

City of Santa Clarita
FY 2014 - FY 2018 Consolidated Plan
(July 1, 2014 through June 30, 2019)
and
FY 2014 - FY 2015 Action Plan
(July 1, 2014 through June 30, 2015)

May 2014

Lead Agency:
City of Santa Clarita
Community Development Department
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Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The City of Santa Clarita is located 35 miles northwest of Los Angeles and is adjacent to the San Gabriel and Santa Susana mountain ranges, which separate Santa Clarita from the San Fernando Valley and the Los Angeles Basin to the South and from the San Joaquin Valley, Mojave Desert and the Angeles National Forest to the north. Santa Clarita incorporated as a City in 1987 and is comprised of the following communities: Canyon Country, Newhall, Saugus, and Valencia.

This Fiscal Year (FY) 2014-2018 Consolidated Plan for the City of Santa Clarita serves as the City's official application to HUD for Community Development Block Grant (CDBG) funds. The Plan identifies the housing and community development needs in the City and sets forth a strategic plan for addressing the identified needs. It also satisfies the minimum statutory requirements of the CDBG program. The Plan covers from July 1, 2014 through June 30, 2019.

This Consolidated Plan was prepared using the eCon Planning Suite system developed by HUD. The system prescribes the structure and contents of this document, following the Federal CDBG and Consolidated Planning regulations. A companion document to this Consolidated Plan is the Analysis of Impediments (AI) to Fair Housing Choice. The AI also contains detailed data and analyses regarding the demographic and housing market conditions in the City.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The City of Santa Clarita incorporated outcome measures for activities in accordance with the Federal Register Notice dated March 7, 2006, which require the following Performance Measure Objectives/Outcomes to be associated with each activity funded:

General Objective Categories- Activities will meet one of the following:

- Decent Housing (DH)
- A Suitable Living Environment (SL)
- Economic Opportunity (EO) General

Outcome Categories- Activities will meet one of the following:

- Availability/Accessibility (1)
- Affordability (2)
- Sustainability (3)

The City of Santa Clarita has a range of housing and community development needs. CDBG funds alone are not adequate to address the myriad of needs identified during the public outreach process and summarized in the Needs Assessment of this Consolidated Plan. Recognizing the national objectives of the CDBG program and specific program regulations, the City intends to use CDBG funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low- and moderate-income households and those with special needs. Needs which have been determined to be a High Priority level will receive funding during the Five-Year Consolidated Plan. Needs with a Low Priority may be

funded based on the availability of funds. The priorities for the FY 2014-2018 Consolidated Plan established in consultation with residents and community groups will be prioritized in the following order:

High Priority

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

Low Priority

- Preserve At-Risk Housing
- Support Economic Development Opportunities

3. Evaluation of past performance

During the last Five Year Consolidated Plan for FY 2009-2013, the City met or exceeded most all of its five-year goals and objectives.

Housing: The City assisted nearly 550 households through its homelessness prevention programs—the Housing Retention Program, the Families to Home Program, and the Creative Homeless Services Program. An additional 385 households in the City were assisted through various housing rehabilitation programs, including the Residential Rehabilitation Program and the Handyworker Program. Finally, 750 properties were inspected as part of the Community Preservation Program, which targets code enforcement activities in the lower-income Newhall area.

In 2009, the City was awarded \$1,187,003 in NSP1 funds which were utilized, in conjunction with former Redevelopment Agency set-aside funds, for the acquisition of two parcels on Newhall Avenue. A 30 unit multi-family project was anticipated to begin construction on one of the parcels in late 2011 in phase one of the project. The second parcel was to be used for a second phase that was yet to be entitled. However, the dissolution of the City's Redevelopment Agency put this project temporarily on hold. In 2013, the City began taking steps, required by AB 1484, to recapture \$5.05 million in housing bond proceeds in order to secure funds to allow this project to proceed. These recaptured funds were made available to the City on January 1, 2014 and the City has begun working with the chosen developers to restart the project. The City plans to move forward as expeditiously as possible to finalize the development and begin construction.

While the City does not receive HOME funds on an annual basis, Santa Clarita was awarded \$700,000 in HOME funds by the State in 2011. These funds were utilized for a FirstHOME program, which provides zero-interest, deferred payment second mortgage loans to allow eligible lower-income first-time homebuyers to purchase a qualifying home in the City. One loan was funded in 2013. Because the waiting list has expired, the City undertook additional outreach in summer 2012 and a new pool of potentially eligible borrowers were identified. Two households are currently in the home search process.

Community Services: The City utilizes CDBG funds for a number of community services for its residents. Over 3,050 persons were served through various programs, including the Community Access Services Program, Project SCV Program, and Youth Sports Program, among others.

Section 108 Loans: The City of Santa Clarita undertook several large infrastructure improvement projects prior to the FY 2009-2013 Consolidated Plan period. Improvements were made to the east Newhall area, on Scherzinger Lane, and to the Boys and Girls Club Youth Center facility. The Section 108 loans are scheduled to be paid off during the FY 2014-2018 Consolidated Plan period.

Economic Development: The City funded a handful of economic development programs during the previous Consolidated Plan period, including the Outreach for Small Business Program. A total of 27 individuals were assisted by the Technology Center through the Single Mothers Outreach Program. In 2009, the City was also a recipient of \$303,635 in CDBG-R funds. These funds were utilized for Business Improvement Grants (BIG) to local business owners in the Old Town Newhall neighborhood. Twelve businesses benefited through grants to five property owners from this program. This investment in the Old Town Newhall area leverages prior investment of former Redevelopment Agency funds used for streetscape improvements, acquisition of property for the construction of the Newhall Public Library, and the acquisition of land for a future mixed use development. The CDBG-R funded improvements also spurred private sector investment in the neighborhood through improved property upkeep and business expansion.

4. Summary of citizen participation process and consultation process

Citizen participation is one of the most important components of the Consolidated Plan process. To solicit public input during the development of the Consolidated Plan, the City conducted two community workshops and one focus group workshop with local housing and services providers. The City also administered a Housing and Community Development Needs Survey.

Community and Stakeholder Meetings: Santa Clarita held two community workshops and one focus group workshop for a total of three public meetings to solicit input on needs during the development of the Consolidated Plan. The workshops were held on the following days:

- Community Workshop #1: Saturday November 16, 2013, City Hall, Century Room, 1st Floor, 23920 Valencia Boulevard, 10:00 AM
- Community Workshop #2: Wednesday November 20, 2013, Newhall Community Center, 22421 Market Street, 6:00 PM
- Focus Group Workshop: Wednesday November 20, 2013, City Hall, Century Room, 1st Floor, 23920 Valencia Boulevard, 2:00 PM

Housing and Community Development Needs Survey: The Survey was made available both on-line and in hard copy form. A total of 348 responses were received. Outreach for the Community/Stakeholder workshops and the Housing and Community Needs Development Survey included:

- Notices posted on City's website (English and Spanish).
- Hard copies of notices (English and Spanish) were made available in the main City Hall reception area, City Hall lobby area, City Hall Permit Center, Santa Clarita Activities Center, and the Newhall Community Center.
- Advertisements published in the Thursday, November 7, 2013 edition of The Signal newspaper (English and Spanish).
- Messages distributed via email to 11 past and present CDBG-funded agencies requested that the agencies make workshop flyers available at their locations and to encourage workshop attendance and completion of the Survey.

- Messages distributed via email to over 300 City employees soliciting input.
- Letters sent by U.S. Mail to CDBG Master Distribution List (179 agencies) informing them of the workshops and the availability of the Survey.
- Internet survey links were displayed on workshop flyers (English and Spanish).
- Hard copies of the survey distributed to a number of local agencies for distribution to their clients.

Applications for Funding: A flyer announcing CDBG funding opportunity was mailed to 90 non-profit organizations and agencies in December 2013. The City held two funding meetings on January 6 and January 7, 2014 to provide information on the CDBG program and to discuss needs in the community and eligibility for funding.

Public Hearings: A Public Hearing before the City Council was held on March 11, 2014 to review housing and community development needs in Santa Clarita. Public notices for the hearing were published in The Signal.

Public Review of Draft Documents: A 30-day public review was held from March 24, 2014 through April 25, 2014. Copies of the draft Consolidated Plan and Action Plan were made available for the public at the following locations:

- City website
- City Hall (23920 Valencia Boulevard, Suite 120)

The final Consolidated Plan, amendments to the Plan, and annual performance reports will be available for five years at City Hall. Residents affected by the Plan's implementation have access to the City's Plans. Santa Clarita is committed to minimizing displacement and assisting those displaced, if any, as a result of the Plan's activities. The City also currently has an Anti-Displacement Plan in place.

5. Summary of public comments

A summary of the public comments received is provided in Appendix A.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments were received.

7. Summary

The City of Santa Clarita has undertaken diligent and good faith efforts in outreaching to all segments of the community that may benefit from the CDBG program.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

Agency Role	Name	Department/Agency
CDBG Administrator	Santa Clarita	Community Development

Table 1 - Responsible Agencies

Narrative

The City's CDBG program is administered by the City of Santa Clarita Community Development Department.

Consolidated Plan Public Contact Information

For matters concerning the City of Santa Clarita's CDBG program, please contact: Erin Lay, Housing Program Administrator, City of Santa Clarita Community Development Department, 23920 Valencia Blvd., Suite 300, Santa Clarita, CA 91355, (661) 286-4174.

PR-10 Consultation - 91.100, 91.200(b), 91.215(I)

1. Introduction

As part of this Consolidated Plan development, the City undertook an extensive outreach program to consult and coordinate nonprofit agencies, affordable housing providers, and government agencies regarding the needs of the low- and moderate-income community. The outreach program has been summarized in the Executive Summary and Citizen Participation sections of this Consolidated Plan. Comments received and results of the survey are summarized in Appendix A to this Consolidated Plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

To outreach to various agencies and organizations, the City compiled an outreach list consisting of more than 180 agencies, including:

- Nonprofit service providers that cater to the needs of low- and moderate-income households and persons with special needs, including persons with disabilities;
- Affordable housing providers;
- Housing advocates;
- Housing professionals;
- Public agencies (such as school districts, health services, public works);

- Economic development and employment organizations; and
- Community and neighborhood groups.

The complete outreach list is included in Appendix A. These agencies were mailed notices of the City’s Consolidated Plan process and public meetings. Specific agencies were also contacted to obtain data in preparation of this Consolidated Plan. For example, the State Developmental Services Department and State Social Services Department were contacted to obtain data and housing resources for persons with disabilities. The Housing Authority of the County of Los Angeles was also contacted to obtain information on public housing and Housing Choice Vouchers available to City residents.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The outreach list includes homeless service agencies in the Los Angeles Continuum of Care Council (LACoC). The Continuum of Care Strategy was consulted to provide information on homelessness and resources available. Several agencies that provide housing and supportive services for the homeless and those at risk of becoming homeless attended the Focus Group Workshop. These include the Bridge to Home, Lutheran Social Services North L.A., and Single Mothers Outreach.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City's HUD entitlement allocation does not include ESG funds.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	Carousel Ranch
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop on November 20, 2013 and provided input on housing and supportive services for children and adults with special needs.
2	Agency/Group/Organization	Single Mothers Outreach
	Agency/Group/Organization Type	Services-Single Parents
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop on November 20, 2013 and provided input on housing and supportive services for both homeless and non-homeless single parents.

3	Agency/Group/Organization	Bridge to Home
	Agency/Group/Organization Type	Housing Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop on November 20, 2013 and provided input on housing and supportive services for homeless.
4	Agency/Group/Organization	Lutheran Social Services
	Agency/Group/Organization Type	Housing Services-Homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop on November 20, 2013 and provided input on housing and supportive services for homeless.
5	Agency/Group/Organization	Santa Clarita Valley Committee on Aging - Senior Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop on November 20, 2013 and provided input on housing and supportive services for senior residents.
6	Agency/Group/Organization	Child and Family Center
	Agency/Group/Organization Type	Services-Children Families
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop on November 20, 2013 and provided input on housing needs in the City.
7	Agency/Group/Organization	Domestic Violence Shelter of Santa Clarita Valley
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Agency attended Focus Group Workshop on November 20, 2013 and provided input on housing and support services in the City.

Table 2 - Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City contacted over 180 agencies as part of the outreach process for this Consolidated Plan. All applicable agencies and agency types were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Service Authority	Through the outreach process, the City has identified homeless and homeless prevention services as a priority for the CDBG program. These services will complement the Continuum of Care Strategy for transitioning the homeless to permanent housing.

Table 3 - Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

City of Santa Clarita departments that may have an interest in the CDBG program were invited to participate in the Consolidated Plan process. Notice of the Focus Group Workshop was also sent to various City departments. Adjacent units of government were also included on the outreach list and received notification of public meetings.

As a means of reducing the number of persons with incomes below the poverty line, the City also coordinated its efforts with those of other public and private organizations providing economic development and job training programs. A number of public, quasi-public, and nonprofit organizations provide economic development and job training services in Santa Clarita, including:

- Castaic Chamber of Commerce
- College of the Canyons
- Hart District Regional Occupational Program (ROP)
- Los Angeles Economic Development Corporation
- Los Angeles County Workforce Investment Board - Santa Clarita WorkSource Center
- Santa Clarita Valley Chamber of Commerce
- Santa Clarita Valley Economic Development Corporation
- Valley Industry Association

Narrative (optional):

Refer to Appendix A for a complete outreach list, proof of publication, results of the Housing and Community Development Needs Survey, and summary of public comments received.

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

Citizen participation is one of the most important components of the Consolidated Plan process. To solicit public input during the development of the Consolidated Plan, the City conducted two Community Workshops and one Focus Group Workshop for local housing and services providers. The City also administered a Housing and Community Development Needs Survey.

Community and Stakeholder Meetings: Santa Clarita held two Community Workshops and one Focus Group Workshop for a total of three public meetings to solicit input on needs.

Housing and Community Development Needs Survey: A total of 348 responses were received.

Public Hearings: A Public Hearing before the City Council was held on March 11, 2014 to review housing and community development needs in Santa Clarita. On May 13, 2014, the Draft Consolidated Plan and Action Plan will be brought before the City Council to review and adoption.

Public Review of Draft Documents: A 30-day public review was held from March 24, 2014 through April 25, 2014. The final Consolidated Plan, amendments to the Plan, and annual performance reports will be available for five years at City Hall.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
1	Focus Group Workshop	<p>Minorities</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	A total of seven agencies attended the Focus Group Workshop.	<p>Key issues identified include: 1) Need for support and housing services for persons with disabilities; 2) Need for affordable childcare; 3) Homeless assistance is needed; 4) Lack of transitional and affordable housing in the City; 5) Need for permanent supportive housing with an emphasis on support services; 6) Lack of affordable housing opportunities for seniors has led to an increase in homelessness; 7) Need for support services and housing options for large families and persons dealing with immigration issues; and 8) Coordination among service agencies needs improvement. A summary of the comments received is included in Appendix A.</p>	All comments were received and accepted.
2	Community Workshop	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Non-targeted/broad community</p>	Two Community Workshops were conducted; however, no residents attended.	Not Applicable	Not Applicable

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons
3	Housing and Community Needs Survey	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	A total of 348 residents responded to the survey.	A detailed summary of the comments received is included in Appendix A.	All comments were accepted.
4	Public Hearing	Non-targeted/ broad community	The first public hearing was held before the City Council on March 11, 2014 to review needs and priorities. The second public hearing will be held on May 13, 2014 for the adoption of the Consolidated Plan and Action Plan.	No public comments were received.	All comments were accepted.

Table 4 - Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

During the development of the Consolidated Plan, residents were asked to rank the relative importance of housing and community development needs in a survey. A total of 348 residents responded to the survey and identified the following topics as top ranking needs in Santa Clarita:

- Job creation and retention
- Anti-crime programs
- Youth activities
- Parks and recreational facilities
- Employment Training
- Health Services
- Youth centers
- Mental Health Services
- Health Care Facilities
- Senior Activities

These topics are generally in line with comments received during the Focus Group Workshop. Additional needs were identified at this meeting, including homeless and homeless prevention services, affordable childcare, and services for seniors, victims of domestic violence, and persons with disabilities. Housing assistance, especially affordable rental housing, transitional and permanent supportive housing, were identified as significant needs.

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

As defined by HUD in the Comprehensive Housing Affordability Strategy (CHAS) data, housing problems include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden (including utilities) exceeding 30 percent of gross income; and
- Severe housing cost burden (including utilities) exceeding 50 percent of gross income.

There is a need for affordable housing in Santa Clarita. Housing problems in the City impact renter-households more significantly, with 53 percent of all renter-households experiencing at least one housing problem (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent), compared to 49 percent of owner-households. Among all households (incomes up to 100 percent AMI), Hispanic households were also the most likely to experience a housing problem. Of the housing problems described above, the most common in Santa Clarita was housing cost burden. This was affirmed by comments received during the

Focus Group Workshop, where workshop participants commented on the lack of affordable housing in the City.

The extent of overcrowding in the City varies by tenure, income level and household type. Approximately 14 percent of overcrowded households were comprised of multiple, unrelated families living together in the same home (Table 11). This may indicate that multiple families need to pool their resources in order to afford housing in Santa Clarita.

The quality of the City’s housing stock, which includes age and the condition of the structure, could also present potential housing issues for low- and moderate-income households. Approximately 44 percent of housing in the City, regardless of tenure, is over 30 years old (built before 1980) and potentially in need of rehabilitation. Many low- and moderate-income households in Santa Clarita, particularly seniors and the disabled, may be unable to afford the needed repairs for their homes.

In addition to the housing needs discussed above, the City of Santa Clarita also has a number of infrastructure needs. A number of the City’s public facilities, streets and sidewalks are in need of improvements, renovations and accessibility related modifications. These projects are necessary in order to ensure that critical services and facilities within the City remain safe and accessible to all residents of the community.

To further dissect the housing problems, the following tables provide additional details:

- Table 7 presents the number of households with one or more housing problems (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent) by income and tenure.
- Table 8 summarizes the number of households with more than one or more severe housing problems by income and tenure. Severe housing problems are: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden of 50 percent.
- Table 9 isolates those households with housing cost burden of over 30 percent (inclusive of those with cost burden of over 50 percent) by income and tenure.
- Table 10 further isolates those households with cost burden of over 50 percent.
- Table 11 presents overcrowding by household type.
- Table 12 is intended to show overcrowding for households with children. However, the American Community Survey provides no data for the City.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	152,188	172,253	13%
Households	51,078	57,328	12%
Median Income	\$66,717.00	\$82,642.00	24%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	5,110	5,515	8,245	5,850	32,610
Small Family Households *	1,420	1,945	3,385	2,920	20,470
Large Family Households *	530	535	1,545	1,020	3,400
Household contains at least one person 62-74 years of age	1,070	1,055	1,615	975	4,500
Household contains at least one person age 75 or older	1,060	1,355	945	354	1,080
Households with one or more children 6 years old or younger *	1,040	775	1,920	1,595	4,135
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data 2006-2010 CHAS
Source:

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	45	25	30	25	125	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	185	110	385	50	730	0	15	95	0	110
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	220	275	440	200	1,135	20	95	355	190	660
Housing cost burden greater than 50% of income (and none of the above problems)	1,825	1,210	505	0	3,540	1,665	1,630	1,730	1,130	6,155
Housing cost burden greater than 30% of income (and none of the above problems)	175	580	1,485	740	2,980	205	595	1,110	1,570	3,480
Zero/negative Income (and none of the above problems)	115	0	0	0	115	105	0	0	0	105

Table 7 - Housing Problems Table

Data Source: 2006-2010 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,270	1,615	1,360	275	5,520	1,685	1,735	2,180	1,320	6,920
Having none of four housing problems	590	805	1,960	1,465	4,820	334	1,360	2,745	2,790	7,229
Household has negative income, but none of the other housing problems	115	0	0	0	115	105	0	0	0	105

Table 8 - Housing Problems 2

Data 2006-2010 CHAS
Source:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	810	910	1,160	2,880	480	820	1,345	2,645
Large Related	315	275	255	845	170	240	800	1,210
Elderly	680	635	315	1,630	850	884	640	2,374
Other	645	380	665	1,690	390	350	314	1,054
Total need by income	2,450	2,200	2,395	7,045	1,890	2,294	3,099	7,283

Table 9 - Cost Burden > 30%

Data 2006-2010 CHAS
Source:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	750	595	215	1,560	465	665	845	1,975
Large Related	250	110	35	395	170	210	590	970
Elderly	565	415	45	1,025	710	489	340	1,539
Other	635	275	205	1,115	340	340	165	845
Total need by income	2,200	1,395	500	4,095	1,685	1,704	1,940	5,329

Table 10 - Cost Burden > 50%

Data Source: 2006-2010 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	400	365	640	150	1,555	20	85	320	155	580
Multiple, unrelated family households	0	30	50	100	180	0	20	125	35	180
Other, non-family households	20	0	140	15	175	0	0	0	0	0
Total need by income	420	395	830	265	1,910	20	105	445	190	760

Table 11 - Crowding Information - 1/2

Data Source: 2006-2010 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	NA	NA	NA	NA	NA	NA	NA	NA

Table 12 - Crowding Information - 2/2

Data Source: Comments: Data not available

Describe the number and type of single person households in need of housing assistance.

