burden > 30%	65.8%	47.7%	69.3%
Cost Burden > 50%	8.0%	26.1%	32.4%

Source: HUD User CHAS Databook from Census 2000 data

Resources

There are 851 rental units in six rental properties in Santa Clarita restricted for those 55 and older (or, in the case of Canterbury Village, funded by a HUD 202, age 62 and older), with renter qualifications not to exceed 60% or 50% of median income. In all, there are 355 units with rents set at a level affordable to households at 50% of median income, of which 20 units are market-rate units whose tenants have Section 8 vouchers; 444 units with rents set at 60% of median income, three units with rents at 80% of median income.

Table H-4.3: Senior Rental Housing in Santa Clarita

Name of Project	Address and Phone	Units at 60%	Units at <50%	Total Units	Finance Source
Valencia Villas	24857 Singing Hills Drive Santa Clarita, CA 91355 (661- 259-3921)		76	76	221 (D) (4) Project-Based Section 8
Canterbury Village	S. Cal. Presbyterian Homes 23420 Avenida Rotella Santa Clarita, CA 91355 661-255-9797		64	64	HUD 202
Bouquet Canyon Seniors	26705 Bouquet Canyon Road Santa Clarita, CA 91350 661-297-346	264		264	Tax Credits
Canyon Country Seniors	Riverstone Residential 18701 Flying Tiger Drive Santa Clarita, CA 91351 661-251-2900	180	20	200	Tax Credits
Orchard Arms	Housing Authority of L.A. County 23520 Wiley Canyon Road Santa Clarita, CA 91355		182	182	
Whispering Oak Apartments for age 55 +	22816 Market Street Santa Clarita, CA 91321 661-259-1583		13	65	Market & tenant-based Section 8
Total Units		444	355	851	

Source: City of Santa Clarita and Karin Pally Associates

A search of the online database on the Community Care Licensing webpage of the California Department of Social Services in 2013 found 58 six person or less facilities licensed for residential care for the elderly, one licensed for 12 residents, one 99-person facility, and two facilities for over 140 elderly residents.. .

B. Housing for Disabled Persons

Needs

The 2011 ACS 1-Year Estimates indicate there are 14,851 persons in Santa Clarita with disabilities. Table H-4.4 shows the data for 2011 on persons with five different types of disabilities. It should be noted that many people may have more than one disability. For example, a person with a mental or physical disability may also have a self-care or employment disability. The largest category is that of persons with ambulatory disabilities.

Table H-4.4: Persons with Disabilities⁷

Type of Disability	Total with a Disability	Self-Care	Cognitive	Sensory (vision and hearing)	Ambulatory	Independent Living
Age						
5 to 17 years	734	146	686	382	47	N/A
18 to 64 years	7,677	1,693	3,034	2,673	4,048	3,027
65+ years	6,440	2,099	1,546	3,299	4,158	2,709
Total Disabled	14,851	3,938	5,266	5,402	6,354	5,736

Source: 2011 American Community Survey 1-year Estimates

Physical Disabilities

Persons with physical disabilities can be affected by a variety of housing issues, among which affordability and accessibility are some of the most frequent. They often need housing that is specially adapted to their needs with ramps, doors and turnarounds wide enough for wheelchairs, and with other adaptations for access. Income may also be an issue for persons with disabilities who are of working age. Persons whose only income is Supplemental Security Income may not be able to live independently as, according to staff at the Center for Independent Living, there are a limited number of rental units in the City affordable to individuals living on Supplemental Security Income (SSI), which is about \$866 per month in 2013.

The City has a procedure whereby property owners can request a reasonable accommodation to make changes in their property in order to make the property accessible for a disabled

⁷ The 2005 ACS definition of disability is based on three questions:

- (1) Does this person have any of the following long lasting-conditions: blindness, deafness, or a severe vision or hearing impairment? And (b) a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying?
- (2) Because of a physical, mental, or emotional condition lasting 6 months or more, does this person have difficulty in doing any of the following activities: (a) learning, remembering, or concentrating? And (b) dressing, bathing, or getting around inside the home?
- (3) Because of a physical mental, or emotional condition lasting 6 months or more, does this person have any difficult in doing any of the following activities: (a) going outside the home alone to shop or visit a doctor's office? (b) working at a job or business?

person. The Residential Rehabilitation Program provides grants for reasonable accessibility accommodations. The California Department of Housing and Community Development provide a model procedure, in its online document *Building Blocks for Effective Housing Elements* at http://www.hcd.ca.gov/hpd/housing_element/index.html.

Persons with Developmental Disabilities

Table H 4.5: Persons with Disabilities by Employment Status

Category	Number	% of Total Population
Age 16-64, Employed Persons with a Disability	3,593	2.0%
Age 16-64, Not Employed with a Disability (in the labor force)	769	.4%
Age 16-64, Not Employed with a Disability (not in the labor force)	7,677	4.3%
Persons Age 65+ with a Disability	3,315	1.8%
Total Persons with a Disability	15,534	8.7%
Total Population (Civilian Non-Institutional)	177,415	100%

Source: American Community Survey, 1-Year Estimates

Table H 4.6: Persons with Disabilities by Disability Type

	Number	% of Total Population
Total Disabled Ages 5-64	15,009	8.4%
Sensory Disability (hearing/vision)	3,622	2.0%
Cognitive Disability	3,720	2.0%
Ambulatory Disability	4,095	2.3%
Self-care Disability	1,839	1.0%
Independent Living Disability (Age 18-64)	3,027	1.7%
Total Disabilities for Ages 5-64	16,303	N/A
Total Disabled Ages 65 and Over	6,440	3.6%
Sensory Disability (hearing/vision)	3,229	1.8%
Cognitive Disability	1,460	.8%
Ambulatory Disability	4,158	2.3%
Self-care Disability	2,099	1.2%
Independent Living Disability	2,709	1.5%
Total Disabilities for Ages 65 and Over	13,655	N/A
Total Population	177,415	100%

Source: American Community Survey, 1-Year Estimates

The tables above specify the type and prevalence of disabilities of the residents of Santa Clarita. However, any particular individual may have more than one developmental disability. According to Section 4512 of the Welfare and Institutions Code a "Developmental Disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The North Los Angeles Regional Center (NLACRC) is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center, which is located in the City of Santa Clarita, is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

NLACRC provides housing for its developmentally disabled child and adult clients (called consumers) through contracts with residential facilities licensed by Community Care Licensing. NLACRC serves 1,977 consumers in and around Santa Clarita, including 781 adults and 1,196 children. Approximately 1,695 are located within the City zip codes. There are eight adult residential facilities that contract with NLACRC in Santa Clarita. Most of NLACRC's child clients live at home with their families.

Table H 4.7 from the NLACRC Santa Clarita Branch, charged by the State of California with the care of people with developmental disabilities, provides a closer look at the disabled population.

Table H 4.7 – Individuals with Disabilities by Age and Location, 2012

Zip Code Area	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	TOTAL
91390	58	30	54	26	19	187
91387	178	51	53	2	1	285
91355	117	52	65	4	2	240
91354	123	50	35	3	0	211
91351	123	55	97	6	1	282
91350	133	62	76	12	3	286
91321	114	32	51	4	3	204

NLACRC, Santa Clarita Branch

NLACRC does have consumers who live independently in their own apartments or in other types of rentals. Most of these have Supplemental Security Income (SSI) benefits and may also have some work earnings. They receive services from NLACRC services to assist them to live on their own. The SSI benefit for consumers in independent living in 2013 is \$866 per month.

NLACRC notes that there are seven small, home-based community care facilities in and around Santa Clarita which provide a supportive living environment for seniors and the developmentally disabled.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations 103 developmentally disabled residents.

Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

In order to assist in the housing needs for persons with Developmental Disabilities, the City will implement programs to coordinate housing activities and outreach with the Regional Center and, encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities (Programs H-5.4 and 5.5) .

Mental Illness

According to the Santa Clarita office of the Los Angeles County Department of Mental Health (DMH), the Santa Clarita DMH office serves 1,068 mentally ill clients. Housing is an issue for clients on Supplemental Security Income because they receive only \$866 per month. Clients who have Social Security Disability (SSDI) receive varying amounts based on what they paid into the system, and may be eligible for a supplement. Although some DMH clients are living in single-family homes, many clients live with family, share a rented apartment, or rent a room.

Like very low income seniors and disabled persons, mentally ill clients of DMH would benefit from an increase in HUD Section 202 and Section 811-financed housing and an increase in the number of Section 8 vouchers available.

Resources

Licensed facilities serving consumers of the NLACRC are described in the section on persons with developmental disabilities. For persons who are unable to live independently, there are five six-person facilities licensed for adult residential care listed on the Community Care Licensing web page of the California Department of Social Services. However, according to the Santa Clarita DMH office, there are no board and care facilities for the mentally ill in the Santa Clarita Valley. Although there are currently no supportive housing programs in Santa Clarita, nor are any being planned, there are several agencies, including A Community of Friends and Homes for Life Foundation that develop supportive housing countywide for persons with chronic mental illness; these agencies may be able to assist in developing a supportive housing project in Santa Clarita.

Supportive Housing

While the type of services they need may be different, persons with disabilities have some common characteristics: (1) their incomes may be low if the disability interferes with their ability to work or to work full-time, which in turn restricts their access to housing; and (2) they may need supportive services ranging from attendant care to case management, in order to live independently. Such services are expensive and, for those with lower incomes, the inclusion of such services in multi-family rental housing can be very cost-effective.

Government Code Section 50675.14 defines supportive housing as housing that has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health and Safety Code Section 53260. Senate Bill 2 requires zoning to treat supportive housing as a proposed residential use, subject only to those restrictions that apply to other residential uses of the same type in the same zone. The City has amended the UDC to allow supportive housing in all residential zones. The amendments were adopted by the City Council in 2009. Supportive housing programs are not subject to licensing requirements.

C. Housing for Large Households

Needs

Low-income, large families often live in units that are too small to provide adequate room and privacy for all family members, in order to be able to afford the rent. According to the 2000 Census, Santa Clarita had 7,476 households, including 1,962 renter households, with five or more household members. Unlike the City of Los Angeles where most rental units have two or

fewer bedrooms, Santa Clarita has an ample supply of larger rental units. In 2000 there were 3,111 rental units with three or more bedrooms.

The U.S. Census considers a housing unit overcrowded if there are between 1.01 and 1.5 persons per room. A unit is considered severely overcrowded if there are more than 1.51 persons per room. Kitchens, living rooms, and bedrooms all count as rooms, but bathrooms do not. A two-bedroom apartment occupied by six persons would be considered overcrowded. If occupied by seven people it would be severely overcrowded. As might be expected based on the recent development of much of its housing stock, overcrowding is less common in Santa Clarita than in the County as a whole. In Santa Clarita, based on the American Community Survey 1-Year Estimates, in 2011, 10.2% of rental units were overcrowded and an additional .9% was severely overcrowded.

Even though the City of Santa Clarita has more large units than large households, overcrowding conditions still exist due to the gap between income and rent. According to the 2000 Census, 16.6% of 1,962 renter households with five or more household members, and 7.6% of 5,514 owner households with five or more household members, were paying 50% or more of their income for housing costs.

There are not enough large subsidized housing units in Santa Clarita to meet the needs of larger lower income families and seniors. The City does not have its own housing authority so Santa Clarita residents must apply to the County of Los Angeles Housing Authority for Section 8 vouchers. Compared to the enormous need for housing assistance Countywide, the County Housing Authority has very few vouchers and waiting lists are several years long. In addition, median rents in Santa Clarita exceed the rent limits imposed by the Section 8 program, because Santa Clarita's housing costs are higher than that of Countywide.

Resources

There are 444 subsidized units for low and very low income families within the City.

D. Housing for Farm Workers

Data on employment by industry and occupation from the 2000 Census and the 2006 American Community Survey is provided in Tables H-3.5 and H-3.6. The 2000 data on employment by occupation shows that only 16 people were employed in the combined fields of agriculture, forestry, fishing, and mining. There is no way to tell from the data whether any of these 16 people was employed as a farm worker, since this occupational category could also include agronomists, forestry experts, and similar occupations. Most of the remaining agriculture in Los Angeles County is in the Antelope Valley. There are only four farms left in the Santa Clarita Valley area, and no working farms within Santa Clarita's city limits. If there are any farm workers living in the City, they would have the same needs as other persons with similar incomes. Since there is no population of farm workers identified as a special needs group in the City, it is assumed for purposes of the Housing Element that the needs of any possible members of this group have been addressed in sections of the element dealing with other residents, based on income levels or other special needs.

E. Housing for Female-Headed Households

Needs

According to the 2006 ACS, there are 4,934 female-headed family households in Santa Clarita, of which 2,160 households (44%) are renters. There are another 3,332 family households headed by men with no wife present. Of these 1,999, or 60%, are owners and 40% are renters.

Median income for families with female householders is lower than that for any other type of family. ACS table B19126 shows that female-headed families with children under age 18 have a median income of \$39,465 while single male-headed families with children have a median income of \$60,205. In Santa Clarita, with a median household income of \$75,917 in 2006, female-headed households have just over half (52%) of the overall median income.

Resources

Single Mothers Outreach (SMO) confirms that its nonprofit program provides services that include food and clothing to about 30 women per month. SMO clients are divorced or separated women with children whose incomes are high enough that they are not eligible for public assistance such as Temporary Assistance to Needy Families (TANF), yet low enough that they do not have enough money to meet their families' basic needs.

Families eligible for public assistance can obtain help at the Santa Clarita District Office of the Department of Public Social Services (DPSS). Services for low income families and individuals are also provided by the Santa Clarita Valley Service Center, a multi-service center operated by the Los Angeles County Department of Community and Senior Citizens Services.

A network of Santa Clarita churches works with the public sector social service agencies to provide assistance to impoverished families and individuals, as church resources permit.

There are 444 subsidized units in Santa Clarita available for low- and very-low income families, but vacancies in these apartment buildings are rare and only 174 units have rents that are affordable to families with 50% of median income. Another 270 have rents set at 60% of median income. There are not enough subsidized units to meet the needs of families who are rent-burdened.

F. Families and Individuals in Need of Emergency and Transitional Shelter

The City of Santa Clarita is situated in the County Service Planning Area 2 (SPA2), which also includes:

- a. The areas north along the Interstate 5 to the Kern County boundary;
- b. All of the San Fernando Valley and west on the 101 Freeway to the Ventura County boundary; and
- c. Burbank, Glendale, La Canada/Flintridge, San Fernando, and the areas at the foot of the San Gabriel Mountains.

The population of SPA 2 is estimated by the County Department of Mental Health at just over two million. The City of Santa Clarita represents 8.8% of the SPA 2 population (\$177,045).

The County of Los Angeles 2007 homeless count estimated that SPA 2 had 6,411 homeless. Using the 8.8% figure for the proportion of SPA 2 homeless in Santa Clarita, it is estimated that

Santa Clarita may have up to 564 homeless. This is currently the only information that is available to determine the number of homeless persons.

The Santa Clarita Community Development Corporation (SCCDC) operates a Cold Weather Shelter in Santa Clarita during the winter months. Data provided by SCCDC shows that during the winter of 2012-2013, shelter was provided to a total of 224 homeless persons including members of 10 homeless families. Tables H-4.8, H-4.9 and H-4.10 provide data on the client type, age and race or ethnicity of the people who used the winter shelter and its daytime case management program. There were 151 single adult males and 36 single adult females during the shelter season. Ten families with 20 children under age 18 also used the program. There were also 25 youth ages 18 to 24. Over one-third (35.7%) were age 25 to 44 and another 24.6% were age 45 to 54. The majority (59.5%) of clients were White, 18% were Latino, and 10% were African American. There were eight clients who identified themselves as either American Indian or Alaska Native.

In the 2011-2012 winter shelter period, the Santa Clarita Emergency Winter Shelter housed 254 persons, including 19 families with 32 children.

The 2012-2013 winter shelter period saw an decrease in the number of persons utilizing the Santa Clarita Emergency Winter Shelter from the previous year.

Table H-4.8: Number of Homeless Clients in 2012-2013 Winter Shelter

Client Type	Shelter Number
Single Adult Males	151
Single Adult Females	36
Families	10
Adult Family members	17
Child Family members	20
Unduplicated Total	224

Source: Santa Clarita Community Development Corporation

Table H-4.9: Age of Homeless Clients in 2012-2013 Winter Shelter

Age	Number	Percent
Children 17 and under	20	9.7
Youth 18 to 24	25	12.0
25-44	74	35.7
45-54	51	24.6
55-61	29	14.0
62 +	8	3.9
Total	207	

Source: Santa Clarita Community Development Corporation

Table H-4.10: Race/Ethnicity of Homeless Clients in 2012-2013 Winter Shelter

Race/Ethnicity	Number	Percent
American Indian or Alaska Native	8	3.7
Asian	0	0
Black or African American	21	10.3
Native Hawaiian or other Pacific Islander	0	0
Latino or Hispanic	39	18.0
White	149	68.7
Total (children not included)	217	

Source: Santa Clarita Community Development Corporation

There is no emergency shelter in the City of Santa Clarita that is open 12 months a year. During the winter months (December through March 15), the Santa Clarita Community Development Corporation operates a Cold Weather Shelter funded by the Los Angeles Homeless Services Authority (LAHSA) on a site approved only for temporary use. In an agreement with the City of Santa Clarita, the site must be rotated every three years to a different location. Currently, there are no known transitional or supportive housing units for either individuals or families in the City limits.

On April 28, 2009, the City of Santa Clarita adopted an ordinance that allows transitional and supportive housing in all residential zones. In approving this ordinance, the City of Santa Clarita identified three areas where homeless shelters would be permitted by right. The three areas include the Valencia Industrial Center, Rye Canyon Business Park, and areas of the Centre Pointe Business Park. These three areas comprise approximately 416 acres within the City and are located in primarily developed areas. These areas are primarily built-out with industrial and commercial uses with approximately 20% of the area vacant. There are existing hotels, schools, and government buildings in the project area with residential uses and residentially zoned lands adjacent. The lot size ranges from under a half an acre to over 25 acres in size. The methodology for selecting these areas is as follows:

- The identified area is supported by resources such as public transit, trails, and proximity to major employment centers;
- They are located along major corridors in the City allowing for easy access for patrons;
- The areas allow for commercial developments that could easily accommodate the building and lot size required for a homeless shelter with an FAR of 1:1; and
- The location is not adjacent to residences and schools.

Resources and Solutions

The SCCDC Emergency Winter Shelter operates from about December 1 to March 15 each year. The Emergency Winter Shelter provides overnight shelter, food, clothing, medical and mental health services as well as other assistance and referrals. The shelter is not open during the day. Daytime case management for shelter residents and for homeless families is provided through a contract with another service provider at Bethlehem Church. Families who comply with case management objectives can receive motel vouchers for up to one month.

In 2008, Lutheran Social Services, which has an office in Canyon Country, will also provide motel vouchers for homeless families in Santa Clarita. This effort will supplement services provided at the Emergency Winter Shelter, which is open only between December and March and is not open during the day. The voucher provides up to 90 days of shelter. Lutheran Social Services will provide vouchers for up to 90 days of shelter for up to five families per month; if each family uses the vouchers for the maximum of 90 days, the vouchers will assist 20 families per year.

Eviction Prevention Services

Lutheran Social Services operates an eviction prevention program, providing one-time payments to assist with housing costs in order to help families with short-term cash-flow problems stay in their homes. Moving costs can also be provided under this program for households who need to move to a lower-cost apartment.

DPSS Homeless Assistance Program

The Department of Public Social Services continues to provide one-time homeless assistance to families eligible for CalWorks. Covered expenses include up to 16 days in a motel and move-in costs for permanent rental housing. Funds are also available to prevent eviction by paying two months of overdue rent or mortgage payments

V. PROJECTED HOUSING NEEDS AND SUITABLE SITES**A. Regional Housing Needs Assessment***Future Housing Needs*

California housing element law requires regional Councils of Governments (COGs) throughout the State to periodically make projections of anticipated growth in employment and population within the area they serve. Based on this projection, the COGs calculate a fair share of the need for new housing in each jurisdiction of their member counties. The projected housing needs generated from this process are known as the Regional Housing Needs Assessment (RHNA). Each city or county in a COG planning region must ensure that its housing element is consistent with the RHNA prepared by that COG, and must identify sufficient land in the General Plan land use element, appropriately zoned, to accommodate the housing growth estimated by the RHNA.

The City of Santa Clarita is located within the COG planning area of the Southern California Association of Governments (SCAG), which includes the counties of Ventura, Los Angeles, San Bernardino, Riverside, Orange, and Imperial. In 2012, SCAG calculated the Regional Housing Needs Assessment, (RHNA) for its six-county region, assigning a portion of future housing units at four income levels to each city and county in the planning region, including the City of Santa Clarita. Like other cities in the SCAG region, Santa Clarita must identify sufficient land, appropriately zoned, to accommodate the housing growth within the City as estimated by SCAG.

For the housing element planning period between October 2013 to September 2021, SCAG has estimated the number of new housing units needed in Santa Clarita to meet its fair share of the region's housing needs, through the RHNA process, as shown on Table H-5.1. These estimates include not only the total number of new units needed (8,322), but a breakdown by income level for very low, low, moderate, and above moderate households.

California Housing Element Law Section 65583 a (1) also requires the jurisdiction to estimate the future needs of extremely low income households. This number may either be estimated from census data or the jurisdiction may presume that 50% of its allocation of very low income households will qualify as extremely low income. The City of Santa Clarita will presume that the estimated need for very low income units will include 1,104 units (50% of very low income units) affordable to extremely low income households.

Table H-5.1: Santa Clarita Housing Needs Regional Housing Needs Assessment, 2013-2021

Income Level	Number of Units	Percent
Very Low (50% or less of median)	2,208	26.5%
Low (51% to 80% of median)	1,315	15.8%
Moderate (80% to 120% of median)	1,410	16.9%
Above Moderate (>120% of median)	3,389	40.7%
Total	8,322	100%

Source: Southern California Association of Governments

Area median income in Los Angeles County in 2008 has been determined by the U.S. Department of Housing and Community Development (HUD) to be \$61,900. According to guidelines published annually by HUD, an extremely low income family of four in the Los Angeles Metropolitan Statistical Area earns \$24,850 or less, a very low income family of four is one that earns no more than \$41,400, while a low-income family of the same size earns up to \$66,250.

During the previous housing element period (1998 to 2005), an additional 828 units were constructed within the City limits. Between 2006 and 2012, new construction in Santa Clarita met 9% of the City's RHNA allocation.

The 2007-08 economic down-turns have substantially slowed new housing construction within the City. Many housing developers have put a hold on construction of approved subdivisions. Although home sales have recovered somewhat in Southern California during the last year (Data Quick News reported a 13.8% gain in sales during August 2008 over the same time last year), home prices have not rebounded, and sales within Los Angeles County were down by 3.2%. With housing prices flat or falling, the cost of construction rising, and tightening restrictions on lending, several local homebuilders have indicated to staff that new housing construction may be delayed through 2010 and beyond.

However, since the City does not produce new housing units itself, but can only establish suitable zoning and facilitate the permitting process for builders, actual housing production is a function of market factors beyond the City's control. For planning purposes, the City's efforts to ensure that adequate sites are zoned for production of housing to meet the RHNA numbers and its good faith efforts to identify and remove constraints on housing development, are sufficient to meet State requirements.

B. Adequate Sites Analysis

State Requirements for Adequate Sites

California Government Code Section 65883(a)(3) requires that housing elements include an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment, and an analysis of the zoning and infrastructure available to serve these sites. This inventory is used to identify sites that can be feasibly developed for housing within the planning period in order to meet the Regional Housing Needs Allocation

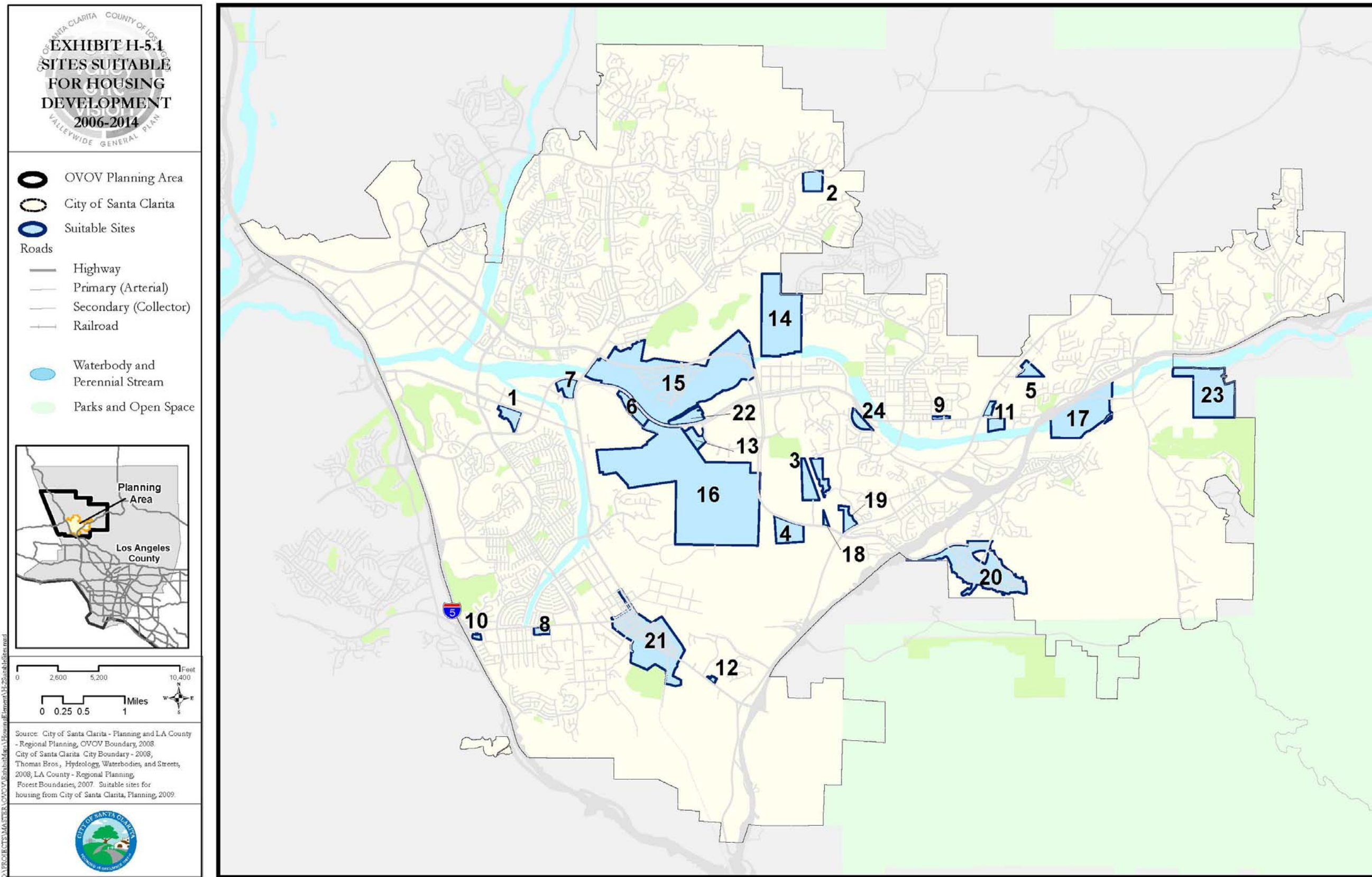
(RHNA). This section of the Housing Element contains the required inventory of adequate sites for new housing that can be developed to meet the City's housing needs within the planning period.

Available Land Inventory for Housing within the City of Santa Clarita

In evaluating sites suitable for new housing units, potential development constraints such as slopes, ridgelines, fault and flood hazards, environmental resources, access, availability of infrastructure, and other property characteristics were evaluated to ensure that each site can feasibly support the number of potential dwelling units allocated to it. Housing sites were also evaluated based on proximity to public transit and support services for residents, such as neighborhood commercial uses, schools, and parks. Potential residential sites include vacant and underutilized land that is currently zoned for residential or mixed uses, and land within pending specific plans that will be designated for residential uses. The sites identified for new housing are shown on Exhibit H-5.1; they include 24 separate areas which are labeled by number. A brief description of each site suitable for future housing development is provided below:

It should be noted that based upon information contained in the various elements of the General Plan and associated Environmental Impact Report, adequate capacity exists for both domestic water and sewage services during the program years of this Element.

Additional information and attributes regarding each of the described parcels, including an aerial photograph for each site, is contained in the appendix for this element.



Housing Site 1 is located in the community of Valencia, on the south side of Magic Mountain Parkway west of Citrus Street, and contains 28.2 acres. Based on the OVOV land use map designation of Regional Commercial (RC) (18-50 units/acre) and the inclusion of the density bonus, a total of 1,760 units could be built on the project site. A realistic estimate of units to be built on Site 1 is 450 units. The current zoning of Regional Commercial allows for multi-family dwellings at a density up to 50 units/acre.

Assessor Parcel Numbers: 2861-058-058, 2861-059-038, 2861-059-037, 2861-059-039, 2861-059-042, 2861-059-045, 2861-058-014, 2861-058-049, 2861-058-050, 2861-058-051, 2861-058-052, 2861-058-053, 2861-058-054, 2861-058-055, 2861-058-056

The site is currently vacant and occupied by a parking lot for the existing shopping mall. This area is not utilized for parking of the existing regional mall. Major portions of the site are currently used for temporary uses such as carnivals, construction staging for materials, recreational vehicle show and off-site parking for various uses. In addition, the property owner has presented conceptual plans to the City highlighting residential uses in this location. The site is currently under a single ownership. In addition, there is currently existing residential and mixed use developments in the general area with densities over 40 units per acre including the Madison mixed use project. As an infill site, all infrastructure is available to the property and the site is readily developable. The site is suitable for very low and low-income units. Facilities in this area include the McBean Transfer Station, a pedestrian paseo system, and the City of Santa Clarita and County of Los Angeles Civic Center. The City of Santa Clarita and Los Angeles County are in discussions regarding developing a strategic plan for this area that would include upgrading City and County facilities and providing provisions for housing opportunities in the area.

Housing Site 2 is located on the north side of the City in Bouquet Canyon, and contains one vacant 36.3-acre parcel on the west side of Bouquet Canyon Road, south of Copper Hill Drive. The Urban Residential 5 (UR-5) General Plan designation allows 18-30 units/acre. This classification along with the density bonus allowances would allow for up to 1,360 units. However, based on the site's topography, floodway and other constraints, an estimated 300 units may be reasonably accommodated on the property. The current zoning is Urban Residential 5, which allows up to 30 units per acre.

Assessor Parcel Number: 2812-008-022, 2812-008-008

The site is currently vacant and under a single ownership. The site contains one house that is approximately 50 years old that could easily be accommodated within the development of the site. The area around the project site is located in an area that has seen minimal development as it was built prior to the City's incorporation in 1987. However, in the areas to the east and south, there are existing group quarters and multi-family development with over 20 units per acre. In addition, there are existing approvals in the general area for additional multi-family units exceeding this density. All needed infrastructure is available to the property and the majority of the site is readily developable. The site is suitable for very low and low-income units. Discussions for developing the site have occurred with the property owners over the last decade.

Housing Site 3 is located in the community of Canyon Country, generally southwest of the western terminus of Via Princessa. This vacant site contains 66.8 acres, with a General Plan designation of Urban Residential-5 (UR-5) (18-30 units/acre). The General Plan would allow approximately 2,500 units with the density bonus provisions. The site has hillside topography and lacks urban infrastructure. The General Plan calls for Via Princessa to be extended to facilitate development of this property and the City has certified an EIR for this roadway extension and is currently seeking funding for the project. Based on site conditions, it is estimated that a maximum of 700 units may be accommodated on Site 3, which may include very low and low-income units. The current zoning is Urban Residential 5, which allows up to 30 units per acre.

Assessor Parcel Numbers: 2836-014-057, 2836-014-056

This vacant site is under the ownership of two entities at this time. It is located adjacent to the City's sports complex and a high school and there are attached and detached condominiums in proximity to the site. However, both properties are dependent on each other for infrastructure improvements to build the project. Both property owners have previously contacted the City regarding development of the site.

Housing Site 4 is located on the south side of Golden Valley Road, approximately one mile west of Sierra Highway. This vacant 58.4-acre site is designated Urban Residential-5 (UR-5) (18-30 units/acre). Under the General Plan and with density bonuses, the project site would allow approximately 2,200 units. The property contains hillsides and existing oil wells which will affect ultimate residential density. It is estimated that up to 850 units may be built on the site. All urban infrastructure needed to support development is available to the property, and the site is suitable for very low and low income units. The current zoning is Urban Residential-5 (UR-5), which allows up to 30 units per acre, with an overlay of MOCA – Mineral and Oil Conservation Area.

Assessor Parcel Numbers: 2836-013-135, 2836-013-173, 2836-013-911, 2836-013-912,

Currently, there are only a limited number of extracting oil wells and they are focused on the west side, therefore there is enough space to fit the units in without too much disruption to the wells. A number of the existing wells are injector wells (basically injecting steam or water into the ground to loosen up the remaining oil deposits) which are not as much of a nuisance as the extraction wells. There are a number of the wells being abandoned by the State in the area. This site is currently owned by a non-profit agency that acquires properties for a local school district. This property is excess land from a high school which is located adjacent to the site. The property owners have spoken to the City about the possibility of utilizing the site for the placement of workforce housing that would be affordable, especially to entry-level instructors. The agency requested that the U-5 land use category be placed on this site.

Housing Site 5 is located in the northeastern portion of the City, east of Sierra Highway and north of Soledad Canyon Road. This primarily vacant 26.1-acre site is designated Urban Residential-5 (UR-5) (18-30 units/acre). The General Plan, with density bonus provisions, would allow over 750 units. Based on hillside topography, it is estimated that the site could accommodate a maximum of 200 units, including very-low and low-income units. Infrastructure is available to support development of the site. The current zoning is Urban Residential-5 (UR-5) (30 units/acre).

Assessor Parcel Numbers: 2839-020-001, 2839-020-002, 2939-020-003, 2839-020-004, 2839-020-005, 2839-020-008, 2839-020-009, 2839-020-010, 2839-020-011, 2839-020-012, 2839-021-006, 2839-020-006, 2839-020-007, 2839-020-005, 2839-021-009, 2839-020-004, 2839-020-003, 2839-021-010, 2839-021-016, 2839-021-018

These vacant parcels are located in an area that would be ready for development since sewer facilities were recently brought to the area. There are existing attached housing units adjacent to the site with densities that allow for these types of housing opportunities. The area has been identified as a possible candidate for the use of CDBG funds to pay for additional infrastructure improvements. An entitlement was previously filed on a portion of the site.