According to the 2006-2010 American Community Survey (ACS), approximately 21 percent of the City's households were single person households. The majority of single person households in the City were homeowners (61 percent), while 39 percent were renters. Furthermore, many of the single-person owner-households in the City were senior homeowners (23 percent). However, a larger proportion of renter-occupied households were single person households in comparison to owner-occupied households (30 percent of renter-households versus 17 percent of owner-households). ACS data indicates that approximately 32 percent of the City's population living alone had incomes below the poverty level.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Persons with Disabilities: According to the 2009-2011 ACS, nine percent of the City's population was affected by one or more disabilities. Among persons living with disabilities in Santa Clarita, ambulatory disabilities were the most prevalent (55 percent), followed by independent living disabilities and cognitive disabilities (36 percent each).

As reported by the State Department of Developmental Services, as of September 2013, approximately 1,718 Santa Clarita residents with developmental disabilities were being assisted by the North Los Angeles County Regional Center. Most of these individuals were residing in a private home with their parent or guardian and 1,014 of these persons with developmental disabilities were under the age of 18.

According to the 2013 Greater Los Angeles Homeless Count, approximately 31 percent of homeless persons in SPA 2, of which the City is a part, suffer from mental health issues. No City specific data is available.

Victims of Domestic Violence: Based on survey data collected during the 2013 Greater Los Angeles Homeless Count and applied to the City's homeless population, an estimated 54 homeless adults in the City were survivors of domestic violence at some point in the past. Statistics from the Los Angeles County Sheriff's Department indicated that in 2008, the Santa Clarita Valley Station responded to 697 instances of domestic violence, a 25 percent increase from the previous year. The vast majority of these instances (90 percent) involved a weapon. It should be noted, however, that domestic violence is frequently underreported.

What are the most common housing problems?

As mentioned previously, the most common housing problem in Santa Clarita is housing cost burden. Among the City's renter-households, about 76 percent of all housing problems were related to housing cost burden. Furthermore, approximately 92 percent of housing problems documented among Santa Clarita's owner-households were related to cost burden. Units with physical defects, or substandard units, were the least common housing problem for the City.

Are any populations/household types more affected than others by these problems?

Overall, owner-households are more impacted by housing cost burden issues than renter-households. Approximately 55 percent of households affected by housing cost burden were owner-households while only 45 percent were renter-households. Small households in Santa Clarita were also more likely than other household types to experience a housing cost burden. Of total households overpaying for housing, 39 percent were small households.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Household incomes in Santa Clarita are higher than the average for Los Angeles County overall. Specifically, the 2007-2011 ACS estimated that the City's median household income was \$83,579, compared to \$56,266 for the County. About six percent of Santa Clarita households had incomes lower than \$15,000, while 18 percent of households earned less than \$25,000. Extremely low income households cannot afford market-rate rental or ownership housing in Santa Clarita without assuming a cost burden.

Single-parent households, particularly female-headed families with children, often require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Female-headed families with children are a particularly vulnerable group because they must balance the needs of their children with work responsibilities, often while earning limited incomes. As of 2010, an estimated nine percent of Santa Clarita households were headed by single parents; the large majority of which were headed by females (68 percent). The 2007-2011 ACS reports that 21 percent of female-headed families with children had incomes below the poverty level.

The City of Santa Clarita was not a recipient of Homeless Prevention and Rapid Re-Housing (HPRP) funds. Santa Clarita is a partner city and part of the HPRP eligible area for the County of Los Angeles, however. The County of Los Angeles received approximately \$12.2 million in HPRP funds and implemented HPRP programs through several County departments and local community based organizations. Residents of Santa Clarita were eligible to receive assistance from these various organizations. Countywide, approximately 4,000 residents received HPRP assistance to find or maintain housing and, of these recipients, 3,370 persons were placed into permanent housing. Since the inception of this program, 1,343 jobs were created or maintained. To assist persons nearing the termination of HPRP assistance, an HPRP Program Referral List is maintained by the Los Angeles Homeless Services Authority (LAHSA).

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Households at risk of becoming homeless include those extremely low income households with a severe housing cost burden (spending 50 percent or more of their income on housing). According to CHAS data, 2,200 extremely low income renter-households and 1,685 extremely low income owner-households in Santa Clarita had a severe cost burden.

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Extremely low income households with a severe housing cost burden are more likely to lose their homes in the event of loss of employment or other unexpected expenses. With the recent economic recession and its slow recovery, unemployment and underemployment have been the primary reasons for families losing their homes.

Discussion

See discussions above.

NA-15 Disproportionately Greater Need: Housing Problems - 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing problems by income and race.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,430	535	270
White	1,890	415	180
Black / African American	79	0	35
Asian	210	0	40
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	1,080	110	20

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data 2006-2010 CHAS
Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,920	785	0
White	2,325	595	0
Black / African American	40	0	0
Asian	275	24	0
American Indian, Alaska Native	0	20	0
Pacific Islander	15	0	0
Hispanic	1,215	110	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data 2006-2010 CHAS
Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,215	1,880	0
White	2,800	1,400	0
Black / African American	195	60	0
Asian	255	30	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	1,905	340	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data 2006-2010 CHAS
Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,420	1,900	0
White	2,265	1,460	0
Black / African American	145	70	0
Asian	150	80	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	760	265	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data 2006-2010 CHAS
Source:

*The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

Discussion

Among all households (incomes up to 100 percent AMI), Hispanic and Asian households were the most likely to experience a housing problem. Specifically, 85 percent of Hispanic households and 84 percent of the Asian households experienced at least one housing problem. CHAS data also reported that 100 percent of Pacific Islander households had a housing problem; however, Santa Clarita is home to very few households in this racial/ethnic category and the data for this group may not be as reliable. The proportion of African American households experiencing at least one housing problem (74 percent) was similar to the proportion

for the entire jurisdiction as a whole. Meanwhile the proportion of White households with at least one housing problem was slightly lower (70 percent) than the average for the City.

NA-20 Disproportionately Greater Need: Severe Housing Problems - 91.205 (b)(2)

Introduction

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of severe housing problems by income and race. Severe housing problems include: inadequate housing; severe overcrowding (1.51 persons or more per room); and housing cost burden of 50 percent.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,145	825	270
White	1,700	605	180
Black / African American	79	0	35
Asian	210	0	40
American Indian, Alaska Native	30	0	0
Pacific Islander	0	0	0
Hispanic	1,015	175	20

Table 17 - Severe Housing Problems 0 - 30% AMI

Data 2006-2010 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,975	1,725	0
White	1,610	1,310	0
Black / African American	30	10	0
Asian	230	75	0
American Indian, Alaska Native	0	20	0
Pacific Islander	15	0	0
Hispanic	1,055	270	0

Table 18 - Severe Housing Problems 30 - 50% AMI

Data 2006-2010 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,045	4,050	0
White	1,370	2,830	0
Black / African American	50	200	0
Asian	135	145	0
American Indian, Alaska Native	0	45	0
Pacific Islander	0	0	0
Hispanic	1,435	810	0

Table 19 - Severe Housing Problems 50 - 80% AMI

Data 2006-2010 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,160	4,150	0
White	540	3,190	0
Black / African American	50	160	0
Asian	60	165	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	475	555	0

Table 20 - Severe Housing Problems 80 - 100% AMI

Data 2006-2010 CHAS
Source:

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

Discussion

Hispanic households were also the most likely to experience at least one severe housing problem. About 69 percent of Hispanic households in Santa Clarita had a severe housing problem. Asian households were also disproportionately affected by severe housing problems; approximately 60 percent of Asian households experienced at least one severe housing problem. One hundred percent of Pacific Islander households had a severe housing problem; however, Santa Clarita is home to very few households in this racial/ethnic category and the data for this group may not be as reliable. The proportions of White, Black and American Indian/Alaska Native households experiencing at least one severe housing problem (between 32 and 39 percent) were all well below the proportion for the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burdens - 91.205 (b)(2)

Introduction:

A disproportionate housing need refers to any group that has a housing need which is at least 10 percentage points higher than the total population. The following tables identify the extent of housing cost burden by race.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	29,995	14,110	10,625	270
White	21,635	9,350	6,090	180
Black / African American	670	660	180	35
Asian	1,820	1,020	800	40
American Indian, Alaska Native	150	40	30	0
Pacific Islander	50	0	15	0
Hispanic	5,090	2,750	3,255	20

Table 21 - Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

Discussion:

Overall, 26 percent of Santa Clarita households had a housing cost burden (spent more than 30 percent of gross household income on housing). About 20 percent of households experienced a severe housing cost burden (spent more than 50 percent of gross household income on housing). Black households were the most likely to experience a housing cost burden (43 percent); however, the City's Black population is fairly small which makes this data less reliable. Approximately one-quarter each of White, Asian, and Hispanic households experienced a cost burden. However, Hispanic households appeared to be disproportionately affected by severe housing cost burden. About 29 percent of the City's Hispanic households experienced a severe housing cost burden (compared to 20 percent of all households).

NA-30 Disproportionately Greater Need: Discussion - 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Please see discussions provided under specific needs by income group presented earlier.

If they have needs not identified above, what are those needs?

Housing needs of low- and moderate-income minority households have been previously identified.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Appendix B contains a map illustrating concentrations of minority populations in the City. Small pockets of minority concentration areas can be seen along Railroad Avenue south of Wiley Canyon Road. Minority concentration areas can also be found in Canyon Country west of Whites Canyon Road near Soledad Canyon Road and east of Sierra Highway just north of the railroad.

NA-35 Public Housing - 91.205(b)

Introduction

The only public housing complex in Santa Clarita is Orchard Arms, which is operated by the Housing Authority of the County of Los Angeles (HACoLA). Orchard Arms is a 183-unit apartment project serving low-income elderly and disabled residents. The units are in good condition, and there are no substandard units or rehabilitation needs at the facility. Apartment units are already modified to serve disabled and elderly residents. No public housing units are anticipated to be lost through demolition or conversion.

The series of tables presented below represent public housing data for the entire inventory operated by HACoLA, not specific to the City of Santa Clarita. Equivalent data for just the one project -- Orchard Arms -- in the City of Santa Clarita is not available.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	253	2,883	21,087	47	20,550	268	163	59

Table 22 - Public Housing by Program Type

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 - Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 - Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 - Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The needs of public housing in the City of Santa Clarita are met by HACoLA. Of the 25,518 households countywide on the waiting list for public housing operated by HACoLA, only 42 households currently reside in Santa Clarita. Specific Race/Ethnicity wait list data is not available for Santa Clarita. Among those households on the countywide waiting list, about 36 percent are Black, 20 percent are White, 4 percent are Asian, and 40 percent are Hispanic. About 15 percent of households on the waiting list are senior households, and approximately 14 percent are non-elderly disabled households.

HACoLA has one public housing project in Santa Clarita, Orchard Arms, with a total of 183 units. The project has a low vacancy rate. The waiting period for public housing applicants is about three to five years, depending on household size.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

As of October 2013, approximately 205 households in Santa Clarita were receiving Housing Choice Voucher assistance through the HACoLA. Nearly 46 percent of the voucher users in the City have householders who are seniors and 62 percent include persons with disabilities. These figures are slightly higher than the average for all voucher users in the HACoLA system, where 34 percent of households using vouchers included seniors and 48 percent included members with disabilities. The majority of Santa Clarita voucher users are White (66 percent) and Non-Hispanic (79 percent). The racial distribution of voucher users in the HACoLA system is similar; however, a higher percentage of countywide voucher recipients identified as Hispanic (66 percent).

Of the 44,608 households on the HACoLA waiting list for vouchers, only 82 households currently reside in Santa Clarita. Specific race/ethnicity data is not available for Santa Clarita households on the waiting list. Among those households on the countywide waiting list, 45 percent are Black, 29 percent are Hispanic, about 18 percent are senior households, and about 24 percent of households include members with disabilities. The distribution of City households on the waiting list with special needs differs slightly from the overall HACoLA waiting list. A higher proportion of County households on the waiting list are senior households (25 percent) and a significantly lower proportion of households included members with disabilities (11 percent). Overall, the need for affordable accessible housing in Santa Clarita is high. The amount of time spent on the waiting list often varies and can be as long as several years. The waiting list does not include special admissions.

How do these needs compare to the housing needs of the population at large

Housing needs in the City generally reflect the housing needs countywide (refer to discussions above).

Discussion

See discussions above.

NA-40 Homeless Needs Assessment - 91.205(c)

Introduction:

Factors contributing to the rise in homelessness include a lack of housing affordable to low- and moderate-income persons, increases in the number of persons whose income falls below the poverty level, reductions in subsidies to the poor, drug/alcohol abuse, and the de-institutionalization of the mentally ill. The recent housing market and economic conditions have also resulted in some families facing homelessness due to foreclosures, unemployment, and/or underemployment.

According to the Los Angeles Homeless Services Authority (LAHSA) 2013 Homeless Count, on any given day, there are an estimated 53,798 homeless people throughout the Los Angeles Continuum of Care system; approximately nine percent of these (or 4,667 people) are children under the age of 18. The City of Santa Clarita belongs to Service Planning Area (SPA) 2 San Fernando Valley. SPA 2 includes significant portions of the San Fernando Valley and Antelope Valley. Statistics for entire SPA 2 from the 2013 Homeless Count show that there were 7,790 homeless people throughout the area on any given night. This number represents a large increase from the 2011 count of 4,727. According to the City's Housing Element, 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 percent of the SPA 2 population. Using the 8.8 percent figure for the proportion of SPA 2 homeless in Santa Clarita, it is estimated that the City of Santa Clarita may have up to 686 homeless. Data used to profile the homeless population in the Santa Clarita include:

- 2013 Greater Los Angeles Homeless Count, LAHSA
- 2013 Annual Homeless Assessment Report, LAHSA
- Client service data provided by Bridge to Home for the winter of 2012-2013

No detailed information on the characteristics of the homeless population in Santa Clarita is available. The following table summarizes the homeless population based on the sources identified above.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	89	89	184	45	45	30
Persons in Households with Only Children	5	5	11	3	3	30
Persons in Households with Only Adults	591	591	0	296	296	30
Chronically Homeless Individuals	183	183	379	92	92	30
Chronically Homeless Families	16	16	34	8	8	30
Veterans	79	79	163	40	40	30
Unaccompanied Child	5	5	11	3	3	30
Persons with HIV	6	6	13	3	3	30

Table 26 - Homeless Needs Assessment

Data Source

Comments:

2013 Greater Los Angeles Homeless County and 2013 Annual Homeless Assessment Report, LAHSA

Indicate if the homeless population is:	Has No Rural Homeless
---	-----------------------

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

The 2013 Greater Los Angeles Homeless Count does not detail demographic information on homeless persons by jurisdiction. However, the following characteristics describe the homeless population in SPA 2, of which Santa Clarita is a part, representing 8.8% of the total population of SPA 2:

- 86 percent were single adults;
- 13 percent were family members;
- One percent were unaccompanied youth (less than 18 years of age);
- 27 percent were chronically homeless individuals;
- Two percent were chronically homeless family members;
- 33 percent had a high level of substance abuse;
- 31 percent had mental health issues;
- 12 percent were veterans;
- One percent had HIV/AIDS;
- Nine percent were survivors of domestic violence; and
- 18 percent had a physical disability.

Client data provided by Bridge to Home for its 2012-13 emergency winter shelter further details the City's sheltered homeless population. According to this information, the majority of the 224 homeless persons who utilized the shelter were single adult males (67 percent), while 16 percent were single adult females. A total of ten families utilized the shelter's services, of which 17 adult and 20 child family members represented approximately 17 percent of all shelter clients.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	149	251
Black or African American	21	261
Asian	0	9
American Indian or Alaska Native	8	8
Pacific Islander	0	0
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	39	150
Not Hispanic	139	387

Data Source

Comments:

Santa Clarita Winter Shelter data and 2013 Annual Homeless Assessment Report, LAHSA

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Specific information by jurisdiction is not available. The 2013 Greater Los Angeles Homeless Count identified approximately 1,012 family households in SPA 2. The City of Santa Clarita represents 8.8 percent of the SPA 2 population. When applying the 8.8 percent for the proportion of SPA 2 families in Santa Clarita, it is estimated that the City Santa Clarita may have up to 89 homeless families. Data provided by Bridge to Home indicates that of the homeless utilizing its 2012-13 emergency winter shelter services, ten were families with a total of 17 adults and 20 children.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

As documented by the 2013 Greater Los Angeles Homeless Count the majority of homeless persons in the County were Black (38 percent) or White (37 percent). Asian/Pacific Islander, Native American/Alaska Native, and Multi-Racial/Other racial categories each accounted for approximately one percent of homeless persons in the County. Homeless persons who identified as Hispanic/Latino represented approximately 22 percent of the homeless population in Los Angeles County.

Of the homeless persons who stayed at Bridge to Home's emergency winter shelter between 2012 and 2013, the majority were White (69 percent). Hispanic/Latino persons represented 18 percent and Black persons represented 10 percent of the sheltered homeless. The remaining clients identified as Native American/Alaska Native (four percent).

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2013 Greater Los Angeles Homeless Count, approximately 7,790 sheltered, unsheltered, and hidden homeless persons were identified in SPA 2. The City of Santa Clarita represents 8.8 percent of the SPA 2 population. Using this 8.8 percent figure, it is estimated that the City Santa Clarita may have up to 686 homeless. According to the Homeless Count, the majority of homeless persons were unsheltered (45 percent) and only about 18 percent were sheltered. Based on this estimate, approximately 308 homeless persons in the City were unsheltered.

Client data provided by Bridge to Home indicates that during operation of its 2012-13 winter emergency shelter, shelter was provided to a total of 224 homeless persons including members of 10 homeless families with 20 children. This total represents a decline from the 2011-2012

winter shelter period, when the emergency winter shelter housed 254 persons, including 19 families with 32 children.

Discussion:

See discussions above.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Certain households, because of their special characteristics and needs, may require special accommodations and may have difficulty finding housing due to their special needs. Special needs groups include the elderly, persons with disabilities, persons with HIV/AIDS, female-headed households, large households, and homeless persons and persons at-risk of homelessness.

Describe the characteristics of special needs populations in your community:

Seniors: According to 2010 Census data, an estimated 21 percent of households in the City had at least one individual who was 65 years of age or older. Approximately 21 percent of the City households were headed by someone 65 years and older. The majority of senior householders owned their homes (76 percent).

Persons with Disabilities: According to the 2009-2011 ACS, nine percent of the City's population was affected by one or more disabilities. Among persons living with disabilities in Santa Clarita, ambulatory disabilities were the most prevalent (55 percent), followed by independent living disabilities and cognitive disabilities (36 percent each).

Large Households: Large households are those with five or more members. According to the 2010 Census, approximately 15 percent of the households in Santa Clarita were large households.

Single-Parent Households: As of 2010, an estimated nine percent of Santa Clarita households were headed by single parents; the large majority of which were headed by females (68 percent). Data from the 2007-2011 ACS indicates that approximately 21 percent (972 households) of the City's female-headed households with children had incomes below the poverty level.

Victims of Domestic Violence: According to the 2013 Greater Los Angeles Homeless Count, it is estimated that nearly 54 homeless adults in the City were survivors of domestic violence at some point in the past. Statistics from the Los Angeles County Sherriff's Department indicated that in 2008, the Santa Clarita Valley Station responded to 697 instances of domestic violence, a 25 percent increase from the previous year. The vast majority of these instances (90 percent) involved a weapon. It should be noted, however, that domestic violence is frequently underreported.

Farmworkers: Data on employment by industry and occupation from the 2007-2011 ACS indicates approximately 454 people were employed in the combined industry of agriculture, forestry, fishing, and mining. However, this occupational category also includes agronomists, forestry experts, and similar occupations.

Persons with Drug/Alcohol Addictions: The U.S. Department of Health and Human Services conducts annual National Surveys on Drug Use and Health. In 2011, the survey estimated that 8.7 percent of the population were affected by substance dependence or abuse in the past year. This translates to approximately 15,340 persons in the City. No City specific data is available, however, collected data shows that residents of SPA 2 of Los Angeles County are more likely to

abuse pharmaceuticals (as opposed to illicit drugs). The 2011 Los Angeles County Health Survey found that 5.2 percent of adults reported misusing some form of prescription drugs in the past year. This translates to 9,168 persons in Santa Clarita that may have issues with prescription drug abuse. Furthermore, the County Department of Public Health estimates that 16.2 percent of the adult population can be classified as binge drinkers and an additional 3.3 percent are heavy drinkers. This translates to 34,382 persons in the City.

Veterans: In Los Angeles County, there are an estimated 330,000 veterans. In SPA 2, of which Santa Clarita is a part, the United Way of Greater Los Angeles estimates that there were about 592 homeless veterans in 2012.

Foster Children: No specific data on the number of foster children in Santa Clarita is available. According to the Los Angeles County Department of Children and Family Services, approximately 17,662 children under age 18 were in out-of-home placement as of November 2013.

What are the housing and supportive service needs of these populations and how are these needs determined?

Seniors: In 2008, the County of Los Angeles completed a needs assessment of older residents: the "L.A. County Seniors Count!" Survey. The biggest issues were in the area of health care. The most commonly identified barrier was "don't know about opportunities," followed by "transportation problems."

Persons with Disabilities: Questions on disabilities were added to the 2002-03 Los Angeles County Health Survey (LACHS). One-third of persons with disabilities reported that they either currently had or could benefit from special modifications, adaptive equipment, or other features in their home. Over one-half did not know where to obtain information on their disability and 23 percent of PWDs of working age had no form of health insurance coverage.

Large Households: The limited availability of affordable adequately sized units is a problem faced by lower income large households.

Single Parent Households: Single-parent households typically have needs for affordable and quality child care. Despite the existence of resources, it is difficult for some families to qualify for subsidized services. Many single-parent households also need support services for parenting. Often, inadequate transportation service and high transportation costs are also concerns.

Victims of Domestic Violence: Representatives from the Domestic Violence Center of Santa Clarita Valley indicated a need for additional affordable housing options and access to jobs for victims of domestic violence. In addition, advocates from the Los Angeles area convened in Fall 2010 to identify the following needs: expand support for vulnerable populations; prevention education and programming for youth; substance abuse/mental health services; family court assistance; and sexual assault services.

Farmworkers: Farm workers would have the same needs as other persons with similar incomes.

Persons with Drug/Alcohol Addictions: In general, the residents of Santa Clarita are more likely to abuse pharmaceuticals than illicit drugs. The Los Angeles County Department of Public Health has identified the following needs: raise awareness about prescription drug abuse; make usage of CURES/PDMP, which can be used to identify clinicians with patterns of inappropriate prescribing and dispensing controlled substances, mandatory; and assistance with the safe disposal.

Veterans: Young veterans have unemployment rates around 20 percent. As most Los Angeles County veterans are young, resources that promote their skills and open doors to employment opportunities are needed. The problems facing veterans are not the result of insufficient

resources but rather inefficient implementation. Only about one-half of young veterans have pursued Veterans Administration (VA) care. Those that do, wait an average of 377 days for a response to their claim. To address the needs of local veterans, the United Way of Greater Los Angeles identifies the following needs: build a coherent infrastructure; build the capacity of nonprofit organizations offering services to veterans; and create pathways to employment.

Foster Children: The Los Angeles County Education Coordinating Council (ECC) conducted 12 focus groups with youth currently or formerly under the care of the Los Angeles County Department of Children and Family Services (DCFS) and Probation Department. The following were identified as priority needs: assistance with the “basics”--tutoring, schoolwork, and passing the exit exam; school counselors who understand the probation system; better prepared foster parents; school stability; information on available resources; and reliable, affordable, and safe transportation.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

According to the 2012 Annual HIV Surveillance Report by the Los Angeles County Public Health Department, Division of HIV and STD Programs/HIV Epidemiology, approximately 70 persons were diagnosed with HIV/AIDS in East Valley Health District of the San Fernando Service Planning Area (SPA 2) in 2012. The 2012 report does not include demographic information for persons living with HIV/AIDS in the City; however, such estimates are available for SPA 2. As of December 31, 2012, the majority of persons living with HIV/AIDS in SPA 2 were male (88 percent), with most persons between the ages of 40-59 (63 percent), and White or Hispanic (42 percent and 40 percent, respectively). National studies have shown that at least 25 percent of people afflicted with severe (i.e. disabling) AIDS will be in need of supportive housing at some time during their illness.

According to the 2011 County of Los Angeles HIV Care and Treatment Service Utilization Year End Report, the most utilized services for this special needs group include: medical outpatient, psychological case management, oral health care, nutritional support, benefits specialty, and mental health psychotherapy.

Discussion:

See discussions above.

NA-50 Non-Housing Community Development Needs - 91.215 (f)

Describe the jurisdiction’s need for Public Facilities:

The City of Santa Clarita has a range of public facility needs. The following highlight key projects that the City may consider over the next five years. Other public facility projects may be pursued pending on funding availability and/or the urgency of needs.

- **Park Facilities ADA Improvements:** Several City parks in Santa Clarita are not ADA compliant. Each park may need between \$20,000 and \$40,000 in CDBG funds to become completely ADA compliant. This type of work meets a National Objective of LMC - Presumed Eligible.
- **Senior Center:** The Santa Clarita Valley Committee on Aging (SCVCOA) operates the existing Senior Center (Center). The Center is quite old and too small for the volume of seniors using the facility each day, and has insufficient kitchen facilities to produce the volume of meals to meet the current community need for home delivered meals. SCVCOA is currently conducting an extensive analysis of current need and potential

future need in order to determine whether improvements to the current Center or construction of a new Center is most appropriate. Depending on the funding available at the time of the project, a Section 108 loan may be considered for this project. This project will be eligible under LMC, Nature or Location of the service.

- **Canyon Country Community Center:** The City recently opened a small Community Center to provide youth and community services to residents of the Canyon Country area. This Center is housed in rented space which is not adequate to operate all the programs and services needed by the community.
- **Cold Weather Winter Shelter:** The Cold Weather Winter Shelter operated by Bridge to Home is the only homeless shelter in the Santa Clarita Valley. It is currently housed in modular buildings in an industrial area. The demand for the homeless shelter and its services is out-growing the current space and a larger location is needed. A committee of concerned citizens is currently evaluating options for a new rented location or the acquisition of land for construction of a new shelter. Depending on the nature of the final direction, CDBG entitlement funds and/or a Section 108 loan may be used. The construction of homeless shelters is allowable as a LMC Presumed Eligible activity.

How were these needs determined?

These needs were determined through a combination of public input (primarily through the Housing and Community Development Needs Survey), comments received at the Focus Group Workshop, and staff assessments.

Describe the jurisdiction's need for Public Improvements:

The City of Santa Clarita has a range of public improvement needs. The following highlight key projects that the City may consider over the next five years. Other public improvements may be pursued pending on funding availability and/or the urgency of needs.

- **South Sherzinger Lane:** The south section of Scherzinger Lane currently has no curbs, gutters, sidewalks, or lighting. Residents experience significant problems with water drainage and mud during the rainy season. The lack of lighting in this area creates the opportunity for crime to flourish. This area is within an area known to be low- and moderate-income. To ensure compliance with HUD requirements, an income-eligibility survey of the benefitting households will be conducted prior to the allocation of CDBG funds for this project. Depending on the other funds available for the project, the CDBG allocation may be between \$50,000 and \$2,000,000. A Section 108 loan may be considered for this project.
- **City Hall ADA Improvements:** Santa Clarita City Hall currently is not currently ADA compliant. Necessary improvements include bathroom modifications, door and entryway modifications, and signage. Depending on other funds available for the project, the CDBG investment in this project may be between \$20,000 and \$100,000. ADA improvements at City Hall are eligible based on the presumed benefit to the disabled and this use is exempt from the prohibition on the use of CDBG for general-use government buildings.
- **Newhall Avenue Development:** Off-site improvements may be needed to support the construction of the Newhall Avenue Development - a 30-unit affordable family apartment complex. This affordable housing development will be located in one of the City's lowest income areas. Improvements may include a bus stop, necessary realignment of utilities, or additional amenities such as a community garden or childcare center on an adjacent parcel. The type and amount of improvements paid for with CDBG funds will be determined based on cost and the availability of other funds. The LMC National

Objective will be met by only allowing tenants that meet the HUD criteria for low- and moderate-household income.

- **ADA Sidewalk Improvements:** Many areas of the City do not have ADA compliant curb cuts, making it difficult for those residents with disabilities to navigate. Corners to receive curb cuts will be chosen depending on available funding. This type of work meets a National Objective of LMC - Presumed Eligible.
- **ADA Crosswalk Median Modifications:** There are cross-walks throughout the City which could be made disabled accessible by modifying medians which encroach into the cross-walks. The modification will create a safer path of travel, especially for the disabled and elderly. There are 33 medians that will need to be modified throughout the City. The estimated budget needed to complete this entire project is \$475,000. Medians to be modified will be chosen depending on available funding. This type of work meets a National Objective of LMC - Presumed Eligible.

How were these needs determined?

These needs were determined through a combination of public input (primarily through the Housing and Community Development Needs Survey), comments received at the Focus Group Workshop, and staff assessments.

Describe the jurisdiction's need for Public Services:

Public service needs in the City include, but are not limited to, the following:

- **Childcare:** There is a lack of affordable childcare options in the City.
- **Transitional and Affordable Housing:** There are no transitional housing units located within Santa Clarita and the supply of affordable units is not sufficient to meet the need in the community.
- **Senior Services:** The Senior Center's facility and services should be expanded to meet the growing need in the community.
- **Employment Training and Services:** Resources that promote skills and open doors to employment opportunities are needed.

Overall, the need for a range of public and supportive services in the City is extensive, especially for persons with special needs (such as seniors, disabled, homeless, and victims of domestic violence), as previously noted.

How were these needs determined?

These needs were determined primarily through public input (particularly the Focus Group Workshop) and supported by findings in the following reports:

- 2013 Housing and Community Development Needs Survey
- 2008 "L.A. County Seniors Count!" Survey
- 2002-03 Los Angeles County Health Survey (LACHS)
- 2010 Recommendations from the Front Lines: What Los Angeles County Service Providers Need from the Next Violence Against Women Act
- 2013 Prescription Drug Abuse in Los Angeles County Background and Recommendations for Action
- 2012 Helping Our Heroes: Creating Pathways to Veteran Employment

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The City of Santa Clarita had about 62,055 housing units in 2010, representing an 18-percent increase from 2000. Overall, the City's housing stock is comprised of about 71 percent single-family units (detached and attached), 25 percent multi-family units, and four percent mobile homes. Approximately 71 percent of the housing units are owner-occupied and 29 percent are renter-occupied. The majority of the City's housing was built less than 30 years ago and units built prior to 1979 represent just 41 percent of the total housing stock. Given their age some of the pre-1980 units may require rehabilitation and improvements.

Santa Clarita is still feeling the effects of the recent economic downturn. According to the California Employment Development Department, the average annual unemployment rate in the City increased from 4.5 percent in 2008 to 5.3 percent in 2014. However, these unemployment figures are lower than estimates for Los Angeles County, the State of California and the country during the same time period.

According to DQNews, median home prices in the region ranged from \$190,000 in the City of Palmdale to \$562,000 in the City of Glendale during November 2013. Santa Clarita's median home price fell in the middle of the spectrum at \$426,250 and was comparable to neighboring jurisdictions. While home prices in Santa Clarita have dropped since the peak of the housing market in 2007, home values in recent years have begun to recover. Between November 2012 and November 2013, the median home price in the City rose from \$385,500 to \$426,250, an 11-percent increase in twelve months.

MA-10 Number of Housing Units - 91.210(a)&(b)(2)

Introduction

According to 2006-2010 ACS data, the majority of the City's housing stock is comprised of single-family homes (71 percent). About one-quarter (25 percent) of the City's housing units are multi-family homes. Of Santa Clarita's multi-family housing units, a majority are smaller multi-family structures containing fewer than 20 units. Mobile homes comprise just a small portion of housing in the City (four percent). The vast majority (80 percent) of the City's ownership housing was comprised of larger units (i.e. with three or more bedrooms). By comparison, only 28 percent of the City's rental housing was comprised of these larger units. This disparity may explain the larger number of overcrowded renter-households in the City.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	35,632	60%
1-unit, attached structure	6,787	11%
2-4 units	2,574	4%
5-19 units	7,138	12%
20 or more units	5,405	9%
Mobile Home, boat, RV, van, etc	2,200	4%
Total	59,736	100%

Table 27 - Residential Properties by Unit Number

Data 2006-2010 ACS
Source:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	40	0%	264	2%
1 bedroom	577	1%	4,181	27%
2 bedrooms	7,755	19%	6,903	44%
3 or more bedrooms	33,236	80%	4,372	28%
Total	41,608	100%	15,720	101%

Table 28 - Unit Size by Tenure

Data 2006-2010 ACS
Source:

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

There are eight 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 for lower-income families (Hidaway Apartments) is made affordable through a loan from the County which was guaranteed by the Federal Housing Administration (FHA). The City also has two affordable properties for seniors that received tax credit bonds (Bouquet Canyon Senior Apartments and Canyon Country Senior Apartments) and two HUD-funded affordable projects for seniors (Canterbury Village Senior Apartments and Valencia Villas). Fountain Glen Apartments was made affordable through the approval of conditions by the City and Orchard Arms received assistance from the Los Angeles County Housing Authority. Lastly, Whispering Oaks was developed with a loan from Los Angeles County. These properties have a total of 1,386 units for lower-income family and senior households.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

There are currently 1,386 affordable units for lower-income family and senior households located in the City. Over time, affordability covenants and deed restrictions may expire,

potentially resulting in the affordable units being converted to market-rate housing. Specifically, over the next five years, four projects are considered at risk:

- 36-unit Canyon Ridge Apartments (2014)
- 75-unit Valencia Villas Senior Apartments (2014)
- 156-unit Park Sierra Apartments (2015)
- 64-unit Canterbury Village Senior Apartments (2016)

The 36-unit Canyon Ridge Apartments (formerly Meadowridge Apartments) recently has notified their tenants of their intent to let the affordability restrictions lapse. While this is a 12-month notice as required by California law, it does not necessarily mean the affordability will lapse. The owner may consider refinancing the remaining loan for a new affordability period.

Two affordable projects, Diamond Park Apartments and The Village Apartments, recently refinanced and extended their bond agreements in order to renovate their buildings. It is possible that the owners of other projects at risk of converting to market rate may choose to do likewise.

The at-risk units could also be protected through purchase by a nonprofit owner using a combination of bond funds and the four percent tax credit, or replaced through bond and tax-credit-financed new construction of either mixed-income projects or projects that are 100 percent affordable. City staff will work with the owners and the Los Angeles Community Development Commission (LACDC) to determine if there are alternatives to maintain the affordability of units at all at-risk communities.

Does the availability of housing units meet the needs of the population?

According to the CHAS data by HUD, mismatches in terms of supply and affordability exist in the City. Approximately 4,345 households earning less than 30 percent of AMI reside in the City; however, there are only 615 dwelling units affordable to those at this income level. Similarly, the City has 5,515 households earning between 31 and 50 percent of AMI and only 2,124 housing units affordable to those at this income level. There are approximately 7,963 housing units in the City that are affordable to households earning between 51 and 80 percent AMI. This number is slightly less than sufficient for the 8,250 households in Santa Clarita at this income level. However, a housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than what is presented by the CHAS data.

In addition, according to the 2010 Census, approximately 15 percent of the households in Santa Clarita were large households (comprised of five or more persons). The limited availability of affordable adequately sized rental units is a problem faced by these households. The vast majority (80 percent) of the City's ownership housing was comprised of larger units (i.e. with three or more bedrooms). By comparison, only 28 percent of the City's rental housing was comprised of these larger units. This disparity may explain the larger number of overcrowded renter-households in the City.

Describe the need for specific types of housing:

The City has the greatest need for housing affordable to households that earn less than 50 percent of AMI. Larger rental units (i.e. with three or more bedrooms) in the City are also in short supply.

Discussion

See discussions above.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

One of the most important factors in evaluating a community’s housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high rate of housing cost burden and overcrowding could result.

The cost of homeownership in Santa Clarita has increased significantly since 2000. The average median sales price for a home in the City between 2006 and 2010, according to the ACS, was \$410,600. This represents an approximately 115 percent increase from 2000 Census figures. To supplement ACS data, current home sales prices were also analyzed to provide a better reflection of the actual market value of homes in the City. According to DQNews, as of October 2013, median home sales price in Santa Clarita was reported at \$450,500, a 33-percent increase from the previous year.

Rental rates in the City vary by bedroom size, with market rents ranging from \$1,268 for a studio apartment unit to \$3,200 for a five-bedroom single family home (according to rental listings on Craigslist). As of November 2013, the median market rent for all bedroom sizes was approximately \$1,623. These rent levels are higher than the Fair Market Rents (FMR) established by HUD for participation in federal housing programs (Table 32).

Cost of Housing

	Base Year: 2000	Most Recent Year: 2013	% Change
Median Home Value	216,900	450,500	108%
Median Contract Rent	863	1,623	88%

Table 29 - Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)
DQNews.com

Rent Paid	Number	%
Less than \$500	1,273	8.1%
\$500-999	2,721	17.3%
\$1,000-1,499	5,859	37.3%
\$1,500-1,999	4,135	26.3%
\$2,000 or more	1,732	11.0%
Total	15,720	100.0%

Table 30 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	615	No Data
50% HAMFI	1,375	749
80% HAMFI	5,765	2,198
100% HAMFI	No Data	4,067
Total	7,755	7,014

Table 31 - Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$896	\$1,083	\$1,398	\$1,890	\$2,106
High HOME Rent	\$924	\$1,008	\$1,212	\$1,391	\$1,533
Low HOME Rent	\$725	\$776	\$932	\$1,076	\$1,201

Table 32 - Monthly Rent

Data Source Comments:

Is there sufficient housing for households at all income levels?

According to the CHAS data by HUD, mismatches in terms of supply and affordability exist in the City. Approximately 4,345 households earning less than 30 percent of AMI reside in the City; however, there are only 615 dwelling units affordable to those at this income level. Similarly, the City has 5,515 households earning between 31 and 50 percent of AMI and only 2,124 housing units affordable to those at this income level. There are approximately 7,963 housing units in the City that are affordable to households earning between 51 and 80 percent AMI. This number is slightly less than sufficient for the 8,250 households in Santa Clarita at this income level. However, a housing unit affordable to a particular income group does not mean the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than what is presented by the CHAS data.

How is affordability of housing likely to change considering changes to home values and/or rents?

From 2006 through 2010, working closely with National Community Renaissance and The Related Companies (CORE/Related), City staff identified all sources of funding for a 30-unit entirely affordable housing development for households earning 50 percent and 60 percent AMI. The Redevelopment Agency of the City of Santa Clarita used low/mod set-aside funds to acquire the land for the project and pledged housing bond proceeds to fill the remaining \$6.3 million dollar funding gap. No additional funds were available to further drive down the affordability levels to 30 percent AMI or below.

Unfortunately, in 2011 State legislation passed which dissolved the Agency and froze the housing bond proceeds. The City's ability to subsidize any new affordable housing construction was seriously compromised. Without the housing bond proceeds, the City did not have adequate funding capacity to pursue the planned affordable housing project.