Housing Site 6 is located on the south side of Soledad Canyon Road, approximately one mile east of Bouquet Canyon Road. This underutilized 35.1-acre site is designated Mixed Use-Corridor (MX-C) (18-30 units/acre). The General Plan with inclusion of the density bonus provisions would allow over 1,300 residential units on the site. The property contains an idled auto speedway and is primarily flat. The site is adjacent to a Metrolink commuter rail station. It is estimated that up to 450 units may realistically be built on the site. All urban infrastructure needed to support development is available to the property, and the site is suitable for very-low and low-income units. The current zoning is Mixed Use-Corridor (MX-C) (18-30 units/acre).

Assessor Parcel Numbers: 2836-011-018

This single ownership site is adjacent to the Metrolink station and major transportation route and is only used on a limited basis. The representatives for the land, which is long-time family owned, have been in contact with the City of Santa Clarita discussing the possibility of development in the future. The location has all of the attributes for development of residential units.

Housing Site 7 is located on the southwest intersection of Bouquet Canyon Road and Valencia Boulevard. This existing 27.4-acre site is designated Mixed Use-Corridor (MX-C) (18-30 units/acre). The General Plan, with the inclusion of the density bonus, would allow over 1,025 units on the project site. The property is currently flat and contains existing commercial development including a nursery. The site is traversed by an earthquake fault and regional water transmission line which will affect ultimate residential density. It is estimated that up to 250 units may be built on the site. All urban infrastructure needed to support development is available to the property, and the site is suitable for very-low and low-income units. The current zoning is Mixed Use-Corridor (MX-C) (18-30 units/acre).

Assessor Parcel Numbers: 2811-002-014, 2811-002-069, 2811-002-272, 2811-002-274, 2811-002-276

The site could support residential units while maintaining the majority of the existing commercial development. One of the principal property owners has contacted the City regarding the

redevelopment of the site as a mixed-use project. The site is located near the Metrolink station and other transit and transportation routes.

Housing Site 8 is located on the south side of Lyons Avenue, approximately two miles east of Interstate 5. This 11.6-acre site is designated Mixed Use-Corridor (MX-C) (18-30 units/acre). According to the new General Plan, 435 units, using the density bonus provisions, are allowed on the project site. The property contains an existing shopping center and bowling alley. A large portion of the site is occupied with a defunct movie theatre that is still occasionally used for assembly uses. It is estimated that up to 150 units may realistically be built on the site. All urban infrastructure needed to support development is available to the property, and the site is suitable for very-low and low-income units. The current zoning is Corridor Plan (18-30 units/acre).

Assessor Parcel Numbers: 2829-007-048, 2830-001-015, 2830-001-025, 2830-001-027, 2830-001-029, 2830-001-036, 830-001-037, 2830-001-038, 2830-001-039, 2830-001-041, 2830-001-042, 2830-001-043, 2830-001-051, 2830-001-208, 2830-001-209, 2830-001-214.

The commercial project site would lend itself to mixed-use development. The site is located adjacent to a City park, elementary school and other services. Adjacent to the site on two sides are higher density condominium projects. The site is currently able to accommodate multiple pedestrian and vehicular access points. The existing facilities were part of the first major commercial center in the General Plan area and is toward the end of the building's useful life cycle.

Housing Site 9 is located on the north side of Soledad Canyon Road, approximately one mile west of Sierra Highway. The 5.4-acre site is currently developed with various retail uses in a strip commercial configuration. The site is designated Mixed Use-Corridor (MX-C) (18-30 units/acre). The General Plan would allow over 200 units with the density bonus provisions allowed by the State. It is estimated that up to 75 units may be realistically built on the site. All urban infrastructure needed to support development is available to the property, and the site is suitable for very-low and low-income units. The current zoning is Mixed Use-Corridor (MX-C) (18-30 units/acre).

Assessor Parcel Numbers: 2803-032-001, 2803-032-025, 2803-032-034, 2803-032-35, 2803-032-042, 2803-032-043.

Given that the frontage of the site is on a major roadway corridor and the fact that there is over 60% percent of the building square footage is vacant, a mixed-use development would be a logical choice on this location. The project is located on a major transportation corridor and is adjacent to commercial, medical and entertainment services. The project site is in close proximity to a new community college campus and this site would be a logical location for student and staff housing alternatives. In addition, the high voltage electrical transmission lines along the frontage of the site were recently placed underground. The City has identified this corridor for revitalization.

Housing Site 10 is located on the south side of Lyons Avenue, adjacent to Interstate 5. This 3.9-acre site is designated Mixed Use-Corridor (MX-C) (18-30 units/acre). The property contains an isolated commercial shopping center with limited access. The General Plan would allow approximately 150 units to be built on the site. It is estimated that up to 90 units may be

built on the site. All urban infrastructure needed to support development is available to the property, and the site is suitable for very-low and low-income units. The zoning is Corridor Plan CCP) (18-30 units/acre).

Assessor Parcel Numbers: 2825-015-015

Due to the lack of highway frontage, proximity to Interstate 5 and single ownership, the site is an excellent candidate to support residential units with a mixed use component. The site has a number of vacant units and its sitting limits the amount of long term tenants. In addition, the site lends itself to residential uses based upon its close proximity to a major freeway corridor, it is set back from the road network and the built environment surrounding the site.

Housing Site 11 is located on both the north and south side of Soledad Canyon Road, east of the intersection of Sierra Highway. The site is 29.4-acre and contains a number of older and vacant commercial uses in addition to an existing small mobile home park. The site is designated Mixed Use-Corridor (MX-C) (18-30 units/acre). The General Plan would allow over 1,100 residential units to be built on the properties. The property contains a floodway which will affect ultimate residential density. It is estimated that up to 275 units may be realistically built on the site. All urban infrastructure needed to support development is available to the property, and the site is suitable for very-low and low-income units. The current zoning is Mixed Use-Corridor (MX-C) (18-30 units/acre).

Assessor Parcel Numbers: 2844-003-005, 2844-003-004, 2844-003-006, 2844-003-006, 2844-003-009, 2844-003-003, 2844-003-902, 2844-005-028, 2844-005-020, 2844-005-016, 2844-001-056, 2844-001-056, 2844-001-024, 2844-001-026, 2844-001-804, 2844-001-038, 2844-001-063, 2844-001-046, 2844-001-072, 2844-001-068, 2844-001-033, 2844-001-032

This site has multiple property owners, however, the City of Santa Clarita has facilitated a series of meetings with these property owners to possibly combine the properties into one master plan area. Once the housing market rebounds, the project should move forward. The plan would focus on mixed use and could contain income-restricted uses.

Housing Site 12 is located on the north side of Newhall Avenue, approximately two miles west of Sierra Highway. This site is designated Community Commercial (CC) with a Mixed Use-Overlay (minimum 18 units/acre). The general plan would allow 138 units to be built on the site with the allowable density bonus provisions. The 3.7-acre property contains oak trees with an existing commercial center, park-and-ride lot and vacant land which will affect ultimate residential density. It is estimated that up to 65 units may be built on the site. All urban infrastructure needed to support development is available to the property, and the site is suitable for very-low and low-income units. The current zoning is Community Commercial (CC) with a Mixed Use Overlay (MU) which requires a minimum of 18 units per acre.

Assessor Parcel Numbers: 2833-016-037, 2833-016-044, 2833-016-900.

The project was divided into two phases for the site. The first phase, a 1.62-acre former Caltrans park and ride lot, was approved for development of 30 very-low to low income units by the Planning Commission in July of 2011. Initially funding was to be from Redevelopment Agency funds, but with the demise of Redevelopment, the project is on hold until additional funding could be found. The rest of the project site is partially owned by the City and an additional 31 very-low to low income units could be built once additional funding is secured.

Housing Site 13 is located on Centre Pointe Parkway, south of Soledad Canyon Road. The 22.8-acre site is approved for 87 single family homes. The nonprofit applicant, Habitat for Humanity, is building the project for veterans and the units will meet the criteria for very-low and low as part of the federal loan requirements. Construction is expected to begin in late 2014.

Tentative Tract 070239

Housing Site 14 is located in Canyon Country, generally north of the Santa Clara River at the future Newhall Ranch Road. The site is vacant and consists of 263.71 acres. Designated as Urban Residential-3 (6-11 du/ac) on the Land Use Map, the site can accommodate approximately 500 units based on its hillside topography. A development entitlement has been approved on this property allowing 380 multi-family units and 119 single-family units. These multi-family units are proposed to be sold at the moderate range, although they are not restricted by covenant to remain affordable. All urban infrastructures are available to support residential development. The current zoning of Urban Residential-3 (UR3) (11 units/acre) allows for the approved development.

Tentative Tract 60258

Housing Site 15 is located north of the Santa Clara River, extending between Bouquet Canyon Road and future Golden Valley Road, and includes 698.4 acres designated as Urban Residential-3 (6-11 units/acre). This site was previously subdivided and is approved for 657 multi-family residential and 439 single-family residential homes, of which 290 single family residential units have been built. The site is served with all infrastructure capacity to support the approved housing project. Environmental constraints on the site, which include hillsides, riparian areas near the river, archeological resources, and oak tree woodlands, have been mitigated pursuant to an approved environmental document. Some housing units in Site 15 are expected to be priced at the range of moderate-income households, although no units have been restricted by covenant to remain affordable. The current zoning is Urban Residential-3 (UR-3), which allows up to 11 units per acre.

Tentative Tract 53425

Housing Site 16 consists of approximately 1,000 acres and is designated as Specific Plan on the Land Use Map. The site, known as Whittaker-Bermite, generally extends south of Soledad Canyon Road between Golden Valley Road and Railroad Avenue, and is currently vacant. The site was historically used as munitions manufacturing facility and ceased operations in the mid-1980's. Since that time, clean-up has been occurring under the review of DTSC. Portions of the site have already been deemed cleaned. Remediation continues on other portions of the site. It is envisioned that construction could begin on the site in the next 3-4 years. A specific plan (the Porta Bella Specific Plan) has been approved for the site which allows a maximum of 2,911 dwelling units. The presence of hillsides, oak trees and other environmental factors were considered in the environmental document prepared for that project. Housing units in Site 16 are expected to be priced at the range of moderate-income households, although no units have been restricted by covenant to remain affordable. Urban infrastructure will need to be extended to this site to support future residential development. It is envisioned that the existing plan will be revised to possibly allow for additional units. With this revision, it is expected that additional units will be requested including allowances for approximately 350 low and very-low units. The current zoning is Specific Plan to reflect the adopted Porta Bella Specific Plan.

Tentative Tract 51599

Housing Site 17 is located between State Route 14 and Sand Canyon and north of the Union Pacific railroad lines. The site consists of 185 acres and is included in the Vista Canyon Specific Plan. The general plan and zoning designation for the site is Specific Plan (SP). The project site is approved for 1,091 residential units with a combination of low, moderate and market rate housing types. The project is proposing to construct a Metrolink commuter rail station on the project site and thereby creating a transit friendly project. No additional land use entitlements are required from the City for this development.

Tentative Tract 69164

Housing Site 18 consists of 4.2 acres located on the north side of Golden Valley Road, west of Sierra Highway. The property is designated as Mixed Use-Neighborhood (MX-N) on the Land Use Map (6-18 units/acre). The site is currently vacant and all urban infrastructure is available to serve future residential development. No site constraints were identified. Nine single-family homes have been approved on this site, available to market-rate buyers. The current zoning is Mixed Use-Neighborhood (MX-N) (18 units/acre), and no zone change is required for development.

Tentative Tract 67374

Housing Site 19 consists of 5.14 acres designated as Urban Residential-3 (6-11 units/acre) on the land use map. The site is located on the west side of Sierra Highway, north of Golden Valley Road, and has been approved for construction of 111 multi-family dwellings, of which 12 units were constructed prior to this update. All infrastructure has been provided to the site and constraints were addressed during project design. The site is currently zoned Urban Residential-3 (11 units/acre) and no zone change is required. These units will meet RHNA requirements for moderate units.

Tract 53419

Housing Site 20 contains approximately 300 acres designated as Urban Residential-2 (5 units/acre) on the land use map. The site contains hillsides and oak trees which affect potential residential density. The Site is located adjacent to Golden Valley Road at its intersection with Via Princessa. The site has been approved for 498 single-family dwellings, including 94 units for a senior citizen community. These units have not yet been constructed; however, a school has been constructed as part of the approved development project that will support the eventual construction of these homes. Housing units in Site 20 are expected to be priced at the range of moderate to market-rate households, although no units have been restricted by covenant to remain affordable. All urban infrastructures are in place to support future residential development. Current zoning is Urban Residential 2(5 units/acre), and no zone change is required.

Tract 52414

Housing Site 21 contains approximately 500 acres designated as Specific Plan. This area is located in Downtown Newhall, generally adjacent to Main Street, Railroad Avenue and Lyons Avenue. Site 15 contains the Downtown Newhall Specific Plan, which was adopted by the City in 2006, and will accommodate up to 712 additional dwelling units, including both single and multi-family. This plan allows mixed-use development in proximity to a Metrolink rail station, and the site is therefore suitable for all income levels. Residential units at a density up to 30

units per acre are expected to be developed in the specific plan area, pursuant to the form-based zoning allowed by the plan.

Street Boundaries – Bounded by 13th Street to the north, Newhall Avenue to the west, Race Street to east and Newhall Avenue to the south, including portions of Pine Street. A full description for each Assessor's parcel in this area is contained in the Appendix for this element.

It is envisioned that transit-oriented development would occur in the area surrounding the rail station. The City is also speaking to property owners in the area regarding partnerships to develop housing as part of mixed-use development. Lastly, there are a number of vacant and underutilized parcels that would support additional residential units.

Housing Site 22 is located between Sites 6 and 15, and consists of approximately 33 acres on the south side of the Santa Clara River, west of Golden Oak Road. The site is designated as Urban Residential-5 (UR-5) on the land use map (18-30 units/acre). A subdivision map has been approved on this site which allows 319 residential units, which have not yet been constructed. The homes in Site 22 are intended for above-moderate income levels. The site is zoned Urban Residential 5(30 units/acre), and no zone change is required for development.

Tentative Tract 62322

Housing Site 23 is located in Canyon Country, south of the Santa Clara River and extending from Oak Spring Canyon Road to the eastern City limits. This 193-acre site is designated Non-Urban-5 (1 unit/acre) and Urban Residential-1 (2 units/acre) on the land use map. An entitlement has been approved for 99 single-family residential homes, which are anticipated to be constructed during the planning period. The site contains numerous oak trees and is adjacent to the Santa Clara River. All infrastructure was installed during development of the subdivision, and environmental constraints were addressed in environmental document and project design. These homes will be available to market-rate buyers. The site is zoned Non-Urban 5 (1 unit/acre) and Urban Residential 1 (2units/acre) and no zone change is required.

Tentative Tract 63002

Housing Site 24 is located south of Soledad Canyon Road and west of Camp Plenty Road and consists of 18.6 acres, designated as Urban Residential-3 (11 units/acre). This site has been approved for 147 single-family units and is currently vacant, as construction has not commenced. All urban infrastructure is available to support residential development on the site. Homes on this site are expected to be priced for moderate-income households, although no homes are proposed to be restricted by covenant for affordability. The site is zoned Urban Residential 3 (11 units/acre) and no zone change is required.

Tentative Tract 62343

Zoning for Suitable Sites

As set forth in the above descriptions of the suitable sites, all of the sites are currently zoned to allow development of proposed or approved units within their boundaries, and have the appropriate General Plan land use designation for each of these sites. . Less than 50% of the

Low and Very-Low units are contained within areas not designated as UR-5 (30 units per acre) residential uses only.

Suitable Sites Summary

Based on the above analysis of suitable sites for new housing, it is estimated that over 11,155 new dwelling units may be accommodated by the General Plan Land Use Map, which will be sufficient to meet the RHNA requirement for 8,322 units during the planning period. In addition, suitable sites have been identified for households of various income levels, as summarized below:

- Number of sites available for very low and low income households (at 30 du/acre or more): 4,511
- Number of sites available for moderate-income households: 3,430
- Number of sites available for market rate and unrestricted income households: 3,214

VI. GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION

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 in order to promote housing development and affordability.

A. Land Use Controls – General Plan

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, walkable neighborhoods with access to services, non-motorized mobility options, promotion of balanced jobs and housing, live-work units, and mixed-use development. A summary table of land use districts that allow residential development is contained in Table H-6.1.