In 2012, new legislation provided a process by which the City might recapture the use of a portion of the housing bond proceeds in order to carry out housing-related activities and functions. About 70 percent of the housing bond proceeds were officially recaptured by the City on January 1, 2014, and the City has been working diligently to resurrect the planned affordable housing development using these limited funds. Unfortunately, once these funds are expended, no additional affordable bond proceeds will be available to the City. Without the Agency tax increment funds, and with diminishing State and federal housing funds, the City does not have adequate funding capacity to pursue additional affordable housing development at a meaningful scale.

There are currently 1,386 affordable units for lower-income family and senior households located in the City. Over time, affordability covenants and deed restrictions may expire, potentially resulting in the affordable units being converted to market-rate housing. Specifically, over the next five years, four projects are considered at risk:

- 36-unit Canyon Ridge Apartments (2014)
- 75-unit Valencia Villas Senior Apartments (2014)
- 156-unit Park Sierra Apartments (2015)
- 64-unit Canterbury Village Senior Apartments (2016)

The 36-unit Canyon Ridge Apartments (formerly Meadowridge Apartments) recently has notified their tenants of their intent to let the affordability restrictions lapse. While this is a 12-month notice as required by California law, it does not necessarily mean the affordability will lapse. The owner may consider refinancing the remaining loan for a new affordability period.

Two affordable projects, Diamond Park Apartments and The Village Apartments, recently refinanced and extended their bond agreements in order to renovate their buildings. It is possible that the owners of other projects at risk of converting to market rate may choose to do likewise.

The at-risk units could also be protected through purchase by a nonprofit owner using a combination of bond funds and the four percent tax credit, or replaced through bond and tax-credit-financed new construction of either mixed-income projects or projects that are 100 percent affordable. City staff will work with the owners and the Los Angeles Community Development Commission (LACDC) to determine if there are alternatives to maintain the affordability of units at all at-risk communities.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Based on a survey of rental listings on www.craigslist.org, market rents in the City area vary by size. Market rents are generally higher than the Fair Market Rents for all units ranging in size from no bedrooms to four bedrooms (Table 32).

Discussion

See discussions above.

MA-20 Housing Market Analysis: Condition of Housing - 91.210(a)

Introduction

Assessing housing conditions in Santa Clarita can provide the basis for developing policies and programs to maintain and preserve the quality of the housing stock. The American Community Survey (ACS) defines a "selected condition" as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking

complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on this definition, one-half of all renter-occupied households (50 percent) in the City have at least one selected condition. A slightly lower proportion of owner-occupied households in the City (45 percent) have at least one selected condition.

Definitions

In Santa Clarita, substandard housing conditions may consist of the following: structural hazards, poor construction, inadequate maintenance, faulty wiring, plumbing, fire hazards, and inadequate sanitation. Substandard units suitable for rehabilitation are those units where the total rehabilitation costs do not exceed 25 percent of the after-rehabilitation value.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	18,657	45%	7,834	50%
With two selected Conditions	545	1%	1,275	8%
With three selected Conditions	0	0%	46	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	22,406	54%	6,565	42%
Total	41,608	100%	15,720	100%

Table 33 - Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	3,885	9%	2,565	16%
1980-1999	19,737	47%	7,952	51%
1950-1979	17,358	42%	4,797	31%
Before 1950	628	2%	406	3%
Total	41,608	100%	15,720	101%

Table 34 - Year Unit Built

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	17,986	43%	5,203	33%
Housing Units build before 1980 with children present	2,155	5%	24,575	156%

Table 35 - Risk of Lead-Based Paint

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	2,548	0	2,548
Abandoned Vacant Units	486	0	486
REO Properties	215	0	215
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

Alternate Data Source Name:

2010 Census and RealtyTrac

Data Source Comments: All vacant units reported by the 2010 Census are assumed to be suitable for rehabilitation. "Other" vacant units reported by the 2010 Census are assumed to be boarded up or abandoned. RealtyTrac data in February 2014 is used to estimate the number of REO properties.

Need for Owner and Rental Rehabilitation

Given the young age of the housing stock in the City, the number of substandard housing units is limited, though isolated substandard conditions nonetheless exist. Housing age can indicate general housing conditions within a community. Housing is subject to gradual deterioration over time. Deteriorating housing can depress neighboring property values, discourage reinvestment, and eventually impact the quality of life in a neighborhood. According to ACS, between 2006 and 2010, only 41 percent of Santa Clarita’s housing stock was constructed prior to 1980. Approximately 44 percent of owner-occupied housing and 34 percent of renter-occupied housing in the City is over 30 years old (built before 1980). Overall, about 23,189 units in the City were built before 1980 (at least 30 years of age). Approximately five percent of the City’s housing units are 50 years of age or older (built before 1960), indicating that only a small portion of the City’s housing stock may need significant improvements and rehabilitation.

City 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. The following summarizes housing conditions in the City by neighborhood:

- **Newhall Area:** Newhall is comprised of mostly single-family homes and some multi-family buildings with a handful of mobile homes as well as an assortment of commercial and industrial uses. Neighborhoods in this area all received a “B” grade or better and, overall, structures in this area were well maintained. The most common visible factors of deterioration were poorly landscaped front lawns, asphalt driveways in disrepair, faded paint, chipped stucco, and overgrown vegetation. However, some neighborhoods did exhibit signs of poor upkeep including dilapidated roofs and poorly constructed structures.
- **Placerita Canyon and 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:** The community of Saugus contains 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:** This area has a mixture of multi-family and single-family residences. One neighborhood in this area was affected by a wildfire (Buckweed) in October 2007, which destroyed and damaged approximately two dozen homes. Most of the multi-family residences in this area are in adequate condition. The single-family neighborhoods are primarily newer subdivisions in good condition; however, some older developments with maintenance issues were noted.
- **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.

Estimated Number of Housing Units Occupied by Low- or Moderate-Income Families with LBP Hazards

Housing age is the key variable used to estimate the number of housing units with lead-based paint (LBP). Starting in 1978, the federal government prohibited the use of LBP on residential property. National studies estimate that 75 percent of all residential structures built prior to 1970 contain LBP. Housing built prior to 1940 is highly likely to contain LBP (estimated at 90 percent of housing units), and in housing built between 1960 and 1979, 62 percent of units are estimated to contain LBP.

According to the 2006-2010 ACS Five-Year Estimates, approximately 44 percent of owner-occupied housing and 34 percent of renter-occupied housing in the City was built prior to 1980. Using the 75 percent national average of potential LBP hazard, an estimated 17,392 units (13,490 owner-occupied units and 3,902 renter-occupied units) may contain LBP. Furthermore, approximately 24 percent of the owner-households and 56 percent of the renter-households are low- and moderate-income. These figures translate to 3,237 owner units and 2,185 renter units with potential LBP may be occupied by low- and moderate-income households.

Based on ACS data on household type, tenure, and age of housing, about seven percent of owner-occupied and eight percent of renter-occupied housing units are at risk of containing lead based paint hazards and have children present. Specific information on household income by age of housing unit is not available.

Discussion

See discussions above.

MA-25 Public and Assisted Housing - 91.210(b)

Introduction

The only public housing complex in Santa Clarita is Orchard Arms, which is operated by the Housing Authority of the County of Los Angeles (HACoLA). During Fiscal Years 2008-2012, HACoLA implemented the Assisted Living Waiver Project (ALWP) at three senior/disabled public housing developments, one of which is Orchard Arms, a 183-unit housing development in Valencia. The ALWP provides 24-hour nursing care and other supportive services on-site for MediCal eligible seniors and/or disabled persons. HACoLA is currently working with Alternative Home Care, the agency providing the ALWP services as the Care Coordinating Agency. Currently there are 14 Orchard Arms residents enrolled in the program, along with 2 pending clients.

The table below summarizes data provided by HACoLA for public housing and Housing Choice Vouchers for the entire service area covered by HACoLA. Data specific to the City of Santa Clarita is not available.

Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
			Veterans Affairs Supportive Housing				Family Unification Program	Disabled *	
# of units vouchers available	0	261	2,962	21,798	1	21,797	1,264	1,357	558
# of accessible units									

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 37 - Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Orchard Arms has a total of 183 units. The units are in good condition, and there are no substandard units or rehabilitation needs at the facility. Apartment units are already modified to serve disabled and elderly residents. No public housing units are anticipated to be lost through demolition or conversion.

Public Housing Condition

Public Housing Development	Average Inspection Score
Orchard Arms	93.68

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

From 2008 to 2011, ADA upgrades to parking lots and sidewalks were made at Orchard Arms. A 504 Compliance Evaluation Report was completed in 2012 for some of HACoLA's public housing Senior/Disabled developments, including Orchard Arms. The recommendations from the report are included in HACoLA's Capital Fund Five-Year Plan.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

HACoLA has adopted the following goals and objectives to maintain and improve the living environment of its public housing stock, including the following:

- Implement public housing security improvements
- Designate developments or buildings for particular resident groups (elderly, persons with disabilities)

HACoLA will submit an application to designate 13 public housing senior developments as housing for elderly families only. The U.S. Census Bureau projects that the elderly in California will have an overall increase of 112 percent from 1990 to 2020. Los Angeles County mirrors this trend. Through senior designation, HACoLA will address the specific and growing housing needs of the elderly.

- Partner with community-based organizations and local colleges and universities through service learning to provide educational prevention/intervention activities
- Provide Smoke-Free housing for all of our residents with specified open areas 20 feet from a HACoLA building labeled as a
- "Smoking Designated Area" However, small housing developments that do not have a feasible "Smoking Designated Area", will be completely non-smoking.
- Partner with other county agencies to identify and provide housing and supportive services to the homeless population.

Through senior designation, HACoLA will address the specific and growing housing needs of the elderly. Additional revenue from the disposition will enable the HA to provide senior support services, such as, the Assisted Living Waiver Project (ALWP) currently at South Bay Gardens and Orchard Arms senior housing developments. Near elderly and disabled currently in senior housing will be given the option to remain in their existing unit or they can choose to relocate to comparable family housing provided by the HA where case management services are currently in place.

Discussion:

See discussions above.

MA-30 Homeless Facilities and Services - 91.210(c)

Introduction

The City of Santa Clarita belongs to Service Planning Area (SPA) 2 San Fernando Valley. Statistics for SPA 2 from the 2013 Homeless Count show that there were 7,790 homeless people throughout the area on any given night. More specifically, the population of SPA 2 is estimated by the County Department of Mental Health at just over two million. According to the City’s Housing Element, the City of Santa Clarita represents 8.8 percent of the total SPA 2 population. When applying the 8.8 percent to SPA 2’s homeless population, it is estimated that the City Santa Clarita may have up to 686 homeless. Agencies that provide shelter beds for the homeless in Santa Clarita include:

- Bridge to Home Emergency Winter Shelter - 54 beds and 11 motel vouchers for families with children
- Domestic Violence Shelter of the Santa Clarita Valley - nine beds for families with children
- Family Promise of Santa Clarita Valley - 14 beds for families with children
- Lutheran Social Services - nine vouchers for families with children

These facilities are described in further details in later sections.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	23	20	0	0	0
Households with Only Adults	0	54	0	0	0
Chronically Homeless Households	0	0	0	0	0
Veterans	0	0	0	0	0
Unaccompanied Youth	0	0	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

The City of Santa Clarita participates in the County of Los Angeles' Continuum of Care system that provides services and facilities for the homeless and is comprised of local government jurisdictions, federal agencies, non-profit service and housing providers, technical assistance organizations, and organizations from the faith community.

Health Services

The Los Angeles County Department of Health Services (DHS) aims to ensure access to high-quality, patient-centered, cost-effective health care to Los Angeles County residents through direct services at DHS facilities and through collaboration with community and university partners. The DHS provides a range of family, emergency, and specialty health services. The Los Angeles County Department of Public Social Services (DPSS) is another County resource that offers various programs to promote health among low-income County residents.

Bridge to Home's (BTH) Santa Clarita Emergency Winter Shelter offers primary healthcare and testing services to its individual clients. Families who utilize BTH's Beds for Families program also receive case management and health services.

Mental Health Services

Services offered by the Los Angeles County Department of Mental Health (DMH) include assessments, case management, crisis intervention, medication support, peer support and other rehabilitative services. The County's Santa Clarita Valley Mental Health Center is located in Valencia.

Employment Services

Employment plays a key role in ending homelessness. It also supports recovery for those suffering from mental and substance use disorders. Unfortunately, homeless people face many barriers to finding and sustaining employment. People who are chronically homeless often suffer the impacts of mental illness, substance abuse and co-occurring disorders. Homeless people also confront serious personal challenges, such as a lack of interviewing skills, job credentials, a fixed address and phone number, identification cards, and interview clothes. They may also have issues adapting to a regular work schedule or work environment and problems with their personal appearance or hygiene. Homeless youth face additional obstacles, including a lack of education or vocational preparation. Moreover, many homeless individuals are on the wrong side of the "digital divide," meaning they are unfamiliar or uncomfortable with increasingly prevalent modern technology such as computers. In addition, many mainstream employment programs do not effectively serve this population.

The Santa Clarita WorkSource Center is made possible through funding and support from a variety of partners. All services are provided to employers and job seekers at no cost through the Federal Workforce Investment Act (WIA) and the City of Santa Clarita in partnership with the Employment Development Department (EDD), the County of Los Angeles Community and Senior Service, and College of the Canyons. WorkSource California is a network of workforce experts that leverage funding and resources across the Los Angeles region to provide job seekers and businesses with no-cost, high value employment and training services. Individuals looking for a new or better career will find skilled employment specialists, hundreds of local job listings, training resources, and full-service technical centers with phones, fax machines, copiers, and computers with Internet access and resume building tools.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Emergency Shelters

Emergency shelters offer temporary overnight sleeping accommodations for generally up to a month. Emergency shelters provide a means of temporarily housing homeless persons, but also offer opportunities to provide referrals and services. Emergency shelters operating in the City of Santa Clarita include:

- Bridge to Home's Santa Clarita Emergency Winter Shelter has the capacity to house 40 men and 14 women
- Domestic Violence Center of the Santa Clarita Valley offers crisis shelter three units with a total capacity of nine beds for victims and their children
- Family Promise of Santa Clarita Valley provides seven units with a total capacity of 14 beds for families with children.

Another form of emergency shelter assistance is programs that offer vouchers so that families can stay together at local motels. With Bridge to Home's Beds for Families program, qualifying local families experiencing homelessness can come to the door of the Santa Clarita Shelter with a child under 16 years of age, and they will be immediately receive a voucher to a local motel for up to 30 nights. Lutheran Social Services North L.A. (LSS) manages the Emergency Shelter and Services (ESS) program for the County and City of Los Angeles under LAHSA. Funding for this program comes from the Department of Public Social Services (DPSS) and it provides vouchers for temporary shelter at a local motel for up to nine homeless CalWORKS families so that they can focus and concentrate on looking for employment and then, transitional or permanent housing.

Transitional Housing

Transitional housing is distinguished from emergency shelters in that it provides shelter for an extended period of time and generally includes integration with other social services and counseling programs to assist in the transition to self-sufficiency through the attainment of a permanent income and housing. Currently, there are no known transitional or supportive housing units for either individuals or families in the City limits.

Permanent Supportive Housing

Bridge To Home serves as one of eleven Family Solutions Centers (FSC) through LAHSA's Family Solutions System (FSS) adopted by the Los Angeles Continuum of Care (LACoC) in 2013. The FSS, through each regional FSC, is designed to keep homeless families together and connect them to housing and services within their own local community. FSS provides system wide tracking of progress by following a homeless or at risk family from the time they enter the system, through placement in permanent, stable housing. One of the main goals of the ESS program offered by LSS is to work directly with families to obtain permanent housing in addition to obtaining employment and an increased income.

MA-35 Special Needs Facilities and Services - 91.210(d)

Introduction

A variety of services and facilities targeting persons with special needs are available in Santa Clarita.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

Seniors: To plan better for the upcoming needs of seniors, in 2008, the County of Los Angeles Community and Senior Services, the City of Los Angeles Department of Aging and the Los Angeles County Commission on Aging (LACCOA) collaborated on a large-scale needs assessment of older residents. "L.A. County Seniors Count!" was a four-page survey distributed to seniors age 60 and over. For Los Angeles County's seniors, the issues of housing affordability and the need for home maintenance services were prevalent. Approximately 25 percent of respondents reported needing help with minor home repairs. 10 percent had problems finding an apartment and 10 percent had problems paying rent.

Persons with Disabilities: Persons with disabilities often have limited incomes, but extensive needs for a variety of services. Furthermore, as the majority (more than 72 percent) of the City's housing stock was constructed prior to 1990 (before the passage of the American with Disabilities Act), accessible housing is also limited in supply. Questions on disabilities were added to the 2002-03 Los Angeles County Health Survey (LACHS) to examine the prevalence and types of disability, in order to help guide efforts directed at reducing disparities and improving quality of life for persons with disabilities (PWD). Accommodations for PWDs should be a part of both home and work environments. One-third (33 percent) of PWDs reported that they either currently had (11 percent) or could benefit from (25 percent) special modifications, adaptive equipment, or other features in their home. Knowing where to be able to turn to for help could also be beneficial for PWDs.

Persons with Alcohol/Drug Addiction: Sober living homes provide a safe, supportive place to live while recovering from alcohol and drug addiction. A stable home and drug-free living environment is important for recovery.

Persons with HIV/AIDS: Stable, affordable housing offers the best opportunity for persons living with HIV/AIDS to access drug therapies and treatments and supportive services that will enhance the quality of life for themselves and their families. When people are housed, they can access and adhere to drug treatments and therapies and require fewer hospitalizations and less emergency room care. It has been estimated that as many as half of all people living with HIV/AIDS will need housing assistance at some point in their illness. For many of those, short-term assistance with rent, mortgage, or utility costs alone will provide the necessary support to remain healthy and in stable housing. However, those struggling with multiple diagnoses of HIV and mental illness and/or substance use may need supportive services in addition to housing assistance.

Public Housing Residents: The Resident Advisory Board (RAB) provides HACoLA and its clients with a forum for sharing information about the Annual Plan. As part of the Annual Plan process, HUD requires HACoLA to set up a RAB each year, and meet with the RAB at least once. RAB members help HACoLA in developing its goals, and provide recommendations on how to improve the Section 8 and Public Housing programs. For public housing residents, the RAB is appointed by the resident council. For the 2014 Annual Plan for the Agency, the following needs were identified:

- Maintenance and rehabilitation is needed at HACoLA properties
- Pests are an issue at some properties
- Remodeling and upgrades are needed at some of the older properties
- Increased lighting to ensure safety has been requested at some properties

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

HACoLA assists approximately 250 residents annually with direct clinical and/or case management services from the Family Resource Center. Frequent issues encountered include domestic violence, child abuse, mental illness, aging-related issues, and general crisis intervention. Special support is provided for the homeless and emancipated youth housed at the sites and the clinician is on-call to conduct emergency mental health assessments. In addition, the Assisted Living Waiver Program has been implemented at three senior/disabled sites supporting up to 50 residents who would have to live in a nursing home if they were not receiving services from this program.

Residential care facilities also provide supportive housing for persons with disabilities. The following types of facilities are available in Santa Clarita, including the communities of Canyon Country, Newhall, Saugus and Valencia:

- **Adult Day Care Facilities (ADCF):** Facilities of any capacity that provide programs for frail elderly and developmentally disabled and/or mentally disabled adults in a day care setting.
- **Adult Residential Facilities (ARF):** Facilities of any capacity that provide 24-hour non-medical care for adults ages 18 through 59, who are unable to provide for their own daily needs. Adults may be physically handicapped, developmentally disabled, and/or mentally disabled.
- **Group Homes:** Facilities of any capacity and provide 24-hour non-medical care and supervision to children in a structured environment. Group Homes provide social, psychological, and behavioral programs for troubled youths.
- **Residential Care Facilities for the Elderly (RCFE):** Facilities that provide care, supervision and assistance with activities of daily living, such as bathing and grooming. They may also provide incidental medical services under special care plans.