Table H-6.1: General Plan Land Use Districts Allowing Residential Uses

Land Use District	Density*	Type of Residential Development Allowed
Non-Urban 1 (NU 1)	1 du/20 acres	Single-family homes in low density, rural environment.
Non-Urban 2 (NU 2)	1 du/10 acres	Single-family homes in low density, rural environment.
Non-Urban 3 (NU 3)	1 du/5 acres	Single-family homes in low density, rural environment.
Non-Urban 4 (NU 4)	1 du/2 acres	Single-family homes in low density, rural environment.
Non-Urban 5 (NU 5)	1 du/acre	Single-family homes in low density, rural environment.
Urban Residential 1 (UR 1)	2 du/acre	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 commercial and institutional uses allowed per zoning.
Urban Residential 2 (UR 2)	5 du/acre	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 commercial and institutional uses allowed per zoning.
Urban Residential 3 (UR 3)	6 – 11 du/acre	Single-family homes, duplexes, triplexes and small-scale multi-family dwellings consistent with a predominantly single-family residential neighborhood. Supportive commercial and institutional uses allowed per zoning.
Urban Residential 4 (UR 4)	9 – 18 du/acre	Single-family detached and attached homes, and multi-family dwellings. Supportive commercial and institutional uses allowed per zoning.
Urban Residential 5 (UR 5)	18 – 30 du/acre	Multi-family dwellings including apartment and condominiums up to 3 stories. Supportive commercial and institutional uses allowed per zoning.
Mixed Use Neighborhood (MXN)	6 – 18 du/acre	Multi-family dwellings in combination with commercial and office uses along major arterial corridors, subject to Conditional Use Permit.
Mixed Use Corridor (MXC)	11-30 du/acre	Multi-family dwellings in combination with commercial and office uses along major arterial corridors, subject to Conditional Use Permit.
Mixed Use Urban Village (MXUV)	19-50 du/acre	Multi-family dwellings within transit-oriented urban centers, in combination with commercial, office, and public uses, subject to master plan approval.
Regional Commercial (CR)	18-50 du/acre	Housing may be approved in the context of a

Land Use District		Density*	Type of Residential Development Allowed
			mixed use project, subject to discretionary review (conditional use permit or master plan)
Community (CC)	Commercial	11-30 du/acre	Housing may be approved in the context of a mixed use project, subject to discretionary review (conditional use permit or master plan)
Neighborhood (CN)	Commercial	6-18 du/acre	Housing may be approved in the context of a mixed use project, subject to discretionary review (conditional use permit or master plan)

*Density is shown as the number of dwelling units per gross acre.

With regard to the densities shown for each district in Table H-6.1, the Land Use Element states that the maximum density or intensity is not guaranteed for any land use category. In determining the allowable density for each property shown on the Land Use Map, consideration will be given to topography; availability of roads and infrastructure; existing development patterns; potential land use conflicts; public health, safety, and welfare; presence of environmental resources; and other site constraints. The upper range of residential density will be granted only when the reviewing authority determines that all other applicable General Plan policies, codes, and requirements can be met on the site.

Another potential governmental constraint to new home construction that was addressed in the General Plan was restrictions on mixed use development. The General Plan increases the range of opportunities for residential/commercial mixed use development in various locations throughout the City. The Mixed Use Corridor district encourages moderate-density residential units along commercial corridors as infill development, on underutilized sites, or in combination with commercial-residential mixed use projects. The Mixed Use Urban Village district was added to promote development of transit-oriented urban centers near Metrolink stations and bus transfer stations, requiring a residential component and allowing density of up to 50 dwellings per acre in combination with regional commercial and institutional uses. Prior to this language being adopted in the General Plan, mixed uses were allowed only with a conditional use permit and were not specifically encouraged or required in these areas. Residential units as components of mixed use development are also allowed in various commercial designations, with approval of a conditional use permit or master plan, as noted on Table H-6.1.

The land use designations have allowable density in the Urban Residential land use categories, up to 30 dwellings per acre in UR-5 and up to 50 dwellings per acre in Mixed Use Urban Village and Regional Commercial areas. These changes 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.

The residential land use designations also provide for development of walk-able neighborhoods by allowing neighborhood-oriented commercial services within residential areas without a general plan amendment, provided that such sites are properly zoned, no greater than five acres in area, and maintain specified separation requirements from other service areas. This measure was added to the General Plan language to allow neighborhood services such as groceries, drugstores, coffee shops, mail services, and other limited commercial development within walking distance of surrounding residences.

B. Land Use Controls - Zoning

Zoning Districts in Unified Development Code

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. The UDC is updated regularly to maintain compliance with new State statutes and current City policies. With the adoption of the General Plan Update in 2011, it was necessary to update sections of the UDC to conform with the new General Plan. This occurred in 2013. Table H-6.2 shows the UDC zoning districts That correspond to the 2011 General Plan land use designations.

Table H-6.2: Residential Zoning Districts

Zoning District	Residential Uses Allowed*	Zoning District Density
Non-Urban 1 (NU1)	Maximum density 0.05 dwelling units/acre; Single-family dwellings on 20-acre min. lots; Caretakers residence; Residential care home; Second units; Transitional housing; mobilehome park (with CUP); Supportive housing.	1 dwelling unit/20 acres
Non-Urban 2 (NU2)	Maximum density 0.1 dwelling units/acre; Single-family dwellings on ten-acre min. lots; Caretakers residence; Residential care home; Second units; Transitional housing; mobilehome park (with CUP); Supportive housing.	1 dwelling unit/10 acres
Non-Urban 3 (NU3)	Maximum density 0.2dwelling units/acre; Single-family dwellings on five-acre min. lots ;Caretakers residence; Residential care home; Second units; Transitional housing; mobilehome park (with CUP); Supportive housing.	1 dwelling unit/5 acres
Non-Urban 4 (NU4)	Maximum density 0.5dwelling units/acre; Single-family dwellings on two -acre. min. lots Caretakers residence Residential care home; Second units; Transitional housing; mobilehome park (with CUP); Supportive housing.	- 1 dwelling unit/2 acres

Zoning District	Residential Uses Allowed*	Zoning District Density
Non-Urban 5 (NU5)	Maximum density 1.0 dwelling units/acre ;Single-family dwellings on43,560-sq. ft. min. lots; Caretakers residence; Residential care home; Second units; Transitional housing; mobilehome park (with CUP); Supportive housing.	1 dwelling unit/acre
Urban Residential 1 (UR1)	Maximum density 2.0dwelling units/acre; Single-family dwellings on20,000 sq. ft. min. lots; Caretakers residence; Transitional housing; mobilehome park (with CUP); Supportive housing.	2 dwelling units/acre
Urban Residential 2 (UR2)	Maximum density 5.0dwelling units/acre; Single-family dwellings on5,000 sq. ft. min. lots; Caretakers residence; Mobilehome park(with CUP); Transitional housing; Supportive housing.	5 dwelling units/acre
Urban Residential 3 (UR3)	Maximum density 11.0 dwelling units/acre Single, 2-family and multiple family dwellings on 5,000 sq. ft. minimum. lots; Caretakers residence; Community care facility(with CUP); mobilehome park (with CUP) ; Transitional housing Joint live/work units (with CUP); Supportive housing.	11 dwelling units/acre
Urban Residential 4 (UR4)	Maximum density 18.0dwelling units/acre; Single, 2-family and multiple family dwellings on 4,500 sq. ft. minimum. lots; Caretakers residence; Community care facility (with CUP); mobile home park (with CUP); Transitional housing; Joint live/work units (with CUP); Rooming house; Rehabilitation facility; Supportive housing.	18 dwelling units /acre

Zoning District	Residential Uses Allowed*	Zoning District Density
Urban Residential 5 (UR5)	Maximum density 30.0 dwelling units/acre Single, 2-family and multi-family dwellings on 4,500 sq. ft. min. lots; Caretakers residence; Community care facility (with CUP);mobilehome park(with CUP) ; Transitional housing; Joint live/work units (with CUP); Rooming house: Rehabilitation facility; Supportive housing.	18-30 dwelling units/acre
Mixed Use Corridor (MXC)	Minimum Density 11.0 units /acre, Maximum density 30.0 dwelling units/acre; Single, 2-family and multi-family dwellings on 5,000 sq. ft. min. lots; Boarding house; Caretakers residence; Community care facility (with CUP);Transitional housing; Joint live/work units (with CUP); Rooming house: Rehabilitation facility; Supportive housing.	11-30 dwelling units per acre
Mixed Use Neighborhood (MXN)	Minimum Density 6.0 units /acre Maximum density 18.0 dwelling units/acre; Single, 2-family and multi-family dwellings on 5,000 sq. ft. min. lots; Boarding house; Caretakers residence; Community care facility (with CUP);Transitional housing; Joint live/work units (with CUP); Rooming house: Rehabilitation facility; Supportive housing.	6-18 dwelling units per acre
Mixed Use Urban Village (MXUV)	Minimum Density 19.0 units /acre Maximum density 50.0 dwelling units/acre; Single, 2-family and multi-family dwellings on 5,000 sq. ft. min. lots; Boarding house Caretakers residence; Community care facility (with CUP);Transitional housing; Joint live/work units (with CUP); Rooming house: Rehabilitation facility; Supportive housing.	19-50 dwelling units per acre

Zoning District	Residential Uses Allowed*	Zoning District Density
Mixed Use Overlay (MU)	Minimum density 20 dwelling units/acre for sites 5 ac or greater; 11 dwellings per acre for sites less than 5 ac, there is no maximum; Single-family, multi-family, live/work, lofts condominiums, apartments;20-30% of site area to be commercial uses; Minor use permit required.	N/A
Regional Commercial (CR)	Multi-family units (with MUP);Community care facility(with CUP); Live-work units (with MUP) Residential Health Care Facility (with CUP); Supportive Housing (with CUP); Transitional Housing (with CUP).	18-50 dwelling units /acre
Community Commercial (CC)	Multi-family units (with CUP);Community care facility (with CUP);Live-work units (with CUP);Mobilehome park (with CUP) Residential Health Care Facility (with CUP); Supportive Housing (with CUP); Transitional Housing (with CUP) Homeless Shelter (with MUP or permitted by right in Homeless Overlay Zone).	18 dwelling units/per acre
Commercial Neighborhood (CN)	Multi-family units (with CUP) Community care facility(with CUP);Live-work units (with CUP) Community care facility(with CUP).	18 dwelling units/per acre
Business Park (BP)	Live-work units (with CUP);Homeless Shelter (with MUP or permitted by right in Homeless Overlay Zone)	No residential
Industrial (I)	Live-work units (with CUP); Homeless Shelter (with MUP)	No residential
Open Space (OS)	Single Family Homes, Residential Service Care Home, Second Units, Supportive Housing, Transitional Housing,	One unit/40 acres
Open-Space-Agriculture (OS-A)	Single Family Homes, Residential Service Care Home, Second Units, Supportive Housing, Transitional Housing,	One unit/5 acres

Zoning District	Residential Uses Allowed*	Zoning District Density
Open Space- National Forest (OS-NF)	Single Family Homes, Residential Service Care Home, Second Units, Supportive Housing, Transitional Housing,	One unit/40 acres
Open Space–Bureau of Land Management (OS-BLM)	Single Family Homes, Residential Service Care Home, Second Units, Supportive Housing, Transitional Housing,	One unit/40 acres
Public/Institutional (P/I)	Single Family Homes, Residential Service Care Home, Second Units, Supportive Housing, Transitional Housing, Homeless Shelters	N/A
Specific Plan (SP)	Subject to the standards of the Specific Plan	Varies
Corridor Plan (CP)	Subject to the standards of the Corridor Plan	Varies

* 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 Section 17.22.

Specific Plans

In addition to the zone districts summarized in Table H-6.2, the City's UDC contains a Specific 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 in master-planned developments which also address infrastructure, financing, and implementation. The allowed uses and densities are specified in the adopted specific plan document. Within the City of Santa Clarita, the following specific plans incorporating residential uses have been adopted:

- The Porta Bella Specific Plan was approved in 1994 for the 989-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 on-going. The Porta Bella Specific Plan proposed re-use of the property for mixed uses, including 1,244 single-family units, 1,667 multi-family units, 96 acres of commercial and office uses, 407 acres of open space, and 42 acres of recreational use. However, more work is needed to ensure site clean-up and the location of uses in an appropriate manner to avoid future health risks.

- In December 2005, the City of Santa Clarita adopted the Downtown Newhall Specific Plan 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 business in the area. Both new development and redevelopment are accommodated in the specific plan.
- The North Valencia Specific Plan was adopted in 1998. The project encompassed 707 acres generally bordered by Newhall Ranch Road, Bouquet Canyon Road, and Magic Mountain Parkway, east of San Francisquito Creek. The Specific Plan provided 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.
- The North Valencia Specific Plan No. 2 was adopted in 2000 for 596 acres in the northern portion of the City generally located north of Newhall Ranch Road west of McBean Parkway. The Specific Plan called 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.
- The Fair Oaks Ranch Specific Plan was adopted by Los Angeles County in 1986 for 988 acres in the eastern portion of the City generally located north of State Route 14 and Via Princessa. The Specific Plan area was annexed to the City in 2012. The Specific Plan called for primarily residential development with some supportive commercial uses. The project is on its last phases of construction.
- The Vista Canyon Specific Plan was adopted in 2011 and 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 site is approved for 1,091 residential units with a combination of low, moderate and market rate housing types. The project is proposing to locate a Metrolink commuter rail station to the project site and thereby creating a transit friendly project. The project approval is currently in litigation.

Development Standards

In addition to controlling residential density, unit types, and lot sizes, the Unified Development Code and various specific plan documents contain requirements for residential construction that may impose constraints on the creation of new housing opportunities. These requirements are called development standards, and typically include restrictions on building height, minimum yard and open space areas, and parking. State law requires that the Housing Element review various development standards to determine if they constitute a governmental constraint on new housing development. Table H-6.3 provides a summary of the City's development standards as set forth in the UDC. As described above, specific plans and planned development projects may have different standards established through the approval process for each project.

Table H-6.3: Residential Development Standards

Standard	Unified Development Code Requirements
Lot size	Allowed lot sizes range from 5,000 to 20 gross acres. Lots may be smaller in the SP zone with approved entitlement; the City has allowed lots of 2200 sq. ft. in specific plan (SP) areas.
Lot dimensions	Minimum width: 50 – 200 ft. (cul-de-sac width: 40 ft); May be reduced as part of approved SP/CP.
Setbacks	Side yard: 5 ft. (reverse corner lot 10 ft.) Rear yard: 15 ft. Front yard: 20 ft. Mixed use: 0-25 feet. setback from property line.
Lot coverage	No requirements other than setbacks and open space in Urban and Non-Urban Zones.
Building height	2 stories, 35 ft. in residential zones, except with approval of CUP; Up to 55 feet in mixed use areas, except with approval of CUP.
Dwelling unit size, Floor Area Ratio	No requirements.
Open space	Studio: 200 sq. ft. 1 bedroom unit: 300 sq. ft. 2+ bedroom units: 400 sq. ft. Single-family detached or town home: 650 sq. ft. 50% of open space to be in rear yards; Recreational facilities required for multi-family projects; Mixed Use Overlay requires 200 sq. ft./unit of open space.
Architecture and site design	250 cu. ft. of storage for multi-family unit; 1 trash enclosure for each 10 units; No metal siding for structures; Minimum roof slope 2:12; Screening required for all equipment and utilities; Roof-top equipment prohibited on new single-family structures.
Parking	Single-family unit: 2 enclosed spaces; Two-family units: 2 spaces/unit; Multi-family units: 1 space for studios; 2 spaces for one-bedroom; 2 spaces for two-plus bedrooms; plus 1 guest space/2 units for projects with over 3 units. All spaces to be enclosed (except guest parking). Mobile home park: 2 spaces per unit plus one guest per 2 units (may be uncovered); Senior/disabled: 0.5 space/unit with plot plan review and deed restriction plus guest parking; Mixed use: same as above except allowance for shared guest spaces; Specific plans: parking may be reduced; Residential services/care home; 2 spaces; Second unit: 1 space/2 bedrooms; Residential health care: 0.5 space/unit; Community care: 0.5 space per room; Shared parking allowed with a CUP; Tandem parking allowed in multi-family developments with a Minor Use Permit.

Standard	Unified Development Code Requirements
Mobilehome parks	Permitted within Mobilehome Park Overlay Zone by right, provided the following requirements are met: Minimum lot area: 3 acres Minimum space area: 1,500 sq. ft. Minimum space width: 30 ft. Minimum lot area for each mobile home space: 3000 sq. ft. Maximum building height: 2 stories or 25 ft. Front yard, street side yard setback: 5 ft. Side yard setback: 5 ft. Rear yard setback: 5 ft. Screening required from adjacent streets. Mobilehome parks in other zones require approval of conditional use permit by Planning Commission at public hearing; discretionary review with conditions of approval.
Access	Secondary access required for any development of 150 or more dwelling units (75 or more in wild-land fire areas). Further restrictions for substandard road width. (This requirement applies to subdivisions only)
Storm-water treatment	On-site storm-water runoff treatment is required for projects meeting minimum requirements

The minimum UDC requirements for residential uses summarized in Table H-6.3 have been determined by the City to be necessary to protect the public health, safety, and welfare of City residents. The requirements for minimum lot size, dimensions, and setbacks are necessary to prevent overcrowding, and flexibility is allowed through the planned development process to create smaller lots provided the design is approved. Minimum requirements for open space and maximum lot coverage ensure that residents have adequate access to outdoor living space, gardens, patios, sunlight, and fresh air. On-site parking requirements are needed to ensure that vehicle parking does not clog neighborhood streets, and that residents have convenient access to their vehicles; parking reductions are allowed for senior and disabled housing units, and allowance for shared parking is made through the planned development and specific plan processes. In addition, shared parking is allowed with approval of a conditional use permit. Requirements for adequate emergency access and treatment of storm-water are necessary to protect public safety and water quality. As with conventional residential dwellings, the standards for *mobile home* parks are designed to ensure adequate open space and parking. The architectural standards for residential uses are minimal, and include no metal siding, pitched roofs, adequate trash enclosures, and equipment screening. Many of the required development standards have been put in place for retention of a quality of life for both existing and future residents or they have been put in place for public safety reasons. However, Program H 5.4 includes flexibility for a number of development standards including open space and building height. These standards are typical zoning requirements found throughout California; no unusual standards that pose a significant constraint to the production of housing were identified.