These facilities are regulated by the State Department of Social Services (DSS), Community Care Licensing Division. According to DSS licensing data, there are four adult day care facilities, 11 adult residential facilities, one group home, and 66 residential care facilities for the elderly located in the City. The adult day cares have the capacity to serve 164 persons and the adult residential facilities have the capacity to serve 127 persons. The group home has the capacity to serve 16 persons and the residential care facilities for the elderly have the capacity to serve 780 persons.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Given the limited CDBG funding, the City proposes focusing CDBG public service funds during FY 2014-15 on improving supportive human services for low- and moderate- income persons in the following areas of concentration service: Health and Mental/Health, Homeless, Senior,

Disabled, Youth, and Victims of Domestic Violence. In addition, CDBG funds will be used to make much needed ADA improvements to City Hall and sidewalks.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

Given the limited CDBG funding, the City proposes focusing CDBG public service funds during FY 2014-15 on improving supportive human services for low- and moderate-income persons in the following areas of concentration service: Health and Mental/Health, Homeless, Senior, Disabled, Youth, and Victims of Domestic Violence. In addition, CDBG funds will be used to make much needed ADA improvements to City Hall and sidewalks.

MA-40 Barriers to Affordable Housing - 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Lack of Affordable Housing Funds: The availability of funding for affordable housing has also been severely affected by the dissolution of Redevelopment in the State of California. The AB1x26 legislation prevented the City from using approximately \$6 million dollars in Redevelopment low/mod housing funds. Subsequent AB 1484 legislation has allowed the City to recapture a portion of those funds. The City (acting as the Housing Successor) will use those funds to assist in the development of the already entitled Newhall Avenue Development, which was put on hold when AB1x26 was passed. It is unclear if additional affordable housing will be developed since other housing funds, including four percent and nine percent Low Income Housing Tax Credits, HOME, CalHOME, and the Multifamily Housing Program are not sufficient to finance an affordable housing project alone.

State Prevailing Wage Requirements: The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development.

Environmental Protection: State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing.

Local Residential Development Policies and Regulations: Some portions of the City are subject to development constraints due to the presence of hillsides and ridgelines, flood potential, seismic hazards, environmental issues, or other special circumstance. 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 also defined in the General Plan as a community goal because these trees are important biological resources. These constraints affect the development of all housing, not just affordable housing.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. 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 2013).

Permit and Processing Procedures: The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. Unnecessary delays add to the cost of construction by increasing land holding costs and interest

payments. Single-family residences are subject to the approval of a Development Review Permit. This process generally takes two to six weeks. Multi-family residences are 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. This process generally takes 2-6 weeks from initial submittal to approval. The Conditional Use Permit generally takes around four to six months. The City's processing times are generally faster than the City of Los Angeles and County of Los Angeles.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance.

MA-45 Non-Housing Community Development Assets - 91.215 (f)

Introduction

According to the ACS, the unemployment rate in Santa Clarita was about 7.7 percent between 2006 and 2010. Currently, the State Employment Development Department (EDD) reported that 91,100 Santa Clarita residents were in the labor force (November 2013), with 85,900 residents employed. The City's unemployment rate dropped to 5.7 percent by November 2013—a small decrease from the 6.7 percent recorded in 2012. This is also significantly lower than the County's unemployment rate of 9.4 percent.

Certain employment sectors, however, may have mismatches between available jobs and number of workers, potentially resulting in high unemployment rates in those sectors (as shown in "Business Activity" table). In Santa Clarita, the largest mismatches were found in the Information and Professional/Scientific/Management Services sectors. Specifically, jobs are only available to approximately 59 percent of the workers in the Finance, Insurance, and Real Estate sector and 41 percent of the workers in the Professional, Scientific, Management Services sector. Shortages were also recorded in the Agriculture, Finance, and Public Administration sectors.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	668	22	1	0	-1
Arts, Entertainment, Accommodations	8,510	6,757	12	14	2
Construction	3,027	3,183	4	7	3
Education and Health Care Services	10,247	7,387	15	16	1
Finance, Insurance, and Real Estate	5,349	3,171	8	7	-1
Information	7,043	1,146	10	2	-8
Manufacturing	8,378	6,894	12	15	3
Other Services	3,817	2,582	6	6	0
Professional, Scientific, Management Services	6,991	2,890	10	6	-4
Public Administration	580	18	1	0	-1
Retail Trade	8,298	7,545	12	16	4
Transportation and Warehousing	2,416	2,412	3	5	2
Wholesale Trade	3,803	2,724	6	6	0
Total	69,127	46,731	--	--	--

Table 40 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	93,769
Civilian Employed Population 16 years and over	86,588
Unemployment Rate	7.66%
Unemployment Rate for Ages 16-24	22.69%
Unemployment Rate for Ages 25-65	4.72%

Table 41 - Labor Force

Data 2006-2010 ACS
Source:

Occupations by Sector	Number of People
Management, business and financial	23,988
Farming, fisheries and forestry occupations	3,652
Service	7,178
Sales and office	14,789
Construction, extraction, maintenance and repair	6,473
Production, transportation and material moving	3,580

Table 42 - Occupations by Sector

Data 2006-2010 ACS
Source:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	38,406	48%
30-59 Minutes	27,491	34%
60 or More Minutes	13,931	17%
Total	79,828	100%

Table 43 - Travel Time

Data 2006-2010 ACS
Source:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,986	669	2,743
High school graduate (includes equivalency)	12,959	1,018	4,093
Some college or Associate's degree	25,393	1,459	6,119
Bachelor's degree or higher	26,330	1,262	4,191

Table 44 - Educational Attainment by Employment Status

Data 2006-2010 ACS
Source:

Educational Attainment by Age

	Age				
	18-24 yrs	25-34 yrs	35-44 yrs	45-65 yrs	65+ yrs
Less than 9th grade	404	1,243	1,176	1,854	1,101
9th to 12th grade, no diploma	1,854	2,211	2,188	1,726	1,513
High school graduate, GED, or alternative	4,410	4,106	5,291	8,718	4,862
Some college, no degree	6,980	5,821	6,813	11,580	3,721
Associate's degree	1,580	1,768	2,667	4,346	1,006
Bachelor's degree	1,272	5,404	6,278	10,346	2,083
Graduate or professional degree	193	1,780	2,685	5,318	1,108

Table 45 - Educational Attainment by Age

Data 2006-2010 ACS
Source:

Educational Attainment - Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,714
High school graduate (includes equivalency)	36,468
Some college or Associate's degree	45,860
Bachelor's degree	62,533
Graduate or professional degree	75,611

Table 46 - Median Earnings in the Past 12 Months

Data 2006-2010 ACS
Source:

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Santa Clarita's local economy is primarily a service based economy. Within Santa Clarita, the major service employment sectors are Retail Trade; Education and Health Care Services; and Arts, Entertainment, Accommodations. These three sectors represent nearly one-quarter of the employment opportunities available in the City. As a whole, service sector occupations represent approximately 37 percent of employment opportunities in the City.

Describe the workforce and infrastructure needs of the business community:

The active workforce living in the Santa Clarita area is highly educated. More than 50 percent of all workers have completed a college education. With an expanding population, a larger skill set will characterize the Santa Clarita Valley workforce, continuing to make the area more attractive to potential employers. There are few impediments that would inhibit healthy job growth over the next several years. One of those potential impediments has been the slowdown of housing production. As the housing market improves after 2009, it is expected that population growth will accelerate along with job growth. The City of Santa Clarita must continue to work with the County of Los Angeles to monitor the approval of housing developments just outside the City limits in unincorporated Los Angeles County. These developments play a critical role in the balance of jobs in the Santa Clarita Valley, and as a community it is important to be mindful that development in these areas should also include business attraction to support the resident population. If this is not monitored, the Santa Clarita Valley will continue to see a disproportionate jobs-housing imbalance.

Many of the City's residents are traveling to neighboring cities for work, because there are not enough jobs available in the City matching the skills of residents. To this end, the City of Santa Clarita is focused on creating a quality jobs-housing balance, attracting companies in targeted industry sectors to ensure the needs of the community and its residents are met. The City has targeted four main industry clusters for expansion: Entertainment, Aerospace, Biomedical, and Technology. The industries already have a strong base of business in the area and the Santa Clarita Valley boasts trained and qualified professionals ready to meet the needs of these unique industries. One of the City of Santa Clarita's biggest goals in pursuing the jobs/housing balance is to attract more high-paying, high-quality jobs and develop new high-paying, high-quality positions. This means working with businesses and companies already based in the area to expand and bring new jobs to Santa Clarita, relocation of companies to the City, and support of business start-ups looking to launch a new company in the area. In addition to attracting businesses in the targeted industries, the area would benefit from additional business parks in the area, such as the Gate-King Industrial Park, a fully entitled project, planned for Sierra Highway and Newhall Avenue. A majority of the business parks in the Santa Clarita Valley are located in Valencia or on the west side, a fact attributable to the master planning of Valencia by the Newhall Land and Farming Company. In addition, the Santa Clarita Valley's strong demand for large industrial buildings has led to extremely low vacancy levels. Industrial vacancies remained low in the Santa Clarita Valley throughout 2012, offering the significant need for new projects to break ground.

The City of Santa Clarita should also continue to work with local educational institutions, employers, real estate developers and others to review changes in Santa Clarita's workforce needs and anticipate changes occurring in employment demands. Together with these groups the City can promote job training, skill enhancement, and education meeting the needs of jobs and careers available within the Santa Clarita Valley.

According to the Golden State Gateway Coalition, a transportation education and advocacy non-profit organization based in Santa Clarita, the Interstate 5 (I-5) freeway corridor in Northern Los

Angeles County faces many infrastructure challenges. Among the identified needs for improvements to the I-5 corridor are to: facilitate goods movement; jobs and economic development; accommodate growth in commerce and population; and facilitate access to basic services such as education.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Since its 2007 designation, the Santa Clarita Valley Enterprise Zone program has collectively provided millions in savings to local businesses, created hundreds of jobs, assisted with decreasing unemployment and made the Santa Clarita Valley an even more attractive place to do business. Businesses located in the Santa Clarita Valley Enterprise Zone may reduce their State Income Tax by a percentage of the wages paid to one or more qualified employees.

In December 2010, the Santa Clarita Valley Enterprise Zone was expanded and holds designation from January 1, 2011 - January 1, 2026. Businesses within the unincorporated area of Los Angeles County can now take advantage of the zone, as well as additional businesses within City limits. Some areas include the Commerce Center, Westridge, Stevenson Ranch and more. The Santa Clarita Valley Enterprise Zone has saved local business approximately \$250 million. However, the Enterprise Zone is set to expire on December 31, 2014.

Santa Clarita is also home to more than 25 sound stages and 12 active movie ranches, including Disney's Golden Oak Ranch. Plans are currently underway to bring soundstages and new production facilities to the property. This new development, Disney | ABC Studios at The Ranch, is estimated to generate \$533 million annually in economic activity and bring more than 2,800 full-and part-time jobs to the area upon completion.

As of 2013, there are 5 million square feet of approved commercial and industrial projects in the Santa Clarita Valley. Approximately 600,000 square feet is under construction and an additional 2.4 million square feet of commercial and industrial space is pending approval. About 500,000 square feet of new industrial space is being built by LNR in the Valencia Commerce Center and the Sterling Gateway project, currently in construction, will have more than 1 million square feet to offer. Also available is a pad-ready site - approximately 150,000 square feet - at the Mann Biomedical Park, with more land that can be graded if necessary. Industrial vacancy rates in the City have been lower than optimal and this new development should help to ease the shortage. However, because of expected employment growth, more industrial product will still be needed.

Considering the population and employment growth in the region that will likely result from the initiatives and projects discussed above, more housing in the City will also be needed and constructed. The addition of more jobs and housing will also increase traffic congestion in the area. In 2011, traffic counts rose at virtually every major measuring point in the Santa Clarita. Across the I-5 corridor, average daily traffic grew by 1,000 to 1,500 automobiles. This resulted in increases of about 1 percent over 2010.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

According to the Alfred Gobar Associates 2005 Labor Market Study, the active workforce living in the Santa Clarita area is highly educated. More than 50 percent of all workers have completed a college education. Active workers with no more than a high school education account for 20 percent of the workforce. A high level of educational achievement, including a college degree, is evident across the entire workforce, with 56 percent of the area's full time workers (82 percent of

the population works full-time) and 53 percent of part-time workers (18 percent of the population works part-time) boasting higher education.

The City of Santa Clarita is focused on creating a quality jobs-housing balance, attracting companies in targeted industry sectors to ensure the needs of the community and its residents are met. The City has targeted four main industry clusters for expansion: Entertainment, Aerospace, Biomedical, and Technology. The industries already have a strong base of business in the area and the Santa Clarita Valley boasts trained and qualified professionals ready to meet the needs of these unique industries.

The City of Santa Clarita will continue to work with local educational institutions, employers, real estate developers and others to review changes in Santa Clarita's workforce needs and anticipate changes occurring in employment demands.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

A number of workforce training initiatives and programs are available to Santa Clarita residents. The following discussion provides details on the region's major programs:

- **The Santa Clarita WorkSource Center:** Made possible through funding and support from a variety of partners. All services are provided to employers and job seekers at no cost through the Federal Workforce Investment Act (WIA) and the City of Santa Clarita in partnership with the Employment Development Department (EDD), the County of Los Angeles Community and Senior Services, and College of the Canyons. WorkSource California is a network of workforce experts that leverage funding and resources across the Los Angeles region to provide job seekers and businesses with no-cost, high value employment and training services. Services include: skilled employment specialists, hundreds of local job listings, training resources, and full-service technical centers with phones, fax machines, copiers, and computers with Internet access and resume building tools.
- **College of the Canyons:** College of the Canyons offers superior educational opportunities as well as higher education through the University Center. The College of the Canyons Economic Development Division also offers a variety of trainings and workshops for businesses and employees through the Employee Training Institute, Center for Applied Competitive Technologies (CACT), Career Center and Small Business Development Center.
- **Santa Clarita Valley Economic Development Corporation:** Among its overarching goals are to support the creation of high-paying jobs for our trained workforce, stimulate economic activity that grows the regional tax base and strategically position the Santa Clarita Valley and its businesses to better compete in the global economy. SCVEDC also recently launched a Business Expansion and Retention (BEAR) program, which provides no-cost, confidential one-on-one business assistance visits with local employers to ensure that local firms have access to every available resource and to better understand the strengths and weaknesses of the local economy.
- **i3 Advanced Technology Incubator:** This program works with entrepreneurs developing technology-based products or services to provide the workspace, capital access and mentorships necessary to launch and grow a successful business.
- **Los Angeles County Federation of Labor:** The Los Angeles County Federation of Labor, AFL-CIO is the chartered Central Labor Council (CLC) of the AFL-CIO in Los Angeles County. Their mission is to promote a voice for workers through organizing themselves

into unions, building strong coalitions of labor, community, faith, and responsible businesses, engaging in both organizing and political campaigns, electing pro-union and pro-worker candidates and advancing public policies that support workers, families and local communities.

- **Los Angeles County Economic Development Corporation (LAEDC):** In 2009, the LAEDC engaged and solicited input from more than 1,080 stakeholders in more than two dozen public forums that brought together leaders from the public, private, business, government, labor, education, environmental, and community-based organizations to develop the first-ever comprehensive, collaborative, consensus Strategic Plan for Economic Development in Los Angeles County 2010-2014. Among the plan's five core aspirational goals are to: prepare an educated workforce; create a business friendly environment; enhance our quality of life; implement smart land use; and build 21st century infrastructure.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

In 2009, the Los Angeles County Economic Development Corporation (LAEDC) engaged and solicited input from more than 1,000 stakeholders in more than two dozen public forums to develop the first-ever comprehensive, collaborative, consensus Strategic Plan for Economic Development in Los Angeles County. One of those public forums was held on February 4, 2009, at College of the Canyons and included members from the Valley Industry Association, the Santa Clarita Valley Chamber of Commerce, the City of Santa Clarita, as well as several local business leaders. The 2010-2014 Los Angeles County Strategic Plan for Economic Development has identified key components central to economic development success, as well as a number of corresponding initiatives to achieve these goals. The following initiatives may be coordinated with the Consolidated Plan:

Prepare an Educated Workforce

- Connect schools and communities by linking local community organizations, non-profits, businesses and corporate leaders with schools through formal partnerships, and implementing family education programs and after-school programs.
- Increase student access and engagement by teaching and motivating parents to be meaningfully engaged in their children's educational success; educating parents and students on career opportunities and readiness requirements; and increasing access to scholarships, loans and grants for education.
- Fund workforce intermediaries to bring together stakeholders in targeted industry sectors to address existing and projected future workforce gaps.
- Integrate workforce training activities and higher education (from entry to college/university-based to enhanced professional education) to create seamless career pathways leading to high-value jobs in target industries (e.g., aerospace engineers).
- Expand customized, sector-based programs to train larger numbers of people and market them better to job seekers.

- Co-locate public services such as WorkSource/OneSource centers on college campuses.
- Create programs that expand the workforce by reconnecting high school dropouts to educational and training opportunities.
- Develop, expand and upgrade the skills of the existing workforce.
- Begin career awareness programs in middle school.

Create a Business Friendly Environment

- Increase proactive outreach to help retain and expand businesses of all sizes, with emphasis on those that are at risk of closing, leaving or being wooed away.
- Create a more supportive infrastructure.

Enhance Quality of Life

- Ensure public safety by supporting programs that reduce crime (such as Business Watch, Neighborhood Watch, volunteer patrols, anti-gang programs and rapid response to “broken window” problems).
- Promote healthy living by building more parks and expanding recreational activities, and encouraging healthy living through active lifestyles, wellness programs and locally-sourced nutritious food supplies (e.g., community gardens and farmers markets).
- Remove obstacles and create incentives to encourage the construction of a large quantity and wide range of housing of all types.

Build 21st Century Infrastructure

- Ensure a reliable supply of clean and affordable energy by encouraging green energy production from public and private sources, building necessary transmission lines to access clean energy, improving network efficiency and reducing demand (e.g., through energy efficiency programs).
- Create a world-class ground transportation network by expanding and improving the quality and user appeal of mass transit and alternative modes (such as bike paths/lanes).

Discussion

See discussions above.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

Housing problems impact lower- and moderate-income households disproportionately, compared to non-low- and moderate-income households. Therefore, areas with concentrations of low- and moderate-income households are likely to have high rates of housing problems.

A low- and moderate-income concentration is defined as a block group where at least 29.7 percent of the population is low- and moderate-income. Appendix B presents the geographic concentration of low- and moderate-income population by block group. Overall, The City’s low- and moderate-income areas generally correlate with its minority concentration areas. Low- and moderate-income areas can be seen along Railroad Avenue south of Wiley Canyon Road as

well as in Canyon Country—west of Whites Canyon Road near Soledad Canyon Road and east of Sierra Highway just north of the railroad. In addition, the City has a large low/mod area located west of Railroad Avenue and north of Magic Mountain Parkway and several low/mod areas in the northeast portion of the City.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the 2010 Census, the racial/ethnic composition of Santa Clarita's population was: 56 percent White (non-Hispanic); 30 percent Hispanic; eight percent Asian and Pacific Islander; three percent African American; and three percent indicating other race/ethnic group.

A minority concentration area is defined as a Census block group in the City whose proportion of all non-White residents combined is greater than the County's (72.2 percent). A mapping of concentrations prepared for this Consolidated Plan and included in Appendix B illustrates the location of these block groups. Small pockets of minority concentration areas can be seen along Railroad Avenue south of Wiley Canyon Road. Minority concentration areas can also be found in Canyon Country west of Whites Canyon Road near Soledad Canyon Road and east of Sierra Highway just north of the railroad. The geographic concentrations of the minority populations generally overlap with the concentrations of low- and moderate-income residents.

What are the characteristics of the market in these areas/neighborhoods?

In Santa Clarita, the areas of low- and moderate-income concentrations and minority concentrations generally overlap. While most of the City's affordable housing is not necessarily located within these low- and moderate-income or minority concentration areas, many are located near these neighborhoods. A number of foreclosed properties are located within these neighborhoods, but not in any greater concentration than the rest of the City.

Are there any community assets in these areas/neighborhoods?

The City has a strong network of active and dedicated nonprofit organizations and community groups that work to address the housing and community development needs in these neighborhoods and the City at large. Specifically, the Boys and Girls Club Youth Center and the Newhall Community Center are located in the City's low- and moderate-income areas and serve the surrounding lower- and moderate-income population. However, a number of other social service agencies, located in other areas of the City, also provide valuable services and assistance to lower- and moderate-income residents.

Are there other strategic opportunities in any of these areas?

The City will continue to collaborate with the agencies and surrounding communities in the North Los Angeles County area to ensure services and programs are delivered in a cost-effective manner and provide assistance to those who are most in need.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Strategic Plan is the centerpiece of the Consolidated Plan. The Plan describes:

- General priorities for assisting households;
- Programs to assist those households in need; and
- Five-year objectives identifying proposed accomplishments.

The Strategic Plan also addresses the following areas:

- Anti-poverty strategy;
- Lead-based paint hazard reduction;
- Reduction of barriers to affordable housing; and
- Institutional Structure/Coordination among agencies.

SP-10 Geographic Priorities - 91.215 (a)(1)

Geographic Area

Not applicable. The City of Santa Clarita has not established any geographic priority areas.

Table 47 - Geographic Priority Areas

General Allocation Priorities

The City seeks to disburse funds strategically within the low- and moderate-income target areas. However, no specific neighborhoods are targeted for improvements. Appendix B contains a map and a list of block groups illustrating the low- and moderate-income areas in the City (defined as a block group where at least 29.7 percent of the population with incomes not exceeding 80 percent of the Area Median Income). Investments in public facilities and services serving special needs populations and primarily low- and moderate-income persons will be made throughout the City. Housing assistance will be available to income-qualified households citywide. The City will evaluate each eligible projects and programs based on the urgency of needs, availability of other funding sources, and financial feasibility.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

1	Priority Need Name	Improve, Maintain, and Expand Affordable Housing		
	Priority Level	High		
	Population	Income	Extremely Low Low Moderate	
		Household Type	Large Families Families with Children Elderly	
		Special Needs	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities	
	Geographic Areas Affected	Citywide		
	Associated Goals	Provide Decent and Affordable Housing		
	Description	The City will increase, improve and maintain its supply of affordable housing for low- and moderate-income residents. This includes activities such as housing rehabilitation, affordable housing construction, and code enforcement.		
Basis for Relative Priority	There is a substantial need for affordable housing in Santa Clarita. Housing problems in the City impacted renter-households more significantly, with 53 percent of all renter-households experiencing at least one housing problem (inadequate housing, overcrowding, cost burden of 50 percent, or cost burden of 30 percent). The age of the City's housing stock also presents potential housing issues for low- and moderate-income households. Approximately 44 percent of housing in the City, regardless of tenure, is over 30 years old (built before 1980) and potentially in need of rehabilitation. Many low- and moderate-income households in Santa Clarita, particularly seniors and the disabled, are unable to afford the needed repairs for their homes.			

2	Priority Need Name	Improve and Expand Facilities and Infrastructure	
	Priority Level	High	
	Population	Income	Extremely Low Low Moderate
		Household Type	Large Families Families with Children Elderly
		Special Needs	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide	
	Associated Goals	Improve and Expand Facilities and Infrastructure	
	Description	Through various capital improvement projects, the City will improve and expand infrastructure that benefits low- and moderate-income neighborhoods and residents. These may include activities such as ADA improvements and modifications to government and other community facilities.	
	Basis for Relative Priority	A number of the City's public facilities, streets and sidewalks are in need of improvements, renovations and accessibility related modifications. These projects are necessary in order to ensure that critical services and facilities within the City remain safe and accessible to all residents of the community.	

3	Priority Need Name	Planning and Administration	
	Priority Level	High	
	Population	Income	Extremely Low Low Moderate
		Household Type	Large Families Families with Children Elderly
		Special Needs	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	Citywide	
	Associated Goals	Provide Decent and Affordable Housing Improve and Expand Facilities and Infrastructure Provide Supportive Human Services Support Economic Development Opportunities	
	Description	The City will implement the goals and objectives of the Consolidated Plan by delivering a variety of housing and community development programs and activities. The City will continue to comply with the planning and reporting requirements of the Consolidated Plan regulations and CDBG regulations. Annually, the City will monitor its use of CDBG funds to ensure effective and appropriate use of funds.	
Basis for Relative Priority	Compliance with all HUD Consolidated Plan and CDBG program regulations is a requirement for participation in this program.		

4	Priority Need Name	Promote Equal Housing Opportunity	
	Priority Level	High	
	Population	Income	Extremely Low Low Moderate Middle
		Household Type	Large Families Families with Children Elderly
		Special Needs	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide	
	Associated Goals	Provide Decent and Affordable Housing Provide Supportive Human Services	
	Description	Administered through a contract with the Fair Housing Council of San Fernando Valley (FHCSV), fair housing services are provided to all residents who request counseling, resource referral, complaint investigation, and public education on all forms of housing discrimination and landlord/tenant mediation services. The City will actively promote services provided by the fair housing service provider at public counters and on the City website. The City will also continue to comply with fair housing planning requirements (Analysis of Impediments to Fair Housing Choice) and incorporate actions into the Annual Action Plan.	
Basis for Relative Priority	Equal housing opportunity is protected by both State and Federal laws and a requirement for participation in the Community Development Block Grant (CDBG) program.		

5	Priority Need Name	Provide Supportive Human Services	
	Priority Level	High	
	Population	Income	Extremely Low Low Moderate
		Household Type	Large Families Families with Children Elderly
		Special Needs	Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	Citywide	
	Associated Goals	Provide Supportive Human Services	
	Description	Improve supportive human services for low- and moderate-income persons in the following areas of concentration service: Health and Mental/Health, Homeless, Legal, Senior, Disabled, Youth, Transportation, Childcare, Victims of Domestic Violence, Substance Abuse, Neglected/Abused Children, HIV/AIDS, and Anti-Crime.	
Basis for Relative Priority	<p>While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line and those with special needs. The City supports other governmental, private, and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services. The need for public and supportive services in the City is extensive, especially for persons with special needs (such as seniors, disabled, homeless, and victims of domestic violence) as noted previously. Public and supportive service needs in the City include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Childcare: There is a lack of affordable childcare options in the City. • Transitional and Affordable Housing: There are no transitional housing units located within Santa Clarita and the supply of affordable units is not sufficient to meet the need in the community. • Senior Services: The Senior Center's facility and services should be expanded to meet the growing need in the community. 		

6	Priority Need Name	Preserve At-Risk Housing	
	Priority Level	Low	
	Population	Income	Extremely Low Low Moderate
		Household Type	Large Families Families with Children Elderly
		Special Needs	Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Victims of Domestic Violence
	Geographic Areas Affected	Citywide	
	Associated Goals	Provide Decent and Affordable Housing	
	Description	There are currently 1,386 affordable units for lower-income family and senior households located in the City. Within the next five years, four projects (Canyon Ridge, Valencia Villas, Park Sierra, and Canterbury Country) are at risk of losing their subsidies and converting to market rate. City staff will work with the owners and the Los Angeles Community Development Commission to determine if there are opportunities to maintain the affordability of these units.	
Basis for Relative Priority	Within the next five years, four projects (Canyon Ridge, Valencia Villas, Park Sierra, and Canterbury Country) are at risk of losing their subsidies and converting to market rate. However, funding needed to preserve these units may exceed the City's financial capacity, especially with CDBG funds. Therefore, the City has assigned a Low Priority with regarding to the use of CDBG funds for the preservation of at-risk units. The City will pursue other State and Federal funding opportunities as primary sources for this purpose.		
7	Priority Need Name	Support Economic Development Opportunities	
	Priority Level	Low	
	Population	Income	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide	
	Associated Goals	Support Economic Development Opportunities	
	Description	Support the economic development of the City in order to improve employment opportunities for low- and moderate-income residents.	
	Basis for Relative Priority	Improved employment opportunities are important in reducing the number of people living in poverty. The City of Santa Clarita is focused on creating a quality jobs-housing balance, attracting companies in targeted industry sectors to ensure the needs of the community and its residents are met.	

Table 48 - Priority Needs Summary

Narrative (Optional)

In establishing five-year priorities for assistance, the City has considered input from various sources including: the Community Development Needs Assessment Survey, demographic and empirical data analysis, interviews with staff and service providers, and direct input by residents and stakeholders during public meetings. Priority needs for the expenditure of CDBG funds have been assigned according to the following ranking:

- High Priority: Activities to address this need will be funded by the City using CDBG funds during the five-year period.
- Low Priority: If CDBG funds are available, activities to address this need may be funded by the City during this five-year period.

SP-30 Influence of Market Conditions - 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City is not an entitlement jurisdiction for HOME funds. The City receives approximately \$1 million in CDBG funds annually; however, long-term tenant-based rental assistance is not an eligible CDBG activity. Furthermore, most of the City's CDBG funds have already been earmarked for the repayment of several Section 108 loans. Remaining funds for housing activities are limited and are more efficiently utilized for housing rehabilitation assistance and needed public improvements and services. As of October 2013, 205 Housing Choice Vouchers were being used within the City of Santa Clarita. This information was provided by the Housing Authority of the County of Los Angeles. Therefore, the City does not plan to utilize CDBG or pursue HOME funds for Tenant Based Rental Assistance (TBRA). The City however, plans to use CDBG funds to provide short-term and one-time rental subsidies to households who are at risk of becoming homeless due to eviction.
TBRA for Non-Homeless Special Needs	The City is not an entitlement jurisdiction for HOME funds. The City receives approximately \$1 million in CDBG funds annually; however, rent subsidy is not an eligible CDBG activity. Furthermore, most of the City's CDBG funds have already been earmarked for the repayment of several Section 108 loans. Remaining funds for housing activities are limited and are more efficiently utilized for housing rehabilitation assistance and needed public improvements and services. As of October 2013, 205 Housing Choice Vouchers were being used within the City of Santa Clarita. This information was provided by the Housing Authority of the County of Los Angeles. Therefore, the City does not plan to utilize CDBG or pursue HOME funds for Tenant Based Rental Assistance (TBRA). The City however, plans to use CDBG funds to provide short-term and one-time rental subsidies to households who are at risk of becoming homeless due to eviction.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
New Unit Production	<p>There is a substantial need for affordable housing in Santa Clarita. However, the City does not receive HOME funds and new construction of affordable units is not an eligible CDBG activity. Instead the City has been utilizing other funding sources for affordable housing development. CDBG funds may be used, however, to provide off-site improvements in support of affordable housing development or to assist in site acquisition. Since 2009, the City has been diligently working toward the development of an affordable rental housing project. In 2010, Redevelopment Agency Housing Set-Aside funds, Neighborhood Stabilization Program (NSP) funds, and CDBG funds were invested in the acquisition of two properties for the future development of the affordable housing project. Unfortunately, due to the recent dissolution of Redevelopment Agencies, this project has been delayed. The City continues to work with the developers to identify other sources of funding to move the project forward, and recently completed the process dictated by AB1484 which has allowed the recapture of some of the housing bond proceeds lost due to the dissolution of Redevelopment Agencies. The City is currently exploring options for using those recaptured funds to construct an already-entitled affordable housing development on the land acquired in 2010. In addition, the City will also continue to encourage developers, non-profit organizations, and other interested parties to develop new affordable units and will support applications for development funds through the California Tax Credit Allocation Committee (CTCAC) and the State of California.</p>
Rehabilitation	<p>Given the age of the City's housing stock, the number of substandard housing units is limited, though isolated substandard conditions do exist. The City does have a portion of its housing stock reaching or exceeding 30 years of age, and therefore require rehabilitation and repairs. In addition, many of the City's 2,000 mobile homes are occupied by lower-income households and many of those units suffer from a lack of maintenance. Keeping housing affordable by providing owner-occupied rehabilitation services is an effective way to maintain decent and affordable housing in the community. Two programs providing minor residential rehabilitation services will be funded by CDBG funds during the Consolidated Plan period. The Handyworker Program and the Residential Rehabilitation Grant Program target low- and moderate-income homeowners and provide repairs to condominiums, mobile homes, and single-family homes, thus preserving the affordable housing stock.</p>
Acquisition, including preservation	<p>Since 2009, the City has been diligently working toward the future development of an affordable rental housing project. In 2010, Redevelopment Agency Housing Set-Aside funds, Neighborhood Stabilization Program (NSP) funds, and CDBG funds were invested in the acquisition of two properties for the future development of the affordable housing project. Unfortunately, due to the recent dissolution of Redevelopment Agencies, this project has been delayed. The City continues to work with the developers to identify other sources of funding to move the project forward, and recently completed the process dictated by AB1484 which has allowed the recapture of some of the housing bond proceeds lost due to the dissolution of Redevelopment Agencies. The City is currently exploring options for using those recaptured funds to construct an already-entitled affordable housing development on the land acquired in 2010. In addition, the City will also continue to encourage developers, non-profit organizations, and other interested parties to develop new affordable units and will support applications for development funds through the California Tax Credit Allocation Committee (CTCAC) and the State of California. There are currently 1,386 affordable units for lower-income family and senior households located in the City. Within the next ten years, 345 affordable units are at risk of losing their subsidies and converting to market rate. To the extent feasible, the City will work to preserve affordable units at risk of losing their subsidies and converting to market-rate rents.</p>

Table 49 - Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

A number of housing and community development resources are currently available in the City of Santa Clarita. They include:

- Community Development Block Grant (CDBG)
- General funds
- HUD Section 108 Loan funds
- HUD Section 8 Rental Assistance Program (through the Housing Authority of the County of Los Angeles)
- State transportation funds
- California Housing Finance Agency funds (CalHFA)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,138,090	0	292,000	1,430,090	3,861,910	The estimated amount of CDBG funds available over the planning period is based on a 5% annual reduction, rounding down to a total of \$5,000,000 over five years, excluding funds carried over from prior years.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City and HUD share an interest in leveraging HUD resources to the maximum extent feasible in order to deliver high-quality, creative, and efficient housing, neighborhood improvement programs, supportive services, and economic development. In fact, HUD regulations require cities to describe other federal, state, city or private sources, which are expected to be available during the program year.

In 2009, the City was awarded CDBG-R funds to provide Business Improvement Grants (BIG) to local businesses and property owners. These CDBG-R funds leverage prior investment of Redevelopment Agency funds used for streetscape improvements, acquisition of property for the construction of the Newhall Public Library, and the acquisition of land for a future mixed use development which may include some affordable housing units. While the CDBG-R program expired in 2012, the use of CDBG-R funds helped spur private sector investment in the area through improved property upkeep and business expansion.

In addition, the City received Neighborhood Stabilization Program (NSP) funds in 2009 through the State Department of Housing and Community Development (HCD). The NSP funds were leveraged with CDBG entitlement funds and former Redevelopment Agency set-aside funds to acquire two parcels on Newhall Avenue for the development of a 30-unit multi-family affordable rental housing project. The City will continue to pursue opportunities to obtain additional funding which can help leverage internal resources with federal, state, and local funding sources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In 2009, the City received Neighborhood Stabilization Program (NSP) funds through the State Department of Housing and Community Development (HCD). The NSP funds were leveraged with CDBG entitlement funds and former Redevelopment Agency set-aside funds to acquire two parcels on Newhall Avenue for the development of a 30-unit multi-family affordable rental housing project. A Disposition and Development Agreement (DDA) was negotiated and construction was anticipated to be approved in 2011. However, due to the dissolution of Redevelopment Agencies, the execution of the DDA and further development of this project was put on hold. City staff is aggressively looking for other funding sources to move this project forward and obtained technical assistance from HUD in 2012. Since then, the City has completed all of the steps, as required by AB 1484, which has allowed the recapture of some of the housing bond proceeds lost due to the dissolution of Redevelopment Agencies. These funds were made available on January 1, 2014, and the City is currently exploring options for using those recaptured funds to construct an already-entitled affordable housing development on the land acquired in 2010.

Discussion

See discussions above.

SP-40 Institutional Delivery Structure - 91.215(k)

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Santa Clarita	Government	Economic Development Homelessness Non-Homeless Special Needs Ownership Planning Neighborhood Improvements Public Facilities Public Services	Jurisdiction
Housing Authority of the County of Los Angeles	PHA	Ownership Public Housing Rental	Region

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City of Santa Clarita works with a wide range of public and community social service agencies to meet and address the various needs of the community, including homeless persons. During the Consolidated Plan period, City staff will continue to function in a coordinating role between local non-profit advocacy groups and other County, State, and Federal organizations. The City will collaborate with regional agencies such as the Los Angeles Homeless Services Agency (LAHSA).

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance			
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Supportive Services			
Alcohol & Drug Abuse			
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City collaborates and works closely with local organizations to continually make progress in meeting specific objectives for reducing and ending homelessness. Specifically, the following activities have been undertaken in recent years:

- Bridge To Home (BTH) - CDBG funds have been used to operate the Families to Home Program. In collaboration with other local organizations, BTH identified low income and/or homeless families, determined needs and support required, located suitable housing, provided supportive services, and subsidized their rent. CDBG funds were used to provide 3 months of rental subsidies to qualified persons and households. Bridge To Home also operates the emergency winter shelter from December 1 through March 15 each year.
- Homeless Case Management and Life Skills - CDBG funds were also used to fund the Homeless Case Management and Life Skills Program operated by Bridge To Home (BTH) which targeted the homeless population. The program utilized a comprehensive case management approach to address the issues which contributed to chronic homelessness.
- Case Management - The City is aware of the need for transitional housing to prepare individuals for stable, permanent housing. The success of transitional housing is based on counseling and services to uncover and mitigate the barriers that led to homelessness. Bridge To Home's Homeless Case Management and Life Skills Program provided case management and referrals to existing transitional housing programs. Other local supportive service agencies which also provided connections to existing transitional housing programs include the Santa Clarita Valley Committee on Aging (Senior Center) and the Child and Family Center.
- Regional Collaboration - The City of Santa Clarita also collaborates with the Los Angeles Homeless Service Authority (LAHSA), a joint powers authority (JPA) of the City of Los Angeles and County of Los Angeles, which is the lead authority to plan homeless services throughout the region.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

In 2007, the City restructured its departments to bring all housing related projects and programs under the purview of the Community Development Department. This restructure allows for better communication between Departments and Divisions, and a more coordinated effort to address the housing issues affecting the low- and moderate-income residents of the City.

The City continues to work with a wide range of public and community social service agencies to meet and address the various needs of the community. The City also utilizes the services of HandsOn Santa Clarita (HOSC) (formerly named Santa Clarita Valley Resource Center or SCVRC), a local non-profit agency. Their mission is to provide training and resources to build the capacity of other non-profit social service organizations while cultivating connections between volunteers, groups, and businesses to best meet the needs of the community.

The City's Human Services Office also conducts an annual process for competitive community benefit grants to local non-profit organizations to address quality of life issues. The grants were awarded to local non-profits to address various health and human service related issues. Many of the Human Services programs serve low- and moderate-income residents in the community. A Community Development staff member was part of the grants rating committee; thus, enhancing institutional structure while ensuring the highest benefit to the community.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City will continue to utilize the services of HandsOn Santa Clarita (HOSC) (formerly named Santa Clarita Valley Resource Center or SCVRC), a local non-profit agency to provide training and resources to build the capacity of other non-profit social service organizations to better serve the needs of the community. Services to local non-profits include a community facilitator program, workshops, grant research, and non-profit leader lunches. The City supports HOSC by providing rent-free space in the Santa Clarita Activity Center and administrative support from City staff.

In addition, the City of Santa Clarita, Community Services Division has full-time staff to administer and support social service related programs and funding in response to the needs of the community. The Community Services Division is dedicated to the development and implementation of quality, value-based programs that address the needs of at-risk youth, promote volunteerism, encourage healthy lifestyles, and celebrate the community's cultural and family identity. Many of the Community Services Programs serve a significant percentage of low- and moderate-income residents. Grants provided to local non-profits using City general funds by the Community Services Division address teen issues, delinquency prevention and intervention, job training and employment, cultural arts, and family violence intervention.