Special Standards and Requirements

Some portions of the planning area are subject to development constraints due to the presence of hillsides and ridgelines, flood potential, seismic hazards, environmental issues, or other special circumstance. Special development standards may apply to housing in such areas, in

order to protect public safety and property values. The following special development standards are established by the City's Unified Development Code and adopted specific plans:

As an example of how these special development standards act to restrict residential density, the City approved three projects in which density was reduced due to the Hillside Ordinance. In the Keystone project, the developer proposed 979 units and the project was approved for 499 units, a reduction of 49 percent. The Golden Valley Ranch project originally proposed 847 units and was approved for 499 units, a reduction of 41 percent. The Beneda project proposed 60 units and was approved for 30, a reduction of 50 percent. Despite potential reductions in residential density within these areas, however, the City has determined that the special designations are needed to protect significant environmental resources and protect public safety. Hillsides, ridgelines, and floodplains must be protected from over-development in order to prevent erosion, flooding, damage from landslides, and preserve scenic views. Preservation of significant oak trees is defined in the General Plan as a community goal because these trees are important biological resources. Downtown Newhall has been identified as a significant historical resource area because of the large number of historic buildings and sites within this district; the specific plan is intended to maintain community character in keeping with the historic nature of the area. Therefore, no changes to these special zoning requirements are proposed, because adequate sites have been identified to meet the City's housing goals in other areas of the City that are not subject to these constraints.

Table H-6.4: Special Development Standards for Housing

Applicability	Special Requirements and Standards
Hillside areas	<ul style="list-style-type: none"> • Applies to any site with average slope of 10% or more; • Requires Permit for Hillside Development Review; • Director approval for minor projects, Planning Commission review of major projects; • Application may include colored simulations and detailed studies for geotechnical, soil, archeological and biological conditions, tree studies, slope analysis, and grading information; • Detailed architecture and landscaping standards required; • Review is discretionary, with approval based on 8 findings; • Permitted residential density is based on slope density calculations that reduce density as slopes increase.
Ridgeline Preservation Overlay Zone	<ul style="list-style-type: none"> • Requires Ridgeline Alteration Permit approved by City Council; • May reduce density and/or increase cost of development; • Discretionary permit required with conditions of approval • Requires same findings as conditional use permit.
Floodplains	<ul style="list-style-type: none"> • Must comply with FEMA requirements; • Requires approval by City Engineer based on hydrology study; • May reduce density/intensity of use; • No development allowed in floodway portion of floodplain.
Significant Ecological Areas	<ul style="list-style-type: none"> • Requires biological studies and mitigations; • May reduce density/intensity of use.
Oak Tree Preservation	<ul style="list-style-type: none"> • Oak Tree Preservation Ordinance requires preservation of significant trees on site; • Requires Oak Tree Permit; • May require Planning Commission approval; • Mitigation may involve replanting or tree preservation; • May result in increased costs and/or reduced residential density.
Mineral and Oil Conservation Overlay (MOCA)	<ul style="list-style-type: none"> • Requires development to recognize existing mineral and oil resources; • Establishes criteria for development in areas with these state identified resources; • Allows for removal of the commodity while establishing development standards for the health and safety of nearby residents; • May result in reduction of residential density based upon location of existing oil wells or quarries.
Downtown Newhall Specific Plan	<ul style="list-style-type: none"> • Design guidelines to maintain historic character of area; • Must conform to form-based zoning requirements of specific plan.
Happy Valley, Placerita & Sand Canyon Special Standards Districts	<ul style="list-style-type: none"> • Special standards adopted to help maintain rural character of area.

C. Application Review Requirements

Residential developers and builders seeking to construct new housing look for assurance that cities provide an “even playing field” and establish clear requirements that do not change over time. An “even playing field” means that all applicants are subject to the same rules, and “clear requirements” ensure that multiple levels of review by various entities within a jurisdiction do not require costly revisions after the project has been determined to meet agency requirements. Housing developers bear many up-front costs in bringing a project to completion, including land costs, interest on loans, architecture and engineering costs, preparation of environmental documents and technical studies, application processing fees, and environmental review fees. The development of new housing projects can be constrained if agencies add new requirements or fees during the review process. State law requires that housing elements review the processing requirements for new housing applications to determine if governmental constraints limit production of new housing. In this process, it is also useful to review the steps taken to ensure an even playing field and clarity of requirements for all applicants.

A major consideration for applicants is whether their application is processed as a ministerial or discretionary review. A ministerial project may be approved or denied based on the project's compliance with applicable code requirements, and does not require the discretionary judgment of a reviewing authority based on policies or guidelines that require interpretation. A discretionary process, on the other hand, gives the reviewing authority the options to approve, conditionally approve, or deny the project based on required findings. For the applicant, a discretionary process may hold more uncertainty in terms of whether the project will be approved, as well as unknown costs of any conditions added to the project as part of the approval process.

The California Subdivision Map Act (Sections 66410-66499.58 of the Government Code), Permit Streamlining Act (Government Code Section 65920 *et seq*), and Environmental Quality Act (Public Resources Code Sections 21000-21177) establish timelines for processing development applications to ensure that applicants are not unduly delayed by public agencies during the review process. The City's Unified Development Code is consistent with these timelines. In order to inform applicants early in the process about the City's development review process, the City offers an optional meeting with the Development Review Committee to review preliminary applications; the cost of this process is applied to the formal application review fee. The City has also prepared informational materials to guide applicants in how to process various applications, such as Development Review, Conditional Use Permit, Variance, and Tentative Subdivision Map. Application requirements for various types of residential development have been codified in the Unified Development Code, and are summarized in Table H-6.5.

Application review fees are limited by State law to the amount needed to pay for any staff and/or consultants' actual time spent reviewing each application to ensure compliance with code requirements. Application processing fees in the City of Santa Clarita have been established by Resolution 07-52, which was based on a fee study completed in 2004 and updated annually based on CPI (most recently in 2012). The fee for each type of application is also included in Table H-6.5.

Table H-6.5: Application Processing Requirements

Application Type	Application fee	Description
Preliminary review	\$1,196; applies to formal application when filed.	Optional process designed to inform applicants of City application processing requirements and development standards. Takes 4-6 weeks.
Tentative parcel map	\$13,170	Staff review and Planning Commission approval of subdivision to create four or fewer residential lots. Discretionary.
Final parcel map	\$6,403 plus \$211 for easement checking plus \$145 for monument inspection and \$35 per monument.	Engineering review and approval by City Council. Ministerial, based on compliance with the tentative parcel map.
Tentative tract map	1-24 lots - \$18,454; over 24 lots add \$192/lot.	Staff and Planning Commission review of subdivision to create 5 or more residential lots. Discretionary. Initial approval 2 years, with up to two discretionary 1-year extensions approved by Planning Director. Required findings address zoning consistency, site suitability, environmental damage, and consistency with easements. Development review required for home construction on approved subdivision. Sales office and model home complex require temporary use permit, approved for maximum of two years, and paved parking.
Final tract map	\$10,102 for 1-10 lots; \$10,824 for 11-50 lots; \$10,824 plus \$81 for each lot over 50; Plus \$211 for easement checking plus \$142 for monument inspection and \$35 per monument.	Engineering review and approval by City Council. Ministerial, based on compliance with the tentative tract map.
CEQA review – initial study	\$2,029 plus consultant's costs (if any)	Required for any project resulting in a negative declaration or mitigated negative declaration.
CEQA review – Environmental Impact Report (EIR)	\$31,618.deposit; costs of staff time plus consultant costs.	Required for any project that has the potential to significantly impact the environment.

Application Type	Application fee	Description
California Department of Fish and Wildlife fee	\$2,231.25 for negative declaration; \$3,070.25 for EIR	Required by the State for any project subject to CEQA review
County of Los Angeles	\$75	Fee for posting environmental determination
Administrative permit	\$622	Requires approved by Planning Director
Development review (Site plan review)	\$4,679	Requires approved by Planning Director for all new permitted structures and initiation of all permitted uses; ensures compliance of site plan with all applicable zoning requirements. Director may add conditions of approval; require improvements, and security to ensure completion. Approval for two years with two one-year extensions available. No specific findings required.
Conditional use permit (CUP)	\$10,497	Requires approval by Planning Commission. Required findings address site suitability, land use compatibility, detrimental impacts, and code compliance. Initial approval for two years with two one-year extensions available.
CUP with no new construction	\$5,317	
Adjustment	\$1,033	Requires approval by Planning Director or Planning Commission for deviations of up to 20% of standard requirements. Initial approval for two years with two one-year extensions available.
Variance	\$6,192	Requires approval by Planning Commission at public hearing. Required findings address special circumstances, property rights, detrimental impacts, special privilege, and consistency of use with General Plan and zoning. Initial approval for two years with two one-year extensions available.
Non-conforming use or structure	\$1,320	Requires approval by Planning Director for modifications to non-conforming lots or structures.
Zone change	\$21,078 deposit; Actual cost of staff time	Requires public hearings by Planning Commission and City Council; findings require consistency with General Plan, UDC and other development policies.
General Plan Amendment	\$21,078 deposit; Actual cost of staff time	Requires public hearings by Planning Commission and City Council; findings require consistency with General Plan, UDC and other development policies.
Master Plan	\$10,497	Requires public hearings by Planning Commission and City Council; findings are the same as conditional use permit. Approval time limits are indicated in the approved master plan.

Application Type	Application fee	Description
Specific Plan	\$21,078 deposit; Actual cost of staff time	Requires preparation of comprehensive long-range plan for land use, development standards, infrastructure and public facilities, financing, and implementation, to be approved by the Planning Commission and City Council.
Architectural design Review	\$959	Required on some developments to insure compliance with the approved master plan, CUP, or specific plan. Approval is generally by the Planning Director. Approval for one year with a one-year extension available. No specific findings required.
Hillside development Review	\$2,772	Requires approval by Planning Director for minor projects and Planning Commission for major projects. Application requires submittal of colored simulations, detailed reports for geotechnical, soils, archeological resources, biology, trees, slopes and grading. Eight findings required, along with detailed standards for grading, architecture, landscaping. Approval for two years with a one-year extension available.
Landscape plan review	\$980	Requires approval by Planning Director for all new developments to ensure compliance of landscape plan with all applicable zoning requirements. Director may add conditions of approval; require improvements, and security to ensure completion. Approval for one year with a one-year extension available. No specific findings required.
Minor use permit	\$2,508	Requires approval by Planning Director or Planning Commission. Required findings address site suitability, land use compatibility, detrimental impacts, and code compliance. Initial approval for two years with one-year extension available.
Ridgeline alteration permit	\$7,604	Requires review by Planning Commission and approval by City Council. Required findings address site suitability, land use compatibility, detrimental impacts, and code compliance. Initial approval for two years with one-year extension available.

Application Type	Application fee	Description
Oak tree preservation permit	Trimming \$105; Removals and encroachments: 1-5 trees \$580 6-plus trees \$2,008	Requires approval by Planning Director or Planning Commission. Required findings address site compatibility and detrimental impacts to oak trees, a protected species. Initial approval for two years with one-year extension available.
Building plan check	Varies based on project valuation.	Typically plan check time-frames are 6-8 weeks and can vary based on plan check activity. Reviews construction plans for compliance with building, plumbing, electrical, fire, and mechanical and conservation codes.
Grading plan check	Varies from \$1,360 to \$11,086 based on cubic yards.	Review rough grading plans for compliance with approved plans and applicable codes.
Standard Urban Storm Water Mitigation Plan Review	Varies from \$1,267 to \$2,559 based on project size.	Ensures compliance with all federal, state and local storm water requirements for surface water leaving the project site.

Because the application review fees reflect the actual time and cost of review, they are not considered to be an unusual constraint to housing development. However, as an incentive to promote production of affordable housing, the City should consider reducing or deferring payment of such fees when it is deemed to be appropriate.

A variety of housing unit types are allowed in various zone districts, subject to specified review requirements established in the Unified Development Code. Table H-6.6 describes the review process required for housing unit types in various zones throughout the City.

Table H-6.6: Planning Applications Required for Various Housing Types

Housing Type	Planning Requirements
Single-family home on existing lot	Allowed in all residential zones with approval of Administrative Review.
Two-family home on existing lot	Allowed in UR-3, UR-4 and UR-5 zones with approval of Administrative Review.
Multi-family home	Allowed in UR-3, UR-4 and UR-5 with Administrative Review; in CR and CC with a Conditional Use Permit.
Community care facility (residential facility for elderly/disabled, with meals, housekeeping and activities)	Allowed in UR-3, UR-4 and UR-5 , and commercial zones with Conditional Use Permit.
Residential care home (residence for up to 6 persons)	Allowed within existing structure in all residential zones with no review. If new construction, requires Administrative Review.
Boarding house (dwelling with bedrooms rented to 5 or more persons; may include meals)	Allowed in all residential zones with Administrative Review.
Residential health care facility (convalescent homes for elderly, sick, disabled)	Allowed in UR-3, UR-4 and UR-5 CR CC, CN and BP with a Conditional Use Permit.
Mobile homes, factory-built housing	Mobilehome parks allowed in all residential zones ,and the CC zone with Conditional Use Permit; Individual mobile homes 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.
Agricultural worker housing	No special requirements, other than those applied to structure type.
Second unit on a residential lot with a primary dwelling unit	Allowed on parcels of 5,000 square feet. May be attached or detached. Floor area may not exceed 50% of primary unit; requires 1 parking space per 2 bedrooms, located outside of setback; architecture must be compatible with primary unit, and separate entrance provided. A non-discretionary Administrative Permit is required.
Single room occupancy	Not referenced in UDC
Emergency Shelters	Allowed by right in the PI and Homeless Shelter Overlay Zone. In the CC zone, a CUP is required and in the BP and I zone, a MUP is required.
Transitional and supportive housing	Allowed in all residential zones with approval of Administrative Review for new structures..

Processing and Permit Procedures

The application review processes and development standards described in Table H-6.6 are needed to allow staff to determine that each project complies with applicable code requirements and development policies of the City.

Single-family residences are permitted by right in all residential zones subject to the approval of a Development Review Permit. The purpose of the Development Review is for the Director of Community Development to ensure that all applicable sections of the General Plan and UDC are met. The Development Review process generally takes anywhere from 2-6 weeks from initial submittal to approval. This process may run concurrent with other required review processing.

Multi-family residences are permitted by right in the UR-3, UR-4 and UR-5 zones subject to the approval of a Development Review Permit. Multi-family residences can also be constructed in commercial zones with the approval of a CUP. The purpose of the Development Review is for the Director of Community Development to ensure that all applicable sections of the General Plan and UDC are met. The Development Review process generally takes anywhere from 2-6 weeks from initial submittal to approval. The Conditional Use Permit generally takes around 4-6 months, and is subject to the decision of the Planning Commission, based on the findings identified in Chapter 17 of the UDC.

Due to the unique topography and other natural features of the Santa Clarita Valley, there are a number other development influences that could impact development processing. Hillside development density increases as applicants follow the findings identified under the Hillside Development Ordinance. The hillside projects are subject to the approval of the Planning Commission in order to ensure the safety of residents while preserving the natural aesthetic of Santa Clarita's hillsides. They must also meet the requirements of the Los Angeles County Fire Department for development in wildland fire zones and the requirements of the California Department of Fish and Wildlife due to the number of unique species of fauna and flora.

In addition, the Santa Clarita Valley includes areas with natural rivers, streams and creeks which are subject to floodway standards for public safety. All developments must take these natural features into consideration when addressing these flooding concerns during the permitting process.

D. Development Impact Fees, Dedication, and Improvement Requirements

Development Impact Fees

New housing within a community can put a strain on existing facilities and resources. As each new dwelling unit is constructed, more rainwater flows into flood control channels and more vehicles use the streets. When families move into new homes more children are enrolled in schools, play in the parks, and go to the library; more homes must be protected from fire and crime; and more residents must be provided with clean water to drink and sanitary sewers to conduct wastewater to treatment plants. It would be unfair to existing residents in a city to expect them to build and maintain such facilities and services to support new residents who move into their community. Instead, the builder of each new home is expected to pay for a fair share of the facilities and services that will be used by future residents of that home. The method of collecting this fair share contribution to public facilities and services is often through the adoption of development impact fees.

State law provides for the adoption of development impact fees to fund the construction of public infrastructure, provided that certain requirements are met. One requirement is that the fees must be calculated based on a thorough analysis of actual facility needs and costs. Another requirement is that no dwelling unit will be charged for facilities that it will not use, or for more than its fair share of the cost of new facilities. In addition, the law requires that money

collected in the form of development impact fees must be spent for the purpose for which it was collected within five years, and that fee revenue not be commingled with other funds. Impact fees are collected to pay for capital facility costs, which may include land acquisition, design and engineering, and construction; however, the costs of operation and maintenance are not eligible for funding by impact fees. The courts have upheld the constitutionality of development impact fees, provided that fees are established on the principles known as *nexus* and *proportionality*. *Nexus* refers to the principle that fees must have a direct relationship to the services and facilities used by the new development, and *proportionality* refers to the principle that the amount of the fee must be based on the actual impact of the new development. The nexus and proportionality of impact fees is established through detailed studies of facility needs, construction costs, and the impact of each new dwelling unit on the facility or service.