SP-45 Goals Summary - 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent and Affordable Housing	2014	2018	Affordable Housing		Improve, Maintain, and Expand Affordable Housing Planning and Administration Promote Equal Housing Opportunity Preserve At-Risk Housing	CDBG: \$1,500,000	Rental Units Constructed: 30 Household Housing Unit Homeowner Housing Rehabilitated: 325 Household Housing Unit
2	Improve and Expand Facilities and Infrastructure	2014	2018	Non-Housing Community Development		Improve and Expand Facilities and Infrastructure Planning and Administration	CDBG: \$1,811,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,339 Persons Assisted
3	Provide Supportive Human Services	2014	2018	Homeless Non-Homeless Special Needs		Planning and Administration Promote Equal Housing Opportunity Provide Supportive Human Services	CDBG: \$825,000	Public service activities other than Low/Moderate Income Housing Benefit: 2,800 Persons Assisted
4	Support Economic Development Opportunities	2014	2018	Non-Homeless Special Needs		Planning and Administration Support Economic Development Opportunities	CDBG: \$0	Not Applicable

Table 53 - Goals Summary

Goal Descriptions

1	Goal Name	Provide Decent and Affordable Housing
	Goal Description	The City will increase, improve and maintain its supply of affordable housing for low- and moderate-income residents. This includes activities such as housing rehabilitation, affordable housing construction, and code enforcement.
2	Goal Name	Improve and Expand Facilities and Infrastructure
	Goal Description	Through various capital improvement projects, the City will improve and expand infrastructure that benefits low- and moderate-income neighborhoods and residents. These may include activities such as ADA improvements and modifications to government and other community facilities.
3	Goal Name	Provide Supportive Human Services
	Goal Description	Improve supportive human services for low-and moderate-income persons in the following areas of concentration service: Health and Mental/Health, Homeless, Legal, Senior, Disabled, Youth, Transportation, Childcare, Victims of Domestic Violence, Substance Abuse, Neglected/Abused Children, HIV/AIDS, and Anti-Crime.
4	Goal Name	Support Economic Development Opportunities
	Goal Description	Support the economic development of the City in order to improve employment opportunities for low- and moderate-income residents.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City estimates providing rehabilitation assistance to 325 housing units occupied by lower- and moderate-income households during this Consolidated Plan period. In addition, the City is working to expand the affordable housing inventory by 30 units.

SP-50 Public Housing Accessibility and Involvement - 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

The only public housing complex in Santa Clarita is Orchard Arms, which is owned and operated by the Housing Authority of the County of Los Angeles (HACoLA). Orchard Arms is a 183-unit apartment project serving low income elderly and disabled residents. The units are in good condition, and there are no substandard units or rehabilitation needs at the facility. Apartment units are already modified to serve disabled and elderly residents.

Activities to Increase Resident Involvements

HACoLA promotes residents involvement through the Resident Councils. The role of a Resident Council (RC) is to improve the quality of life and resident satisfaction in self-help initiatives to enable residents to create a positive living environment for individuals and families living public housing. Resident Councils serve as the voice of the housing communities that elect them. They have their individual priority programs and goals depending upon the demographics, needs, and aspirations of their communities. Role of Resident Councils include:

- **Advisory Role:** Act as an advisory board on matters such as; neighbor conflict, community safety, sounding board for public housing policy issues, and to provide feedback on legislative issues.
- **Partnership Role:** Act as partners with HACoLA both in intention and action to develop mutual trust and respect to address issues and work together collaboratively and effectively to: (1) resolve issues (2) problem solve (3) empower communities to take action for themselves.
- **Social Role:** Encourage community solidarity through celebrations and parties, develop networking systems both in and outside the housing communities, and provide valuable service to the community through volunteerism.
- **Safe Environments Role:** Play a significant role in creating safe environments in their communities; while encouraging resident participation in programs such as neighborhood watch and safety programs.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

HACoLA is not identified as a troubled agency.

SP-55 Barriers to affordable housing - 91.215(h)

Barriers to Affordable Housing

Lack of Affordable Housing Funds: The availability of funding for affordable housing has also been severely affected by the dissolution of Redevelopment in the State of California. The AB1x26 legislation prevented the City from using approximately \$6 million dollars in Redevelopment low/mod housing funds. Subsequent AB 1484 legislation has allowed the City to recapture a portion of those funds. The City (acting as the Housing Successor) will use those funds to assist in the development of the already entitled Newhall Avenue Development, which was put on hold when AB1x26 was passed. It is unclear if additional affordable housing will be

developed since other housing funds, including four percent and nine percent Low Income Housing Tax Credits, HOME, CalHOME, and the Multifamily Housing Program are not sufficient to finance an affordable housing project alone.

State Prevailing Wage Requirements: The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development.

Environmental Protection: State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing.

Local Residential Development Policies and Regulations: Some portions of the City are subject to development constraints due to the presence of hillsides and ridgelines, flood potential, seismic hazards, environmental issues, or other special circumstance. 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 also defined in the General Plan as a community goal because these trees are important biological resources. These constraints affect the development of all housing, not just affordable housing.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. 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 2013).

Permit and Processing Procedures: The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments. Single-family residences are subject to the approval of a Development Review Permit. This process generally takes two to six weeks. Multi-family residences are 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. This process generally takes 2-6 weeks from initial submittal to approval. The Conditional Use Permit generally takes around four to six months. The City's processing times are generally faster than the City of Los Angeles and County of Los Angeles.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The following actions will take place during the next year to remove barriers to affordable housing:

- Since 2009, the City has been diligently working toward the future development of an affordable rental housing project. In 2010, Redevelopment Agency Housing Set-Aside funds, Neighborhood Stabilization Program (NSP) funds, and CDBG funds were invested in the acquisition of two properties for the future development of the affordable housing project. Due to the recent dissolution of Redevelopment Agencies, this project has been delayed. In 2014, the City was able to recapture of some of the housing bond proceeds lost due to the dissolution of Redevelopment Agencies. The City is currently exploring options for using those recaptured funds to construct an already-entitled affordable housing development on the land acquired in 2010.
- Keeping housing affordable by providing owner-occupied minor rehabilitation services is also an effective way to reduce barriers to affordable housing. A number of programs which provide minor residential rehabilitation services will be funded by CDBG during the Consolidated Plan period. The Handyworker Program and the Residential Rehabilitation Grant Program target low- and moderate-income homeowners and provide repairs to condominiums, mobile homes, and single-family homes, thus preserving the affordable housing stock.
- In addition, the Property Rehabilitation Grant Program will continue to serve low- and moderate-income homeowners and maintain neighborhoods by providing eligible exterior property repairs.
- Manufactured homes represent a large percentage of the City's affordable housing stock. The following Ordinances and Policies will continue to be in effect in FY 2014-2018 to foster and maintain this critical resource for affordable housing:
 - Manufactured Home Park Rent Adjustment Procedures Ordinance - Adopted in 1991, this City Ordinance protects manufactured home park residents from unreasonable rent increases and provides an appeal process.
 - Manufactured Home Parks - Change in Use Ordinance - Adopted in 1991, this City ordinance establishes specific requirements for compensation to mobile home park residents in the event of mobile home park closures.
- The City continues to follow the Housing Element of the General Plan, which is comprised of four general affordable housing areas:
 - Encouragement of affordable housing
 - Maintenance of affordable housing
 - Meeting the needs for affordable housing
 - Provision of equal housing opportunities
- In addition, the City is in the process of updating its Analysis of Impediments to Fair Housing Choice (AI) report. This report will identify any potential impediments to fair housing in Santa Clarita and establish a Fair Housing Action Plan that outlines steps the City will take to overcome these impediments.

SP-60 Homelessness Strategy - 91.215(d)

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

The Los Angeles Homeless Service Authority (LAHSA), a Joint Powers Authority (JPA), is the lead agency in the Los Angeles Continuum of Care and coordinates funds for programs providing shelter, housing, and services to homeless persons in Los Angeles County. LAHSA partners with the County of Los Angeles to integrate services and housing opportunities to ensure a wide distribution of service and housing options throughout the Los Angeles Continuum of Care. The City of Santa Clarita is located in SPA2 and will continue to collaborate with LAHSA and other local agencies in providing services for homeless persons.

LAHSA conducts the Greater Los Angeles Homeless Count every two years, as part of its mission “to support, create and sustain solutions to homelessness in the City and County of Los Angeles by providing leadership, advocacy, planning and management of program funding.” Volunteers throughout Los Angeles County mobilize to conduct a count of both sheltered and unsheltered homeless people. Due to Los Angeles County’s size and population, the Greater Los Angeles Homeless Count is the largest in the nation. Homeless counts are “Point-In-Time” counts over a designated period of time. Data from the count is critical to addressing the complexities of homelessness and planning how to best invest public resources, raise public awareness, identify the needs of homeless people and improve service delivery opportunities to prevent and eliminate homelessness in the region.

Addressing the emergency and transitional housing needs of homeless persons

The City uses a portion of its CDBG public service dollars to provide emergency shelter and transitional housing programs for the homeless. In addition, the City has made it a priority to fund improvements for the City’s Cold Weather Shelter. The Cold Weather Winter Shelter operated by Bridge to Home is the only homeless shelter in the Santa Clarita Valley. It is currently housed in modular buildings in an industrial area. The demand for the homeless shelter and its services is out-growing the current space and a larger location is needed. Bridge To Home leadership is currently evaluating options for a new rented location or the acquisition of land for construction of a new shelter. Depending on the nature of the final direction, the City may contribute CDBG entitlement funds and/or Section 108 loan funds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

The City has collaborated with Bridge To Home in the past to provide services for homeless persons in the jurisdiction. The agency provides a homeless case management and life-skills program which targets the chronically homeless population. Bridge To Home created a Case Management and Access Center which serves as a point-of-entry into services for homeless persons. Program participants are identified and/or referred for services by the winter shelter, community partners, local churches, and schools. Participants complete an intake and assessment process that will be used to create individualized case plans and drive weekly case management. Participants will also receive life skills training offered on a variety of topics and assistance/tools needed to overcome barriers to employment. Housing and employment are generally the most critical but health and mental health issues are also addressed. Bridge To Home partners with other local programs as appropriate and works with emergency housing,

transitional housing, and low-income permanent housing sources to help provide the most appropriate housing for individual clients.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The following projects and activities address homelessness prevention:

- Bridge To Home Program, a local non-profit agency will provide one-time financial assistance to residents who are at-risk of homelessness due to eviction proceedings, or move-in assistance to lower current rent to avoid eviction. Referrals are also provided to reduce the risk of future evictions.
- Seniors are at greater risk for homelessness than the general population. The City will continue to provide a CDBG grant to the Santa Clarita Valley Committee on Aging to provide Community Access Services. This program assists individuals over 50 years of age with all aspects of housing. Each individual receives a comprehensive assessment to determine housing needs. They are then provided with a wide array of housing-related services, which help them maintain independent living in the least restrictive manner possible.
- Obtaining and maintaining stable employment is the key to preventing homelessness. The City operates the Santa Clarita WorkSource Center in conjunction with the Employment Development Department, College of the Canyons, and the County of Los Angeles Community and Senior Services. The WorkSource Center provides job search services such as workshops, computer classes, phones, fax, computers with internet access, job leads, newspapers, and a resource library for job seekers aged 18 and above. Employers use the WorkSource Center to recruit and advertise job openings as well as for job fairs, bringing together top local companies and job seekers.
- Through a CDBG grant to the Domestic Violence Center, the City will support a job search assistance program with case-management to battered women. The Program will help battered women increase their knowledge and skills in operating and understanding computer programs. Services will include home-based computer training and internet access, as well as instruction on Microsoft Office Suite programs; thus, helping single mothers make the transition from unemployable to self-sustaining wage-earner. Full-time employment is crucial for single mothers and their children at imminent risk of becoming homeless.

SP-65 Lead based paint Hazards - 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City has a need for lead-hazard free housing and continues to work to reduce lead -based paint (LBP) hazards to comply with 24 CFR Part 35. While the number of units considered to contain lead-based paint is relatively low, the City will address the problem of LBP hazard by continuing to implement a program for evaluating and reducing lead hazards during repair and renovation of older housing stock. The City distributes information warning people about the need to maintain buildings, which may contain LBP, as well as other programs to encourage home maintenance, will aid in mitigating LBP hazards in the City of Santa Clarita.

Additionally, the City provides housing rehabilitation through the CDBG-funded Handyworker and Residential Rehabilitation programs. The programs aid in correcting substandard conditions, which contribute to LBP hazards.

All applicants eligible for services through the Handyworker and Residential Rehabilitation programs sign a Lead-Based Paint Release form certifying that they received the most updated version of the Environmental Protection Agency's (EPA) Protect Your Family From Lead in Your Home. When a property built before 1978 is approved for grant-funded repairs that may disturb lead-based paint, an inspection test is ordered. When containment and/or abatement are necessary, the homeowner is required to use a contractor certified in lead-safe work practices by the state of California.

The City will also encourage land-owners to correct substandard conditions to minimize LBP hazards, especially owners of units where children live. Due to the mean age of the City's housing, homes containing lead-based paint are not believed to be a significant problem. However, the City will continue to evaluate and reduce lead-based paint hazards through the following actions and activities:

- Maintaining an executed Agreement with a certified consultant when lead-based paint testing and clearance services are needed for grant-funded repairs.
- Providing information to landlords, renters, and various property management agencies regarding the dangers of lead-based paint and appropriate mitigation strategies, as part of the City's contract with the Fair Housing Council of the San Fernando Valley.
- Providing written information through one-on-one contact with contractors, building inspectors, code enforcement officers, and the general public at the City's Permit Center. The written publications available are:
 - Contractors, Painters, Landlords!: The "New" Renovation, Repair and Painting Rule Applies to You!, effective April 2010.
 - EPA - Important Information about the new Environmental Protection Agency Rules - Fines and Penalties (for contractors and Renovators).

How are the actions listed above related to the extent of lead poisoning and hazards?

An estimated 17,392 units (13,490 owner-occupied units and 3,902 renter-occupied units) in Santa Clarita may contain LBP. Furthermore, approximately 24 percent of the owner-households and 56 percent of the renter-households are low- and moderate-income. These figures translate to 3,237 owner units and 2,185 renter units with potential LBP may be occupied by low- and moderate-income households. Based on ACS data on household type, tenure, and age of housing, about seven percent of owner-occupied and eight percent of renter-occupied housing units are at risk of containing lead based paint hazards and have children present. Santa Clarita's lead-based paint strategy targets both the owner-occupied and renter-occupied housing units in the City that are most likely to contain lead-based paint.

How are the actions listed above integrated into housing policies and procedures?

The City considers improving and maintaining its affordable housing stock a priority. Furthermore, the City's Community Preservation Officers provide code enforcement activities throughout the City. The City's Community Preservation officers play a key role in the lead based paint strategy described above.

SP-70 Anti-Poverty Strategy - 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private, and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

During the Consolidated Plan period, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The City's anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. The City will allocate up to 15 percent of its CDBG funds annually to public service agencies that offer supportive services in the fight against poverty. Other special community benefit needs are also addressed through the Community Services Grant Program which provides funding to various local agencies.

Improved employment opportunities are important in reducing the number of people living in poverty. The City addresses this issue by increasing resident's employability through training, and increasing the number of higher paying local jobs. The City operates the Santa Clarita WorkSource Center in conjunction with the Employment Development Department, College of the Canyons, and the County of Los Angeles Community and Senior Services. The WorkSource Center provides job search services such as workshops, computer classes, phones, fax, computers with internet access, job leads, newspapers, and a resource library for job seekers aged 18 and above. Employers use the WorkSource Center to recruit and advertise job openings as well as for job fairs, bringing together top local companies and job seekers.

During the Consolidated Plan period, the City's Economic Development Division will continue its efforts to aid in the economic growth of the City by fostering and encouraging responsible economic development opportunities that result in:

1. A jobs/housing balance established through quality employment opportunities for residents;
2. An economic base through increased sales tax generation; and
3. Economic wealth by attracting external monies to the local economy.

Specifically, four targeted industries have been identified where there is a foundation of businesses in Santa Clarita currently and where there are opportunities for growth. These industries include biomedical, aerospace, technology, and film/entertainment. These business clusters offer a variety of high-paying, high-skilled jobs, which can be accessed either through traditional educational routes or through on-the-job training and apprenticeship programs.

As part of the Santa Clarita Economic Growth Program, an extension of the 21-Point Business Plan for Progress created in 2009 also continues to enhance local business partnerships, encourage quality job creation in Santa Clarita, develop marketing programs to bolster retail spending, and attract external dollars to the community.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

The City will allocate up to 15 percent of its CDBG funds annually to public service agencies that offer supportive services in the fight against poverty. Many of these agencies also provide assistance with securing affordable housing.

SP-80 Monitoring - 91.230

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

CDBG staff participates in an internal planning process to ensure that activities carried out by the City comply with HUD regulations and are consistent with the Consolidated Plan and the Annual Action Plan. All City staff working on CDBG-funded projects and programs will receive on-going training and supervision by staff experienced in CDBG regulations and program administration.

For CDBG-funded projects/activities, internal auditing, annual program monitoring, and project reviews are conducted by City staff to ensure consistency with the City's housing policies, General Plan, Zoning Code, and other policy and regulatory documents.

The City places strong emphasis on establishing frequent contact with the various subrecipients in the Santa Clarita Valley that provide CDBG-funded services to City residents. Each subrecipient enters into a City contract which clearly defines City and HUD requirements. Reports are required from each subrecipient monthly or quarterly, and invoices are not paid without thorough staff review of submitted reports.

All CDBG subrecipients are also subject to either a desk review or on-site monitoring visits, as determined by program staff, based on past performance. All new programs will automatically be subject to an on-site monitoring visit. On-site monitoring visits include examination of source files and back-up documents to ensure thoroughness, accuracy, and compliance with HUD regulations. Should any significant problems be discovered, further technical assistance is offered, and additional monitoring visits are scheduled. This more intensive monitoring is continued until all problems are resolved to the City's satisfaction. On-site monitoring visits will be reported in detail in the 2013-2014 CAPER. When staff determined that on-site monitoring visits are not necessary, a desk monitoring for that program/activity will be conducted outlining performance and reporting standards. Desk monitoring documentation will be sent to the subrecipient and a copy will be kept in the project file.

Finally, the City fully complies with the U.S. Office of Management and Budget (OMB) regulations through the submittal of all required audits, including the Single Audit. This audit requires the incorporation of the Federal Financial Assistance Schedule, which identifies amounts and sources of all Federal funds. This report is reviewed for completeness, accuracy, and compliance with applicable policies and regulations. Any necessary reconciliation of municipal financial records is undertaken by the City's Finance Division and auditors, to ensure that the financial information transmitted to HUD is correct and complete. Any errors or deficiencies in the financial management system are corrected and resolved by the City's CDBG Program staff, Finance Division, and Department Budget Officer.

Expected Resources

AP-15 Expected Resources - 91.220(c)(1,2)

Introduction

A number of housing and community development resources are currently available in the City of Santa Clarita. They include:

- Community Development Block Grant (CDBG)
- General funds
- HUD Section 108 Loan funds
- HUD Section 8 Rental Assistance Program (through the Housing Authority of the County of Los Angeles)
- State transportation funds
- California Housing Finance Agency funds (CalHFA)

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Public - Federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,138,090	0	292,000	1,430,090	3,861,910	The estimated amount of CDBG funds available over the planning period is based on a 5% annual reduction, rounding down to a total of \$5,000,000 over five years, excluding funds carried over from prior years.

Table 54 - Expected Resources - Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City and HUD share an interest in leveraging HUD resources to the maximum extent feasible in order to deliver high-quality, creative, and efficient housing, neighborhood improvement programs, supportive services, and economic development. In fact, HUD regulations require cities to describe other federal, state, city or private sources, which are expected to be available during the program year.

In 2009, the City was awarded CDBG-R funds to provide Business Improvement Grants (BIG) to local businesses and property owners. These CDBG-R funds leverage prior investment of Redevelopment Agency funds used for streetscape improvements, acquisition of property for the construction of the Newhall Public Library, and the acquisition of land for a future mixed use development which may include some affordable housing units. While the CDBG-R program expired in 2012, the use of CDBG-R funds helped spur private sector investment in the area through improved property upkeep and business expansion.