In the City of Santa Clarita, development impact fees have been adopted for City facilities as well as by other agencies to fund regional infrastructure improvements. The type and amount of impact fees are summarized in Table H-6.7.

Table H-6.7: Development Impact Fees Charged on New Residential Development

Type of Impact Fee	Applicability	Amount for Typical Dwelling
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).	Approximately \$10,000 per dwelling unit. Varies by area.
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 project that are not otherwise improved by the developer; set by City Council based on cost and area of benefit: Bouquet Canyon = \$17,290 East side = \$17,900 Valencia - \$22,000 Via Princessa = \$18,890	Average \$19,020 per dwelling unit.
Traffic signal timing fee	Required by the City to be paid prior to occupancy, in lieu of synchronizing signals affected by the project	\$300 per dwelling unit.
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	\$200 per dwelling unit.

Type of Impact Fee	Applicability	Amount for Typical Dwelling
	the procurement and construction of infrastructure improvements to the transit system.	
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 Unified SD: \$2.47/sq.ft Saugus Unified SD: \$3.18 - \$3.99/sq.ft Sulphur Springs Unif. SD: \$3.18 - \$3.99/sq.ft Wm S. Hart Unif SD: \$2.47 – 3.99/sq.ft.	\$15,000 per dwelling unit.
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	\$771/dwelling unit.
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. The current fee is \$.9927/sq.ft.	\$2,482/single-family unit. \$993/multi-family unit.
Law Enforcement Fee	Required by Los Angeles County Sheriff prior to the issuance of a building permit to fund station facilities and capital equipment.	\$523/single-family unit. \$377/multi-family unit.
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 residence - \$5,000 Condominium - \$3,750/du MFR - \$3,000/du	\$5,000 per SFR unit. \$13,000 per MFR unit.
Water connection fees	Required by Castaic Lake Water Agency to be paid prior to the issuance of a building permit to fund water treatment and distribution facilities. Single-family residence with 3 bedrooms: \$6,374-11,427 Add per bedroom \$637-1,143 Add per 1000 sq. ft. additional flat landscape: \$1,160-2,080 Add per 1000 sq. ft. additional slope landscape: \$496-889 MFR with 2 bedroom: \$3,208-5,752 Add per additional bedroom: \$637-1,143 MFR 1-bed or studio: \$2,571-4,609	\$8,900 per dwelling unit.
Total impact fees for typical dwelling:	Typical single-family home: 2,500 square feet, 3-bedroom home. Typical multi-family home: 1,000 square feet, 2-bedroom apartment.	Single-family: \$62,196 Multi-family: \$40,463

Source: City of Santa Clarita Community Development Department

All of the impact fees adopted by the City of Santa Clarita have been calculated based on detailed analysis of service needs and projections, planned facility expansions, costs of these expansions, and the nexus and proportionality of each dwelling unit with respect to needed infrastructure. The fees are required to ensure that adequate infrastructure and facilities are built in a timely manner and are available to support new development. As shown on Table H-6.8, the City's impact fees are not significantly higher than those adopted by Los Angeles County for the unincorporated portions of the Santa Clarita Valley.

Fees applied by other agencies are also supported by required studies, and apply to other cities in Los Angeles County as well. These fees are not under the purview of the City, although some of them may be collected by the City on behalf of the various districts. For purposes of comparison, the following table summarizes fees applied to similar typical units in comparable agencies with land use jurisdiction in north Los Angeles County.

Table H-6.8: Fees Required for Housing Development - North Los Angeles County, 2013
(Assumptions: Single-family residential subdivision, 100 lots, average 3-bedroom house, 2500 square feet)

Type of Fee	Santa Clarita		Palmdale		Los Angeles County (Santa Clarita Valley)		Lancaster
	Tract	Lot	Tract	Lot	Tract	Lot	Tract
Application Review Fees							
Tentative Tract map review	32,854	329	6,500	65	21,436	214	7,913
Initial Study (CEQA)	2,029	20	950	10	3,022	30	included
Final map check	14,874	149	8,925	89	33,600	336	9,090
Building and Safety Plan Check, Grading Plan Check, Public Improvement Plan Check, Permit, and Ins Based on Valuation a							
Development							
Drainage Fees	n/a	n/a	440,700	4,407	n/a	n/a	465,900
Traffic, Bridge, Signals Fees	1,902,000	19,020	434,100	4,341	412,300	4,123	310,100
Fire Fees	248,175	2,482	116,125	1,161	248,200	2,482	179,100
Public Facility Fee	n/a	n/a	149,200	1,492	n/a	n/a	n/a
Park Fee	1,000,000	10,000	792,600	7,926	28,000	2,800	253,400
Library Facilities Fee	74,000	740	n/a	n/a	84,600	846	n/a
School fees (Elem & HS)	1,995,000	19,950	1,212,500	12,125	1,995,000	19,950	1,062,500
Water Connection Fee AVEK or CLWA	890,000	8,900	911,800 6,468	9,118 6,468	890,000	8,900	1,600,000
Sewer Connect. Fees (LA Co)	500,000	5,000	619,000	6,190	500,000	5,000	619,000
Urban Structures Program	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Transit	20,000	200	n/a	n/a	n/a	n/a	n/a
Law Enforcement	50,200	502	n/a	n/a	50,200	502	n/a

Sources: Los Angeles County General Plan Draft Housing Element, 2013, page 3-42; City of Palmdale Planning Department, 2013; City of Santa Clarita Planning Department, 2013; City of Lancaster Planning Department, 2013; and telephone calls to special districts

Of concern to the residential builder is not only the amount of fees to be paid, but also the time at which fee payment is due. For those fees that are required to be paid prior to issuance of building permits, the builder must be prepared to fund the cost of infrastructure many months prior to sale of the home. Therefore, fees which are required earlier in the process must often be financed through loans, for which interest must be paid until the homes are sold. One way agencies can assist builders to provide new residential units is to allow deferral of impact fees until later in the development process or upon sale of the homes, when funds will be available to pay for construction costs and fees. However, agencies are often reluctant to allow fee deferral because it may be harder to collect fees if the builder fails to complete the project for some reason, or if the builder sells the product to homeowners without paying the fees. It is suggested that, where appropriate, the City consider fee deferrals to promote construction of affordable units when payment conditions are part of an affordable housing agreement or other approved form of surety.

Dedication Requirements

In addition to impact fees, new development is required to dedicate land where needed to construct infrastructure improvements to support the residents it generates. These requirements are most commonly applied to dedication of land along street frontages for additional right-of-way needed to widen roads in order to carry additional traffic. All new housing projects are required to dedicate full street right-of-way and construct improvements within the interior of the project. Where the project boundary abuts a public street, right-of-way dedication is required along the project frontage, and street improvements are required to be constructed. Street right-of-way may also be used for placement of sewers, storm drains, and utility easements. Other dedication requirements may include land or easements for drainage facilities to convey storm-water through the development to approved off-site channels. As with impact fees, the requirement for land dedication and improvements must meet the tests of nexus and proportionality; that is, the requirements placed on the project must be directly related to the project's impacts on infrastructure systems, and must represent a fair share contribution based on the project's share of the facility needs.

The requirement to dedicate right-of-way and/or easements for public improvements to support development is typical of all California cities and is specified as a subdivision requirement by the State Subdivision Map Act. There are no unusual requirements in the City of Santa Clarita for dedication of land to construct infrastructure.

Construction of Improvements

In addition to payment of impact fees and requirements to dedicate land for public improvements, housing developers are also required to construct all of the public improvements within their project boundaries, and those off-site improvements needed to support their housing project. Examples of the types of improvements required of developers include the following, along with the relevant section of the Unified Development Code:

- Street improvements, including curb and gutter for lots less than 20,000 sq ft.; street trees; bus stops & shelters; street maintenance fee for slurry seal; and enhanced pedestrian paving (16.21.070 and 17.51.070)
- Walls, fences, water mains, sanitary sewers, storm drains (16.21.090)

- Water mains and fire hydrants (16.21.100)
- Fencing along drainage courses (16.21.120)
- Street lighting for (16.21.130)
- Street trees (16.21.150)
- Parkway planting strips (16.21.160)
- Sidewalks (16.21.170)
- Underground of utility lines less than 34 KV (17.51.070)

Impact of Requirements on Homebuilders

In order to evaluate the effect on homebuilders of the requirements for impact fees and dedications, staff contacted three homebuilders who have done a substantial amount of construction within the City. Staff asked them whether fees and dedication requirements represented an impediment to construction of new housing in the city. In response, these builders indicated that while the fees add to the cost of the residential units, the community benefits provided by the fees assist in the marketing of the units, and the cost of the fees is ultimately recovered in the home price. In addition, the developers of larger development projects typically construct many of the regional improvements needed to support their projects, and are therefore eligible for fee credits commensurate with construction costs. The effects of the impact fees and other development requirements are more onerous for developers of small projects, in which it is not possible to allocate costs over a large number of units.

E. City Incentives to Promote Affordable Housing Production

State law (Government Code 65915) requires cities to grant incentives to promote affordable housing development, provided that a minimum number of affordable units are constructed and *restricted by covenant* to remain affordable for specified periods of time. In addition, State law requires that cities provide density bonuses for affordable housing production, up to a maximum of 35 percent over the units allowed by the General Plan Land Use Map. For example, if a housing project is to be built on a 10-acre site and the General Plan allows a density of 18 units per acre, the General Plan density would be 180 units. A density bonus of 35 percent would yield another 63 dwelling units, for a total of 243 units allowed on the site. In exchange for the additional units, the housing developer would ensure that a certain percent of the units will be priced at affordable levels and will remain affordable over the time period required by the law.

The City of Santa Clarita has complied with State requirements to provide incentives and density bonuses to promote affordable housing construction by incorporating these provisions into the Unified Development Code. In addition, the City has adopted other incentives to promote development that meets General Plan goals and objectives. Incentives offered by the City are described below.

- Density bonuses for affordable housing are allowed in the UR-3, UR-4, Ur-5, and SP, zones per State law (up to 35%); requires written statement as to how concessions are

necessary to provide for affordable housing, and adoption of an a affordability agreement ensuring maintenance of affordability;

- Fee waivers or reductions may be granted for affordable projects with “significant community benefits”;
- All projects are eligible for expedited review process;

Conclusion

In order to promote production of more housing units, including affordable units, the City will review its governmental constraints and identify areas in which changes might be made. For example, the following measures are recommended for consideration:

1. Allowing deferral of certain fee payments until later in the construction process, provided that assurance of payment is guaranteed;
2. Granting density bonuses in excess of minimum State requirements for projects that meet City goals and objectives;
3. Providing for parking reductions for affordable units, based on a study that shows that low-income households have fewer cars.

F. City Codes and Enforcement of Housing Provisions

All new housing in the City is required to conform to the 2010 California Building, Mechanical, Plumbing, and Electrical Codes as amended by the City in 2011, which may be amended from time to time in the future. In addition, new construction must adhere to Title 24, Part 6, of the California Code of Regulations, California’s energy efficiency standards.

In addition to requiring code compliance for new construction, the City has the authority and responsibility to ensure that owners of existing housing units maintain their units in a safe and sanitary condition. The City has adopted the Neighborhood Preservation Code and enforces the provisions of this code through the Community Preservation Division of the Community Development Department. While most Community Preservation actions taken by the Division are initiated in response to complaints, the Division takes pro-active measures to regularly inspect certain areas of the City in which code compliance issues are known to occur. Conducting windshield surveys of these areas informs staff of potential problems such as vacant structures which are unsecured, broken windows or doors, poorly maintained landscaping, accumulation of trash and debris, deteriorated roofs, and general lack of maintenance. When identified, these problems are addressed through enforcement actions which progress through notification and voluntary compliance to possible citation, if the situation is not addressed.

Structures may become substandard for various reasons such as fire or disaster events, damage from water leaks or falling trees, lack of maintenance, or general deterioration. When a structure is damaged to the point that it is not economically feasible to repair, the structure may be declared a nuisance and the enforcement agency may order its vacation and demolition. Section 17980 of the California Health and Safety Code contains procedures for the abatement of substandard buildings. Subsection (B)(2) of this statute requires that, as part of the decision

to require vacation of a substandard building, the enforcement agency “give full consideration to the needs for housing as expressed in the local jurisdiction’s housing element.” The City’s Building Official is responsible for deeming a property as substandard, based on its lack of compliance with minimum code standards. The City’s procedure requires that the property owner be notified of the City’s requirement to repair substandard structures. Only in the case of structures that are deemed to be an imminent threat to public safety is the order given to demolish the structure. In keeping with State requirements, a policy has been added to this element requiring that consideration be given to housing needs as part of any decision to order the removal of substandard dwelling units.

The City has established various funding programs to assist eligible low-income owners in improving deficient properties, in order to preserve and maintain housing units in a safe condition. As part of its commitment to preserving and improving affordable housing stock, the City will continue to fund the following three programs: the Residential Rehabilitation Grant Program, the Property Rehabilitation Grant program, and the Handyworker Program. All of these programs target low- and moderate-income homeowners who need larger and more costly repairs than they can generally afford. These programs are more fully described below.

- The Residential Rehabilitation program provides grants of up to \$5,000 per household for major home repairs such as heating units and roof replacement, which require the services of licensed contractors. The City has provided 27 units with Residential Rehabilitation grants in fiscal year 2011-12, and plans to provide a comparable such grants in fiscal year 2012-13.
- The Property Rehabilitation Grant program provides grants of up to \$1,000 per household for property repairs such as walls, fences, and gates; brush clean-up; tree trimming; and repairs to outbuildings and accessory structures, including detached garages. The City has provided two of these grants in fiscal year 2011-12, and plans to provide a comparable number of grants in fiscal year 2012-13.
- The Handyworker Program is operated by the Santa Clarita Valley Committee on Aging through a grant of CDBF Funds from the City. The Program provides grants of up to \$2,500 per household to complete minor repairs which can be completed by unlicensed persons, with most repairs performed by handy-worker staff at the Santa Clarita Valley Committee on Aging. Typical handy-worker repairs may include, but are not limited to, roofs, windows, floors, walls, doors, heating and air conditioning units, and electrical systems. Safety upgrades, disabled access, and energy-efficiency improvements are also provided as needed. The Handyworker Program has provided over 70 households with these grants in fiscal year 2011-12, and plans to grant a comparable number of additional grants in fiscal year 2012-13.

G. Housing Issues for Persons with Disabilities and Special Needs

Federal and State laws protect the rights of persons with disabilities to ensure that they have the same opportunities as able-bodied persons in terms of fulfilling the basic human needs of access, employment, provision of goods and services, and housing. The term “disabilities” is broadly defined by these laws, and can include both physical limitations and mental illness. In addition, addiction to drugs or alcohol has been defined as a disability.

Some persons with special needs may not be disabled, but may be unable to provide adequate housing for themselves and their families due to other circumstances beyond their control.

Women and children who leave abusive home environments often need housing on a temporary basis while the mother seeks education and/or employment opportunities. Persons may become homeless due to death of a spouse or parent, divorce, loss of employment, bankruptcy or foreclosure, or other unexpected situation.

There are a variety of options available to house persons with special needs. One of the least costly and simplest options is to allow a group of such persons to occupy an existing dwelling unit as a household unit. In the past, many city codes prevented such a solution by requiring that dwelling units be occupied only by “family” units in which the occupants were related by kinship or marriage. Like most other cities, the City of Santa Clarita does not include this restriction in its Unified Development Code, which defines “family” as “one or more individuals living together as a single housekeeping unit in a single dwelling, or persons living in a licensed residential facility of six or fewer residents”. State law provides that up to six residents may occupy a dwelling unit as a residential care home, without discretionary approval. The City complies with this State requirement by allowing group homes with six or fewer residents in all residential zones, provided that if new construction is proposed then Development Review is required to ensure zoning compliance of the site plan. These homes are often occupied by disabled persons or persons recovering from addiction.

Residential Health Care Facilities for more than six residents are allowed in the UR-3, UR-4 and UR-5 Zones with the approval of a minor use permit, and in the CR, CC, CN and BP with the approval of a conditional use permit. These facilities typically include provision of meals, housekeeping, and various activities for residents, and are often designed for the elderly or disabled persons. There are no specific sitting or separation requirements for Residential Health Care Facilities. Parking reductions are allowed for facilities serving elderly and disabled residents.

Another means of providing for housing needs of disabled persons involves allowing the retrofit of existing housing units in order to address special needs, such as by providing for construction of wheelchair ramps, installation of grab-bars, widening of doorways, lowering of counters, and other alterations. In order to assist persons with special needs to alter their homes for accessibility, the City’s Community Development Department has provisions for a process that lets property owners apply for reasonable accommodation to make accessibility adaptations.

Within the City of Santa Clarita, a temporary homeless shelter facility has operated during winter months for over 15 years. The Winter Emergency Shelter operates from December through March and receives most of its funding from the Los Angeles Homeless Services Authority. The facility is managed by local non-profit organizations which provide staffing and oversight. The City supports the operation of the shelter through assistance with sitting and provision of grant funds for operations and management. The City has adopted a homeless shelter ordinance that allows homeless shelters within the Homeless Shelter Overlay Zone by right with no discretionary approvals. A homeless shelter is allowed in other areas of the City with a discretionary approval.

State law also requires that the needs of families for safe and affordable daycare be considered in the zoning ordinance, by allowing family day care within residential zones without discretionary approval. The City’s Unified Development Code allows establishment of day care within a dwelling occupied by the day care provider as their primary residence, in all residential and mixed use zones and the CR and CC commercial zones. Adult day care homes may provide care for up to six adults, and family child care homes may provide care for up to 14

children (including two of the owner's children), pursuant to State law and the applicable City requirements.

Within all residential zones in the City, the City's UDC allows for transitional and supportive housing is allowed wherever residential units, either single or multifamily are allowed.

VII. NON-GOVERNMENTAL CONSTRAINTS TO HOUSING PRODUCTION

Housing Market

The housing market continues to be a significant constraint to the production of new affordable housing units. The housing market has started to recover following the crash in the mid-2000s. Reflecting this modest recovery, in 2013 Habitat for Humanity received approval for a 87-unit affordable housing development for United States Veterans and their families. However, general home values and sales still remain lower than prior to the market crash.

The principal constraint on new housing development in Santa Clarita has been the collapse of the housing market. Approximately 1,300 Santa Clarita homes were foreclosed in between March 2012 and March 2013 as shown on Table H-3.18.

Land Cost

Another constraint to housing development is the cost of vacant, easily developable land that has access to infrastructure and public services. Much of the flat land within the City's boundaries has already been subdivided or developed. Marginal land with hillsides, riparian areas, biological resources, mineral resources, or other constraints is often more difficult and costly to develop. In 2012, vacant land prices in the City of Santa Clarita that are zoned for residential use range from \$5 to \$15 per square foot, or between \$217,800 and \$653,400 per acre.

Cost of Construction

Tables H-6.5 and H-6.7 show the cost of fees for single and multi-family housing in 2008. A combination of escalating costs of land, labor and materials cost along with development impact fees and zoning requirements have driven up housing production costs. As explained in the Governmental Constraints section, the high fees that are part of the cost of new units reflect the real cost of growth in Santa Clarita: the need to provide infrastructure and new schools and parks. Rising energy prices have affected the cost of construction materials due to transportation costs. In addition, the cost of steel, lumber, concrete, and other materials have risen substantially over the last five years.

According to City staff, residential construction costs in Santa Clarita Valley are currently between \$118 and \$138 per square foot. Added to this are impact and processing fees estimated at \$64,612 per unit for a 2,000 square foot single-family dwelling and \$40,463 per unit for a 1,000 square foot multi-family unit. So the cost, excluding land costs and builder's profit, for a newly constructed single-family home would be between \$300,612 and \$340,612. Single-family homes in Santa Clarita are not affordable for households that earn the City's median income of \$83,579, although such households could find resale condominiums units in their price range. New multi-family construction would be between \$158,463 and \$178,463 per unit. Even though costs are even higher, development of affordable units financed with low-income tax credits is still feasible because the projects are financed with large equity investments, deferred or residual receipt loans and low-cost debt. Owners of newly constructed market-rate multi-family housing with conventional mortgages need high rent payments to support their buildings.

Construction and Permanent Financing for Subdivisions and Multi-Family Housing

Given that the inventory of unsold homes is at a 27-year high nationwide and home sales are at a 17-year low, the availability of financing for new market rate single and multi-family construction is difficult to assess. Constraints on new housing development are not primarily due to lack of construction finance but due to lack of a market for new or resale homes.

Planning Department records indicate that between 2008 and 2013, twelve subdivisions with a total of 1,284 units were approved. Of these units, 188 are single-family and 1,096 are multi-family. Only five of these units have so far been built. Applications for two additional subdivision tract maps with 139 single family units have been submitted but not approved.

LandSource and its subsidiaries, including Newhall Land and Lennar, are substantial land developers in the City of Santa Clarita and surrounding areas. In May 2008, LandSource and its subsidiaries filed for Chapter 11 bankruptcy protection. Lennar's current and proposed new home developments in Santa Clarita include West Creek and West Hills in Valencia, River Village and Newhall Ranch (in unincorporated Los Angeles County.) On its website in 2013 Lennar was still listing new homes for sale in one of its Valencia subdivisions at prices varying from \$300,000 to \$700,000 and above. However, according to information on the Santa Clarita Real Estate Blog, Lennar has halted work in most of its subdivisions.

The availability of funding for affordable housing has been severely affected by the dissolution of Redevelopment in the State of California. The AB1x26 legislation and subsequent AB 1484 legislation have prevented the City from using approximate \$6 million dollars in Redevelopment low/mod housing funds. The previously proposed affordable housing units depended almost exclusively on these low/mod housing funds for financing and leverage of other financing sources. It is unclear if or when the City (acting as the Housing Successor) will regain control of the low/mod housing funds.

Other housing funds, including 4% and 9% Low Income Housing Tax Credits, HOME, CalHOME, and the Multifamily Housing Program are not sufficient to finance an affordable housing project alone. A number of pieces of State legislation have been proposed to create additional financing mechanisms, but to date none have been adopted or shown significant traction with the legislature. Finally, the general economic downturn has reduced revenue for the City, making it even more difficult for the City to provide any direct assistance in the development of affordable housing. At this point, the City cannot predict how many affordable housing units may be constructed between by the end date for this Housing Element.

Single-Family Mortgages

In 2008, help for families in the City of Santa Clarita who are facing foreclosure is as important as the availability of mortgages for home purchase. Numerous newspaper articles and blogs such as the L.A. Land blog on the Los Angeles Times website have pointed out that for homeowners with resetting ARM mortgages who are upside down (owe more than the home is worth), the best option may be to simply walk away. The penalty for foreclosure is not overly severe; FHA eligibility criteria for new mortgage loans only require that two years have passed since a foreclosure and three years since a bankruptcy. However, this option is not recommended for homeowners. Instead, methods to help homeowners keep their homes must be identified. Those homeowners who want to save their homes from foreclosure need

information and competent mortgage counseling. Resources for free mortgage counseling on line and by phone include:

- The "HOPE Hotline" (1-888-995-HOPE or www.995HOPE.org), which provides free mortgage counseling 24 hours a day, seven days a week.
- The state's English and Spanish language consumer mortgage information websites that provide information both for prospective homebuyers and for homeowners facing difficulties: www.yourhome.ca.gov and www.sucasa.ca.gov.

Despite the downturn in the housing market, FHA-insured loans still provide very low (3%) or even no down payment loans for the purchase of single-family homes. Borrowers only have to be two years from a foreclosures and three years from a bankruptcy. The income-to-mortgage payment ratio is now 29% of gross income without consumer debt included, and 41% of gross income including all other debt payments.

Because borrowers are shopping for loans online, the types of loans and terms offered by local lending institutions no longer limit housing sale or purchase. However, depending on the area where they are seeking to buy, purchasers may have more or less trouble finding a loan as lenders try to shield themselves from the risk that housing prices may decline further.

Although some buyers may have trouble finding an affordable loan, uncertainty about the direction of housing prices in a period when headlines in the newspapers and broadcast news programs regularly predict further price decreases is probably having a greater effect on home purchase than problems with obtaining a loan. However, lenders may also be affected by the possibility that the value of the home on which they are lending may decline over the short run rather than remaining stable or rising in price. Such concerns could affect the amount the lender is willing to lend, and the terms of the loan.

Conclusion

Non-governmental constraints to housing production in the City include national economic conditions affecting the regional housing market, land costs, construction costs such as materials and labor, and availability of financing. The City has limited authority to alter these constraints. However, the City can assist housing developers by assisting with land purchase and financing through the various funding sources it has available to promote affordable housing development. These programs are described below in Part VIII.

VIII. GOALS, OBJECTIVES, POLICIES AND PROGRAMS

Based on the analysis of existing conditions, housing needs, and constraints contained in Parts I-VII of this element, the City has developed housing goals, objectives, policies and programs designed to help meet the needs of existing and future residents for adequate and affordable housing. This section of the element sets forth the City's housing goals, along with specific programs for action. During the next Housing Element update process in 2021, the programs established in this element will be evaluated to determine the City's level of success in meeting its objectives.

As part of the City's General Plan, the format for this part of the document is similar to the goals, objectives and policies contained in the other General Plan Elements. However, unlike the other elements, State law requires that the Housing Element must contain quantified objectives for meeting its share of the regional housing needs, and specific programs designed to meet the City's housing goals.

State guidelines suggest that a goal should express an end or mission to be accomplished, rather than a specific action. Goals explain the long-range result desired by the City for each required topic in the Housing Element.

Objectives define the measurable results that the City seeks to accomplish. Unlike goals, they are specific targets for program outputs, benchmarks for the evaluation of progress. The section begins with the "Quantified Objectives" required by State law to indicate how many dwelling units of each income level are planned to be achieved during the planning period. In addition, the City has established quantified objectives for its rehabilitation and handy worker programs.

A policy statement guides decision-making and indicates a commitment of the local legislative body to a particular course of action. A policy is based on and helps implement a general plan's objectives. A policy is carried out by implementing programs.

Programs are specific actions to be undertaken by the City to achieve its objectives and meet its goals. Programs should reflect the results and analyses of the City's local housing needs, available land and financial resources, and the mitigation of identified governmental and non-governmental constraints. Each program must clearly state the time frame for implementation, identify the responsible agency or officials, describe the City's role in the program, describe the specific actions needed to implement the program, and demonstrate the City's commitment by identifying funding sources.

Quantified Objectives

State law requires that a City establish quantified objectives for development of new housing within the planning period. Table H-8.1 summarizes Santa Clarita's projected new construction of affordable and market rate units during the period 2013-2021.

The City of Santa Clarita also plans to fund housing rehabilitation grants for 327 single-family homeowners and provide handy worker grants to another 700 households for a total of 1,027 grants to 600 very low and 427 low income households. These grants will ensure that residents living in older homes in the City can maintain those homes in safe and sanitary conditions.

Table H-8.1: Quantified New Construction Objectives, 2013-2021

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	2,208	1,315	1,410	3,389	8,322

Table H-8.2: Quantified Rehabilitation Objectives 2013-2021

Housing Type	Extremely Low 30% or less of median	Very Low 50% or less of median	Low 51% to 80% of median	Total
Single-Family Rehab Grants	40	98	86	224
Handyworker	80	285	155	520
Total	120	383	241	744

Adequate Sites

State zoning law (Government Code Section 65913.1) requires localities to zone sufficient vacant land for residential use with appropriate standards to meeting the housing needs identified in the housing element and other sections of the general plan.

Goal H 1: Provide adequate sites to accommodate 8,322 new housing units between 2013 and 2021.

Objective: Provide adequate sites at a range of densities to accommodate future housing needs.

Policy H1.1.1: Encourage a variety of housing types such as single-family attached (townhouses), multi-family units, planned unit developments mixed use housing and other housing types that make housing more affordable.

Policy H1.1.2: Encourage the development of new affordable units through the provision of incentives.

Policy H1.1.3: Replace housing units demolished by the redevelopment agency for redevelopment projects.

Policy H1.1.4: Establish minimum densities for residential land use districts in the Land Use Element of the General Plan.

Program H 1.1: Affordable Housing Density Bonus

Administer the City's existing density bonus program pursuant to Government Code Section 65915 (State Density Bonus Law) as amended by SB 1818 in 2004. Provide a by-right density bonus of 25% to developers of new housing who make 5% of new units affordable to households earning 50% or less of area median income or 10% of units affordable to households earning 80% of area median income. The density bonus can reach 35% if the project provides 11% of the units affordable to very low households (earning 50% or less of median income), 20% of units affordable to households earning 80% or less of median income or 40% affordable to households earning between 80% and 120% of the median income. 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 density bonus housing units within the proposed development.

Objective/Timeframe: Approve at least 121 affordable units to meet the City's Regional Housing Needs Allocation. Ongoing.

Responsible Department: Community Development

Program H 1.2: Mixed Use Ordinance

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, job, 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.

Objective/Timeframe: Approve at least 50 housing units within mixed use developments between 2013 and 2021.

Responsible Department: Community Development Department

Program H 1.3: Graduated Density Zoning—Newhall Redevelopment Area

Redevelopment of portions of Downtown Newhall is constrained by the small parcel sizes created by small-lot subdivisions in the past. The City will evaluate the feasibility of adopting a program for “graduated density zoning” in this target area. This tool would 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 or to package adjoining parcels for sale.

Geographic Coverage: Newhall Redevelopment Area

Objective/Timeframe: Conduct study and make recommendations to be completed by 2015.

Responsible Department: Community Development Department

Program H 1.3 Land Banking/Write-Downs

Establish a proactive City land banking strategy to facilitate the development of housing affordable to low and very-low income households. Under this program the City would acquire properties as they become available and offer the properties to qualified developers through a Request for Proposal/Notice of Funding Availability process. Land banking efforts could be expanded to include:

- Purchase of appropriate vacant/underutilized sites as they become available;
- Acquisition of surplus properties from other local, State, and federal agencies;
- Purchase of tax-delinquent properties;
- Purchase of bank foreclosed properties; and/or
- Acceptance of donation of land as an in-lieu option as part of a proposed Inclusionary Housing Program (discussed later in this section).

Objectives/Timeframes: Continue interdepartmental team to track available land quarterly. Ongoing.

Responsible Department: Community Development Department

Funding Sources: CDBG; HOME; development agreements.

Program H 1.5: Inclusionary Housing Program (Mixed Income Housing)

Adopt an inclusionary housing program.

Also known as inclusionary zoning, inclusionary housing is a local policy or ordinance that requires a developer to include a certain percentage of units in a housing project that are affordable to low- and moderate-income households. Many communities in California rely on inclusionary housing policies to achieve their affordable housing goals. Currently, 12 counties and 95 cities in California have inclusionary housing policies. For a study of California's programs see http://www.nhc.org/pdf/pub_ahp_02_04.pdf.

The advantage of this program for Santa Clarita is that it will ensure that affordable units are produced along with market-rate units to meet the needs of the City's lower income working families and seniors. Santa Clarita's share of the Regional Housing Needs Allocation (RHNA) requires the City create to identify 3,523 sites for very-low and low-income households zoned to allow density of at least 30 units per acre. Zoning land with higher densities will increase the value of the land for both owners and developers. An inclusionary ordinance will ensure that the community as a whole benefits when land is developed with higher density, by ensuring that affordable housing is provided whenever new market rate units are developed on these sites.

Inclusionary housing policies vary widely based on local market conditions. Some criteria for the City to consider are:

- **Inclusionary Housing Percentage:** Most communities in California with inclusionary housing policies require at least 10% of the units to be inclusionary, with some communities requiring more than 20%.

Income Levels Targeted: Most inclusionary housing policies are targeted toward low-income households. However, in recent years, the housing costs in California have escalated to a point where even moderate-income households have problems obtaining affordable housing. Increasingly, communities are including moderate-income households in their inclusionary policies. Nevertheless, jurisdictions should take into account the proportion of need in each income category, including the needs of the extremely low income population, when designing Inclusionary Housing Programs, and prioritized funding for extremely low income housing if possible.

- **Applicable Housing Types:** In the past, inclusionary housing policies were applied only to rental housing. However, with increasing home ownership costs and income gaps in California, many communities are now applying inclusionary policies to ownership housing developments.
- **Exemptions:** Small-scale developments are likely to have financial and physical difficulties in meeting inclusionary housing requirements. Most policies have a minimum project size of around 10 units that will trigger the inclusionary policy. Developments that do not meet the minimum project size are often required to pay an in-lieu fee (see in-lieu options below). Although the revenue generated by these fees is not typically sufficient to purchase land and build comparable units elsewhere, it can be combined with other funding sources such as redevelopment set-aside funds in order to purchase and land-bank housing sites as described in Program H 1.4.
- **In-Lieu Options to Constructing Affordable Units On-Site:** Most California communities offer one or more of the following in-lieu options:

- Pay an in-lieu fee;
 - Construct the affordable units off-site;
 - Donate land so the affordable units can be constructed by another developer;
 - Purchase affordability covenants on existing market-rate units; or
 - Extend affordability covenants on affordable housing that are at risk of converting to market-rate housing.
- **Geographic Coverage:** Some communities apply the inclusionary policy throughout their political boundaries, while others have inclusionary policies that are applicable only to targeted areas, such as redevelopment project areas.
 - **Duration of Affordability and Resale Provisions:** Inclusionary housing policies are intended to create a permanent supply of affordable housing. Rental housing units usually have affordability covenants to guarantee long-term affordability of these units. Ownership units generally have a mechanism in place to recapture part of the financial resources in order to replenish the affordable housing stock and prevent assisted households from receiving a windfall from the transaction. Recently, affordability controls in inclusionary policies have come to mirror redevelopment affordable terms—55 years for rental housing and 45 years for ownership housing with resale provisions.
 - **Incentives for Developers to Offset Costs:** Because inclusionary housing shifts some of the costs of producing affordable housing to developers, local jurisdictions typically offer development incentives or regulatory concessions. Incentive options include a density bonus, height increase, shared parking or reduced parking requirements, reduced setbacks or landscaping requirements, fee waivers or reductions, or other flexibility in development standards.
 - **Feasibility Study:** Many local jurisdictions conduct a technical feasibility study to ensure that the minimum housing set-aside requirements, in conjunction with the incentives provided to offset costs, do not contribute overall to making the development of housing financially infeasible.

Objectives/Timeframe: Evaluate the feasibility of establishing an inclusionary housing policy which reflects the housing needs of the various income categories and housing sizes, including the needs of the extremely low income population, by January 2016. If approved in concept, the City will draft and approve an ordinance and modify the existing Housing Element by December 2016 and begin program by March 2017.

Responsible Department: Community Development Department

Funding Sources: General Fund; CDBG;; development agreement

Program H 1.6 Large Sites 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 multifamily developments affordable to lower income households in light of state, federal and local financing programs (i.e., TCAC, HOME, units). The City will offer the following incentives for the development of affordable housing including but not limited to priority to processing subdivision maps that include affordable housing units, expedited review for the subdivision of larger sites into buildable lots where the development application can be found consistent with the General Plan, applicable Specific Plan and master environmental impact report, financial assistance (based on availability of federal, state, local foundations, and private housing funds, and modification of development requirements, such as reduced parking standards for seniors, assisted care, and special needs housing on a case-by-case basis.

Timeframes: Ongoing, as projects are submitted to the Community Development Department.

Responsible Department: Community Development Department, Planning Commission and City Council.

Assist in the Development of Affordable Housing

Goal H.2: Assist in the development of adequate housing to meet the needs of extremely low, very low, low and moderate income households (Government Code Section 65583(c)(2)).

Objective H 2.1: Assist in the development of new and rehabilitated housing to provide at least 273 units for households with very low and low incomes.

Policy H 2.1.1: Target one third of housing subsidies to extremely low income households in new affordable development.

Policy H 2.1.2: Require that all units developed under any of the City affordable housing programs remain affordable for the longest possible time or at least 55 years.

Policy H 2.1.3: Encourage the development of housing affordable to lower income groups in areas well served by public transportation, schools, retail, and other services.

Policy H 2.1.4: Encourage the transition of the homeless population to stable housing.

Program H 2.1 Affordable Housing Program

The adoption of AB1x26 and AB 1484 dictated terms of RDA dissolution and severely restricted the use of RDA low/mod housing funds (LMHF's). As the dissolution process continues it was determined that LMHF's not available as recently as February 2013. Prior to determining amount of funds available for housing programs the City will need to obtain Finding of Completion from DPF.

Geographic Coverage: Citywide

Objectives/Timeframe: By Work to obtain Finding of Completion from DPF and determine amount of funds available for housing programs. If funding is secured,

assist in the development of 40 very low-income and 80 low-income affordable housing units in the City. 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.

Responsible Department: Community Development Department

Funding Sources: HOME; CDBG; Tax Exempt Multi-Family Revenue Bonds; Infill Grant; Transit Oriented Development Grant.

Program H 2.2: Homebuyer Assistance – FirstHOME Program

The City offers homeownership assistance through the FirstHOME Program. FirstHOME provides low- and moderate-income first-time homebuyers with a low-interest, second mortgage to be used as a down payment on an owner-occupied primary residence. Repayment is deferred until the home is sold, changes title, or ceases to be the borrower's primary residence.

The primary funding source for this program is HOME funds which are obtained through competitive application to the State. While the City intends to apply for HOME funds as often as they become available, it cannot predict the outcome of those applications.

Objectives/Timeframe: Apply to the State for HOME funds to provide loans through the City FirstHOME Program. Submit applications in 2013 any additional years as warranted.

Responsible Department: Community Development Department

Funding Sources: Federal HOME Funds administered by the State of California.

Program H 2.3: Homebuyer Assistance – CalHFA

The California Housing Finance Agency (CalHFA) 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.

Targeted Groups: Low- and moderate-income first-time homebuyers

Objective/Timeframe: Continue to be a CalHFA participating jurisdiction and coordinate the FirstHOME Program with the various CalHFA loan programs

Responsible Department: Community Development Department

Program H 2.4: Homebuyer Assistance – Mortgage Credit Certification Program

The 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. 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.

Targeted Groups: Low- and moderate-income first-time homebuyers

Objective/Timeframe: Make the County's MCC Program available in Santa Clarita by continuing to be a participating jurisdiction.

Responsible Department: Community Development Department

Program H 2.6 Homeless Case Management

In addition to shelter, those experiencing homelessness need on-going case management to address the issues leading to homelessness, and assist them with 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.

Targeted Groups: Homeless Individuals and Families

Objectives/Timeframe: Fund homeless case management services connected to local homeless shelter operations.

Responsible Department: Community Development Department

Funding Sources: Community Development Block Grants

Program H 2.7 Collaboration with Non-Profit Affordable Housing Developers

The City continues to work with non-profit affordable housing developers to create new affordable housing units. In 2005-2006 the City conducted a Request for Qualifications process in which two developers were chosen to work with the City to develop a mixed-use family affordable housing project. Efforts toward the completion of that project are on-going.

The City intends to continue to be responsive to the proposals of other affordable housing developers, and will support projects which show promise to provide affordable housing for seniors 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 Financial Assistance Application will streamline and clarify this process. The Application will include information on the affordable housing goals of the City, including the provision of housing for large households and extremely low income households.

Objectives/Timeframe: Develop a Request for Financial Assistance Application by 2010. The City will then annually evaluate the program and identify sources for funding as they become available.

Responsible Department: Community Development Department

Funding Sources: Community Development Block Grants, Redevelopment Set-Aside Funds

Program H 2.8: Extremely-Low Income Affordable Housing Program

Encourage the development of housing for extremely-low income households (households earning at or below 30% of median, based on HUD calculations for the Los Angeles County area). Within each program described in the H.2 Goal, an emphasis will be placed on serving the needs of extremely-low income households. . As part of the activities in Program H 2.7 - Collaboration with Non-Profit Affordable Housing Developers, the City will give preference to programs and projects that have greater numbers of housing for very-low income households.

Objectives/Timeframe: 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.

Responsible Department: Community Development Department

Funding Sources: HOME; CDBG; Tax Exempt Multi-Family Revenue Bonds; Infill Grant; Transit Oriented Development Grant

Conserve and Improve the Existing Housing Stock

Goal H.3: Conserve and improve the existing housing stock through Community Preservation, rehabilitation loans, and a handy worker program.

Objective H 3.1: Bring existing housing units up to an established standard of habitability.

Policy H 3.1.1: Enforce existing standards of habitability.

Policy H 3.1.2: Provide rehabilitation assistance to income-eligible homeowners for repairs related to safety, habitability and accessibility standards.

Policy H 3.1.3: Provide grants and loans to income-eligible owner-occupants of single-family homes for emergency and minor safety, habitability and accessibility repairs.

Program H 3.1 Proactive Community Preservation

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.

Staff from Community Preservation, Housing, Planning, Building and Safety, Park and Recreation, Community 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.

Geographic Coverage: East Newhall, Downtown Newhall, Canyon Country and other areas as needed.

Objectives:

- Maintenance and improvement of existing homes.
- Revitalization of neighborhoods in decline.
- Enhancement of residential property values.
- Reduction of crime, graffiti and gang activity.

Responsible Department: Community Development Department

Funding Source: General Fund

Program H 3.2: Residential Rehabilitation Program

The City will continue to administer a program that provides grants to low- and moderate-income homeowners to repair their primary residences. Eligible homes are those that are within City limits and are owner-occupied. Owners must meet income eligibility criteria. Grants of up to \$5,000 per year per household are available to provide repairs to roofs, HVAC systems, electrical, windows, floors, and address other habitability issues.

Targeted Groups: Low- and moderate-income homeowners

Objective/Timeframe: Continue to provide 25 Residential Rehabilitation Grants per year.

Responsible Department: Community Development

Funding Sources: CDBG

Program H 3.3: 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 \$2,500 in repairs are allowed per household, per year. Eligible households are owner-occupied and have incomes at or below 80% 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.

Targeted Groups: Low- and moderate-income homeowners.

Objective/Timeframe: Continue to fund the Senior Center to provide 65 Handyworker grants per year.

Responsible Department: Community Development Department through a contract with the Santa Clarita Valley Committee on Aging – Senior Center

Funding Source: CDBG

Program H 3.4 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 \$1,000 in repairs.

Targeted Groups: Low- and moderate-income homeowners.

Geographic Coverage: City of Santa Clarita.

Objective/Timeframe: Provide three Property Rehabilitation grants per year.

Responsible Department: Community Development Department

Funding Sources: CDBG

Program H 3.5: Provide Information for Energy Conservation Programs

The City of Santa Clarita will create and maintain a website that will be a “one-stop shop” that will provide residents, businesses and builders with programs and products that assist with energy conservation on existing units. The website will include any available programs for lower income residents. In addition, the City will review the existing building and development codes with all relevant state programs to implant many as recommendations as feasible.

Timeframe: Ongoing

Responsible Departments: Community Development Department and Public Works

Funding Sources: None Required

Preserve Units at Risk of Conversion to Market Rate Rents

Goal H 4: Preserve affordability of existing homes that are at risk of converting to market-rate rents during the planning period.

Objective H 4.1.1: Preserve 232 units at risk of losing their subsidies and converting to

market rents between 2013 and 2021.

Policy H 4.1.2: Monitor the status of at-risk units throughout the planning period to identify units which are at planned for imminent conversion to market rate units.

Policy H 4.2: Work with non-profit housing organizations to preserve at-risk units.

Program H 4.1: Preservation of At-Risk Housing

Santa Clarita has 496 units for families and individuals in 8 developments, and 956 low and very low income units in senior developments that are made affordable to low- and very-low-income tenants with state or federal finance. During the 2013-2021 planning period, an additional 232 units in three developments are at high risk of losing their subsidies and converting to market rates (see Table H-3.20 and Table H-3.21). These units include 76 senior units affordable at 50% of median income; and 78 family units affordable to households earning 50% or less of median income (very low income). Conversion of these units to market-rate rents would be a significant loss of affordable housing in Santa Clarita.

To the extent feasible, the City will work to preserve affordable units at risk of losing their subsidies and converting to market-rate rents.

Objectives/Timeframe: Annually update the status of at-risk housing beginning in 2014. Make contact with owners and residents of the Valencia Villas by 2014. Make contact with the owners and residents of Meadow Ridge Apartments by 2014 and Park Sierra by 2015. Continue investigating funding options for continuation of affordability agreements. Pursue funding as available.

Responsible Department: Community Development Department

Funding Sources: Federal and state low-income housing tax credits, bond finance, California Multi-Family Housing Program, conventional mortgage funds.

Address and Remove or Mitigate Constraints

Goal 5: Address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement, and development of housing for all income levels.

Objective H 5.1: Where possible, reduce or remove government restraints on housing as necessary and feasible.

Policy H 5.1.1: Expedite application review, permitting, and inspection procedures for affordable housing projects.

Policy H 5.1.2: Consider fee reductions and/or deferrals for affordable housing projects when deemed appropriate.

Program H 5.1: Monitoring of Codes and Ordinances

The City will regularly monitor the implementation of ordinances, codes, policies, and procedures to ensure that they comply with reasonable accommodation for the disabled.

Timeframe: Ongoing as needed

Responsible Department: Community Development Department

Funding Sources: General Fund

Program H 5.2: Fee Reductions or Deferrals for Affordable Housing Projects

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

The City will investigate implementing a fee reduction or deferral ordinance to encourage developers to create affordable units for very-low income households.

Timeframe: Current Policy - Ongoing as needed

Responsible Department: Community Development Department and City Council

Funding Sources: General Fund, Redevelopment Set-aside

Program H 5.3: Expedited Processing for Affordable Housing Projects

The City will continue an 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.

Timeframe: Ongoing as applications are submitted

Responsible Department: Community Development Department

Funding Sources: General Fund

Equal Housing Opportunities

Goal H6: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. (Government Code Section 65583(c)(5)).

Objective H 6.1: Promote fair housing practices and prohibit discrimination.

Policy H 6.1.1: Ensure compliance with fair housing laws by adopting development guidelines that encourage the development of mixed-income housing in every zone district and in every area of the community.

Policy H 6.1.2: Provide fair housing services that include public information, counseling and investigation

Policy H 6.1.3: Prohibit discrimination in housing.

Program H 6.1: Fair Housing Programs

The City contracts with a service provider to provide and coordinate fair housing services for residents. The fair housing services provider is required 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.

Targeted Groups: Rental property residents, rental property owners, rental property managers, resident managers, rental agencies and real estate brokers and agents.

Objectives/Timeframe:

- Annually allocate funding to support fair housing and tenant/landlord services.
- Provide training to City staff on fair housing laws and responsibilities.

Responsible Department: Community Development Department

Funding Sources: CDBG

Program H 6.2: Analysis of Impediments to Fair Housing Choice

As a Community Development Block Grant entitlement community, the City is required to develop an Analysis of Impediments to Fair Housing Choice (AI) in conjunction of the submission of the Consolidated Plan. The AI will contain:

- 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.

Objectives/Timeframes:

- Complete the 2014/2015 to 2018/2019 Analysis of Impediments to Fair Housing

Choice (AI) in 2014.

- Implement recommendations of document.
- Submit completed AI to HUD by May 15, 2014.

Responsible Department: Community Development Department

Funding Sources: General Fund

Program H 6.3: Monitor Housing Issues

The City will monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing in the City of Santa Clarita.

Objectives/Timeframes: 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.

Responsible Department: Community Development Department

Funding Sources: General Fund

Program H 6.4: Mobilehome Rent Adjustment Policies

The City currently has a Mobile home 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 also provides for the election of a Mobile Home Rental Adjustment Panel.

The ordinance restricts the allowable annual space rent increases at mobile home parks within the City limits to one of the following:

- An adjustment limited to the percentage of the Consumer Price Index increase over the previous year (not to exceed 6%), along with a pass-through of increase costs of government required services and increased utility costs; or
- An increase based on increases in operating costs and other park expenses, substantiated by the park owner through written 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.

Targeted Groups: Mobilehome Park residents and mobile home park owners

Geographic Coverage: City of Santa Clarita

Objectives/Timeframes: Continue to implement the regulations contained in the Mobile Home Park Rent Adjustment Procedures, Municipal Code 6.02

Responsible Department: Community Development Department

Funding Sources: General Fund

Persons With Disabilities Including Persons With Developmental Disabilities

Goal H 7: The housing needs of persons with disabilities, including persons with developmental disabilities are typically not addressed by Title 24 Regulations. The housing needs of persons with disabilities, in addition to basic affordability, range from slightly modifying existing units to requiring a varying range of supportive housing facilities.

Program H 7.1: Developmentally Disabled Housing

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 the 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 shall reach out annually to developers of supportive housing for the disabled 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.
- As the City Council has historically done with senior housing projects, the City shall provide the ability to request the City Council for 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 in obtaining the streamline the necessary HCD Community Care licensing, and streamline City land use approvals for disabled housing.

Timeframe: The City will apply for funding at least twice during the planning period if funding is available, reach out annually to developers and establish specific regulatory incentives by July 2015.

Objective: The City will encourage the development of 50 housing units; establish a process to allow for requests for regulatory incentives; and collaborate with developers of supportive housing.

Responsible Department: Community Development Department

Funding Sources: General Fund if available and other sources as available.

Program H 7.2: Developmentally Disabled Services

The City shall work with North Los Angeles Regional Center to implement an outreach program informing families within the City of affordable housing which may be suitable for persons with developmental disabilities. Information will be made available on the City's website. The City will also:

- Identify local non-profits or other community stakeholders who may be interested in expanding their services into providing group housing for the developmentally disabled.
- Assist with identification of funding sources and provide City support for funding applications for disabled services.

Timeline: Initiate a cooperative outreach program with the North Los Angeles Regional Center by October 2014 and research options for program design and funding by March 2015. Continue to work cooperatively with the Regional Center in support of persons with disabilities, including persons with developmental disabilities.

Responsibility: Community Development

Funding Sources: General Fund if available and other sources as available.

IX. REDEVELOPMENT FUNDS FOR HOUSING

As of February 1, 2012, the Redevelopment Agency no longer exists pursuant to Assembly Bill 1X26 (AB1X26) and subsequently modified by Assembly Bill 1484 (AB 1484). The former housing functions, duties, and obligations of the Redevelopment Agency have been assumed by the City of Santa Clarita as the Housing Successor Agency. When the Housing Successor Agency became operative, it received all housing assets of the former Redevelopment Agency, excluding any funds that may have been in the Redevelopment Agency's Low and Moderate Income Housing Fund, with the exception of unspent bond proceeds.

AB1484 allows the Housing Successor Agency, in coordination with the Redevelopment Agency Successor Agency, to request any unspent bond proceeds be returned to the Housing Successor Agency to further affordable housing goals and objectives. In order to do so, the Redevelopment Agency Successor Agency must complete a number of requirements to obtain a "Finding of Completion." Once a Finding of Completion is obtained, the Successor Agency may request the unspent bond proceeds be returned to the Housing Successor Agency by placing the request on a Recognized Obligation Payment Schedule and obtain the approvals of both the Oversight Board and the Department of Finance.

At the time of the Redevelopment Agency's dissolution, there was \$5,073,940 in unspent bond proceeds as a result of housing related bonds that were issued by the Redevelopment Agency in 2008. The total amount of unspent bond proceeds that will be available to fund housing programs is currently unknown, as the approvals by the Oversight Board and Department of Finance are not guaranteed and must be obtained. In addition to the unspent bond proceeds, the Redevelopment Agency Successor Agency has the ability to request outstanding loans between the City of Santa Clarita and the former Redevelopment Agency be paid back over a period of time. If that is approved to occur, 20 percent of the funds returned to the City are required to be set aside for the Housing Successor Agency to implement housing related projects and programs. The amount potentially available to the Housing Successor Agency through this mechanism is unknown at this time. There are no other dedicated funding sources available to fund housing programs at this time as there is no longer any tax increment being received and subsequently set aside specifically for this purpose.