In addition, the City received Neighborhood Stabilization Program (NSP) funds in 2009 through the State Department of Housing and Community Development (HCD). The NSP funds were leveraged with CDBG entitlement funds and former Redevelopment Agency set-aside funds to acquire two parcels on Newhall Avenue for the development of a 30-unit multi-family affordable rental housing project. The City will continue to pursue opportunities to obtain additional funding which can help leverage internal resources with federal, state, and local funding sources.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In 2009, the City received Neighborhood Stabilization Program (NSP) funds through the State Department of Housing and Community Development (HCD). The NSP funds were leveraged with CDBG entitlement funds and former Redevelopment Agency set-aside funds to acquire two parcels on Newhall Avenue for the development of a 30-unit multi-family affordable rental housing project. A Disposition and Development Agreement (DDA) was negotiated and construction was anticipated to begin in 2011. However, due to the dissolution of Redevelopment Agencies, further development of this project was put on hold. City staff is aggressively looking for other funding sources to move this project forward and obtained technical assistance from HUD in 2012. Since then, the City has completed all of the steps, as required by AB 1484, that will lead to the recapture of \$5.05 million in housing bond proceeds. These funds were made available on January 1, 2014, and the City is currently exploring options for using those recaptured funds to construct the already-entitled Newhall Avenue affordable housing development on the land acquired in 2010.

Discussion

See discussions above.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent and Affordable Housing	2014	2018	Affordable Housing		Improve, Maintain, and Expand Affordable Housing Planning and Administration Promote Equal Housing Opportunity Preserve At-Risk Housing	CDBG: \$419,476	Homeowner Housing Rehabilitated: 65 Household Housing Unit
2	Improve and Expand Facilities and Infrastructure	2014	2018	Non-Housing Community Development		Improve and Expand Facilities and Infrastructure Planning and Administration	CDBG: \$611,340	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 15,339 Persons Assisted
3	Provide Supportive Human Services	2014	2018	Homeless Non-Homeless Special Needs		Promote Equal Housing Opportunity Provide Supportive Human Services	CDBG: \$169,746	Public service activities other than Low/Moderate Income Housing Benefit: 981 Persons Assisted Homeless Prevention: 24 Persons Assisted

Table 55 - Goals Summary

Goal Descriptions

1	Goal Name	Provide Decent and Affordable Housing
	Goal Description	For FY 2014-15, CDBG funds will be used to support residential rehabilitation activities for low- and moderate-income homeowners.
2	Goal Name	Improve and Expand Facilities and Infrastructure
	Goal Description	For FY 2014-15, the City intends to pursue a variety of public improvement projects, including ADA improvements to City Hall, crosswalk improvements citywide, sidewalk access improvements citywide, and off-site improvements for the Newhall Avenue Development. The City will also use CDBG funds to pay its scheduled Section 108 loan payments.
3	Goal Name	Provide Supportive Human Services
	Goal Description	For FY 2014-15, the City intends to support services for seniors, families, veterans, persons with disabilities, homeless persons, victims of domestic violence, and youth.

Projects

AP-35 Projects - 91.220(d)

Introduction

This plan outlines the action steps that the City of Santa Clarita will use to address housing and community development needs in the City. The plan includes a listing of activities that the City will undertake during FY 2014-2015 (July 1, 2014 through June 30, 2015) that utilize CDBG funds. For FY 2014-15, the City has a CDBG allocation of \$1,138,090, along with \$292,000 unprogrammed funds from prior years.

Projects

#	Project Name
1	CDBG Administration
2	Residential Rehabilitation Program
3	Residential Rehabilitation Program Administration
4	Handyworker Program (Santa Clarita Valley Committee on Aging Senior Center)
5	ADA Improvements
6	Cross-walk Improvements
7	Sidewalk Access (Curb Cuts) Improvements
8	Off-Site Improvements
9	Community Access Services Program (Santa Clarita Valley Committee on Aging Senior Center)
10	Special Children of the Valley-Project SCV (Carousel Ranch)
11	Special Veterans of the Valley-Project SVV (Carousel Ranch)
12	Affordable Housing Program (Bridge To Home)
13	Homeless Case Management (Bridge To Home)
14	Case Management (Domestic Violence Center)
15	Early Childhood Services/Mental Health Counseling (Child and Family Center)
16	Youth Sports Program
17	Section 108 Loan Payments

Table 56 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

For FY 2014-2015, the City has a CDBG budget of \$1,430,090, inclusive of \$292,000 unprogrammed funds from prior years. Santa Clarita estimates allocating approximately 25 percent of its allocation to debt service projects that provided public infrastructure improvements within the target low- and moderate-income areas. Twenty percent of the City's allocation is reserved for administration costs and 15 percent is set aside for public services.

One of the greatest challenges in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. The City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including the homeless, those at risk of homelessness, youth, seniors, female-headed households, victims of domestic violence, and the disabled. The City also proactively seeks additional resources to better meet the underserved needs.

AP-38 Project Summary

Project Summary Information

1	Project Name	CDBG Administration
	Target Area	Not Applicable
	Goals Supported	Provide Decent and Affordable Housing Improve and Expand Facilities and Infrastructure Provide Supportive Human Services
	Needs Addressed	Planning and Administration
	Funding	CDBG: \$207,618
	Description	CDBG Administration
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Citywide
	Planned Activities	Funds are used for general management, monitoring, and oversight of the CDBG Program. In addition to general management activities, staff respond to citizen inquiries, and facilitates the services of local non-profit agencies.
2	Project Name	Residential Rehabilitation Program
	Target Area	Not Applicable
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Improve, Maintain, and Expand Affordable Housing
	Funding	CDBG: \$100,000
	Description	This program provides assistance in the form of grants up to \$5,000 to lower-income homeowners.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 18 lower-income owner-households.
	Location Description	Citywide
Planned Activities	Repairs/replacements may include, but are not limited to: roofs, windows, floors, walls, doors, heating and air conditioning units, and electrical systems. Exterior painting, safety issues, disabled accessibility, and municipal code violations may also be addressed. All qualified applicants are notified of lead-based paint hazards, and remediation is provided where necessary.	
3	Project Name	Residential Rehabilitation Program Administration
	Target Area	Not Applicable
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Improve, Maintain, and Expand Affordable Housing Planning and Administration
	Funding	CDBG: \$27,476
	Description	Funds will provide administrative costs directly associated with the City's Residential Rehabilitation Grant Program.
	Target Date	6/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	Not Applicable
	Location Description	Not Applicable
	Planned Activities	Administration of the City's Residential Rehabilitation Program.
4	Project Name	Handyworker Program (Santa Clarita Valley Committee on Aging Senior Center)
	Target Area	Not Applicable
	Goals Supported	Provide Decent and Affordable Housing
	Needs Addressed	Improve, Maintain, and Expand Affordable Housing
	Funding	CDBG: \$200,000
	Description	Administered by the Santa Clarita Valley Committee on Aging, this program will provide grants up to \$2,500 per household for minor home repairs for lower-income homeowners.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 47 lower-income senior owner-households.
	Location Description	Citywide
	Planned Activities	Repairs/replacements may include, but are not limited to: roofs, windows, floors, walls, doors, heating and air conditioning units, and electrical systems. Safety related issues and disabled accessibility are also provided as needed. All qualified applicants are notified of lead-based paint hazards, and remediation is provided where necessary.
5	Project Name	ADA Improvements
	Target Area	Not Applicable
	Goals Supported	Improve and Expand Facilities and Infrastructure
	Needs Addressed	Improve and Expand Facilities and Infrastructure
	Funding	CDBG: \$110,005
	Description	Improvements to Santa Clarita City Hall to make the facility ADA compliant.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit all persons with disabilities residing in the City.
	Location Description	City Hall
		Planned Activities
6	Project Name	Cross-walk Improvements
	Target Area	Not Applicable
	Goals Supported	Improve and Expand Facilities and Infrastructure
	Needs Addressed	Improve and Expand Facilities and Infrastructure
	Funding	CDBG: \$100,000
	Description	Modifications to pedestrian cross-walks throughout the City in order to create a safer path of travel, especially for the disabled and elderly.
	Target Date	6/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit all persons with disabilities in the City.
	Location Description	Citywide
	Planned Activities	There are 33 medians noses which encroach into pedestrian cross-walks that will need to be modified throughout the City.
7	Project Name	Sidewalk Access (Curb Cuts) Improvements
	Target Area	Not Applicable
	Goals Supported	Improve and Expand Facilities and Infrastructure
	Needs Addressed	Improve and Expand Facilities and Infrastructure
	Funding	CDBG: \$100,000
	Description	Installation of ADA compliant curb cuts at various sidewalk corners throughout the City.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit all persons with disabilities in the City.
	Location Description	Citywide
	Planned Activities	There are 746 sidewalk corners throughout the City which do not have ADA compliance curb-cut ramps. This level of funding is anticipated to provide ADA compliant curb-cut ramps at approximately 20 of these corners.
8	Project Name	Off-Site Improvements for Newhall Avenue Development
	Target Area	Not Applicable
	Goals Supported	Provide Decent and Affordable Housing Improve and Expand Facilities and Infrastructure
	Needs Addressed	Improve, Maintain, and Expand Affordable Housing Improve and Expand Facilities and Infrastructure
	Funding	CDBG: \$92,000
	Description	Off-site improvements which will support the construction of the Newhall Avenue Development (a 30 unit affordable family apartment complex).
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 30 low-income households.
	Location Description	Newhall Avenue Development
	Planned Activities	Off-site improvements may include a bus stop, necessary realignment of utilities, or additional amenities for the development such as a community garden or childcare center on an adjacent parcel.
9	Project Name	Community Access Services Program (Santa Clarita Valley Committee on Aging Senior Center)
	Target Area	Not Applicable
	Goals Supported	Provide Supportive Human Services
	Needs Addressed	Provide Supportive Human Services
	Funding	CDBG: \$53,900
	Description	This program provides a nutritionally balanced meal program, care management, housing referrals, financial benefits counseling, assistance with forms and documents, and supportive services assessments.

	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 350 low- and moderate-income persons over 50 years of age.
	Location Description	Citywide
	Planned Activities	This program provides care management, comprehensive housing needs, and supportive services assessments. Eligible individuals and their families are advised on the least restrictive housing alternatives, referrals are provided, and the application process for subsidized housing is facilitated by staff when needed. Staff also provides advocacy services for eligible participants with governmental agencies, private and public assisted living facilities, and landlords. Consumer education seminars are conducted and financial and benefits counseling are also available.
10	Project Name	Special Children of the Valley-Project SCV (Carousel Ranch)
	Target Area	Not Applicable
	Goals Supported	Provide Supportive Human Services
	Needs Addressed	Provide Supportive Human Services
	Funding	CDBG: \$10,496
	Description	This program provides scholarships to children/adults with special needs for equestrian therapy--a unique service in which disabled children and adults participate in specially designed horseback riding therapy lessons to improve attention span, behavior, social skills, balance, and coordination.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 11 low- and moderate-income persons with disabilities.
	Location Description	Citywide
	Planned Activities	Provide equestrian therapy services to low- and moderate-income disabled children and adults, improving vertical and horizontal balance, muscle tone, and motor coordination. This program also yields social and psychological benefits such as decreased isolation, effective communication, and improved self-esteem to those who would not otherwise be able to participate due to lack of funding or sponsorship.
11	Project Name	Special Veterans of the Valley-Project SVV (Carousel Ranch)
	Target Area	Not Applicable
	Goals Supported	Provide Supportive Human Services
	Needs Addressed	Provide Supportive Human Services
	Funding	CDBG: \$7,350
	Description	This program provides scholarships to veterans for equestrian therapy services--a unique service in which disabled veterans participate in specially designed horseback riding therapy lessons to improve attention span, behavior, social skills, balance, and coordination.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit five disabled veterans.
	Location Description	Citywide

	Planned Activities	Provide equestrian therapy services to disabled veterans, improving vertical and horizontal balance, muscle tone, and motor coordination. This program also yields social and psychological benefits such as decreased isolation, effective communication, and improved self-esteem.
12	Project Name	Affordable Housing Program (Bridge To Home)
	Target Area	Not Applicable
	Goals Supported	Provide Supportive Human Services
	Needs Addressed	Provide Supportive Human Services
	Funding	CDBG: \$29,400
	Description	This program provides short-term rental subsidies for up to three months, one-time financial assistance to prevent eviction, and move-in assistance to homeless families or families at risk of homelessness.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 24 homeless persons or persons at risk of homelessness.
	Location Description	Citywide
	Planned Activities	Provide rental subsidies, short-term assistance to prevent eviction, one-time rent assistance, and case management services and supervision to help homeless families find permanent, stable and affordable housing.
13	Project Name	Homeless Case Management (Bridge To Home)
	Target Area	Not Applicable
	Goals Supported	Provide Supportive Human Services
	Needs Addressed	Provide Supportive Human Services
	Funding	CDBG: \$29,400
	Description	This program will provide homeless families and individuals with case management, life-skills training, and job search assistance to help secure housing and employment.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 430 homeless persons.
	Location Description	Citywide
	Planned Activities	Provide homeless families and individuals with case management, life-skills training, and job search assistance to help secure housing and employment.
14	Project Name	Case Management (Domestic Violence Center)
	Target Area	Not Applicable
	Goals Supported	Provide Supportive Human Services
	Needs Addressed	Provide Supportive Human Services
	Funding	CDBG: \$11,760
	Description	This program provides case management and life skills training for battered women. Services include English classes, parenting classes, development of skills necessary to find employment, and job search assistance.
	Target Date	6/30/2015

	Estimate the number and type of families that will benefit from the proposed activities	This program will benefit 60 lower- and moderate-income victims of domestic violence.
	Location Description	Citywide
	Planned Activities	Provide case management and life-skills training for battered women with English classes, parenting classes, developing skills necessary to find employment, and providing job search assistance.
15	Project Name	Early Childhood Services/Mental Health Counseling (Child and Family Center)
	Target Area	Not Applicable
	Goals Supported	Provide Supportive Human Services
	Needs Addressed	Provide Supportive Human Services
	Funding	CDBG: \$17,640
	Description	This program provides early childhood social, emotional and behavioral development services and mental health counseling for families.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 50 lower- and moderate-income persons.
	Location Description	Citywide
Planned Activities	Provide early childhood social-emotional and behavioral development services and mental health counseling for families.	
16	Project Name	Youth Sports Program
	Target Area	Not Applicable
	Goals Supported	Provide Supportive Human Services
	Needs Addressed	Provide Supportive Human Services
	Funding	CDBG: \$9,800
	Description	This program provides scholarships to lower-income youth in order to provide them with alternative opportunities to participate in consistent recreational activities through a youth sports program.
	Target Date	6/30/2015
	Estimate the number and type of families that will benefit from the proposed activities	This activity will benefit 75 lower- and moderate-income youth.
	Location Description	Citywide
Planned Activities	Funds will be used to provide alternative opportunities for youth to have consistent recreational activities through a youth sports program.	
17	Project Name	Section 108 Loan Payments
	Target Area	Not Applicable
	Goals Supported	Improve and Expand Facilities and Infrastructure
	Needs Addressed	Improve and Expand Facilities and Infrastructure
	Funding	CDBG: \$301,335

Description	These funds provide debt service on three Section 108 loans previously taken out by the City to provide critical improvements to infrastructure and various public facilities around the City. Boys and Girls Club: This Section 108 loan was taken to provide partial funding for a youth center in one of the poorest neighborhoods in Santa Clarita (Census Tract 92036). The project was leveraged with funds from the William S. Hart School District, City general funds, and CDBG Entitlement funds, and provides computer labs, meeting rooms, and after-school activity space for low- and moderate-income youth. East Newhall Project: This Section 108 loan was taken to improve infrastructure in the east Newhall area of Santa Clarita (Census Tract 92035). Work was completed in fiscal year 2000-2001 with CDBG funds and included improvements to curbs, gutters, sidewalks, and drainage. Lower Scherzinger Lane: This Section 108 loan was taken to improve infrastructure in the Canyon Country area of Santa Clarita (Census tract 92038). Work began in fiscal year 2003-2004 and included improvements to curbs, gutters, sidewalks, and drainage.
Target Date	6/30/2015
Estimate the number and type of families that will benefit from the proposed activities	n/a
Location Description	Census Tracts: 92036, 92035, and 92038
Planned Activities	The Boys and Girls Club project provided partial funding for a youth center. The East Newhall and Lower Scherzinger Lane projects included improvements to curbs, gutters, sidewalks, and drainage.

AP-50 Geographic Distribution - 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City has not established targeted neighborhoods for investment of CDBG funds. The geographic distribution of Santa Clarita's proposed projects for FY 2014-2015 are as follows:

- Housing programs funded with CDBG funds are available to low- and moderate-income persons on a city-wide basis.
- Supportive services are available city-wide to low- and moderate-income residents and persons with special needs.
- Debt Service is paid for Section 108 loan-funded public improvement projects which are located in the City's low- and moderate-income areas (See map in Appendix).
- Fair housing services are available on a city-wide basis.

Geographic Distribution

Target Area	Percentage of Funds
	Not Applicable

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Priority Needs identified in the City's FY 2014 - FY 2018 Consolidated Plan form the basis for allocating investments geographically within the jurisdiction during FY 2014-2015. The established priorities are:

High Priority

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

Low Priority

- Preserve At-Risk Housing
- Support Economic Development Opportunities

Discussion

See discussion above.

Affordable Housing

AP-55 Affordable Housing - 91.220(g)

Introduction

The City plans to utilize CDBG funds to support a number of authorized housing activities, including the Residential Rehabilitation Grant Program and Handyworker Program. These activities are expected to provide rehabilitation assistance to 65 households. In addition, CDBG funds have been allocated to provide infrastructure improvements in support of a 30-unit affordable housing project, although construction of this project may not occur within this fiscal year.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	20
Special-Needs	45
Total	65

Table 58 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	65
Acquisition of Existing Units	0
Total	65

Table 59 - One Year Goals for Affordable Housing by Support Type

Discussion

See discussion above.

AP-60 Public Housing - 91.220(h)

Introduction

The only public housing complex in Santa Clarita is Orchard Arms, which is owned and operated by the Housing Authority of the County of Los Angeles (HACoLA).

Actions planned during the next year to address the needs to public housing

Orchard Arms is a 183-unit apartment project serving low income elderly and disabled residents. The units are in good condition, and there are no substandard units or rehabilitation needs at the facility. Apartment units are already modified to serve disabled and elderly residents.

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

HACoLA encourages the participation of public housing residents through Resident Councils. The role of a Resident Council (RC) is to improve the quality of life and resident satisfaction in self-help initiatives to enable residents to create a positive living environment for individuals and families living in public housing. Oxnard Arms has an active Resident Council.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The Housing Authority of Los Angeles County (HACoLA) has officially achieved "High Performer" status under HUD's Section 8 Management Assessment Program (SEMAP); therefore, is not designated as a "troubled" agency. Units are inspected, repaired, and maintained on a regular basis.

Discussion

See discussion above.

AP-65 Homeless and Other Special Needs Activities - 91.220(i)

Introduction

The Los Angeles Homeless Service Authority (LAHSA), a Joint Powers Authority (JPA), is the lead agency in the Los Angeles Continuum of Care and coordinates funds for programs providing shelter, housing, and services to homeless persons in Los Angeles County. LAHSA partners with the County of Los Angeles to integrate services and housing opportunities to ensure a wide distribution of service and housing options throughout the Los Angeles Continuum of Care. The City of Santa Clarita is located in SPA2 and will continue to collaborate with LAHSA and other local agencies in providing services for homeless persons.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

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

The City uses CDBG funds to support various programs aimed at assisting different segments of the population at risk of homelessness. For FY 2014-2015, the City has allocated \$58,800 to Bridge To Home, an organization that administers two programs which address homeless needs and/or homelessness prevention within the City:

- Homeless Case Management - This program provides individuals and families with access to the services, life-skills, and resources they need to secure and retain permanent housing.
- Affordable Housing Program - This program provides rental subsidies, short-term assistance to prevent eviction, one-time rent assistance, and case management services, and case management supervision to help establish permanent, stable and affordable housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

If funds are available, the City has made it a priority to fund improvements for the City's Cold Weather Shelter. The Cold Weather Winter Shelter operated by Bridge to Home is the only homeless shelter in the Santa Clarita Valley. It is currently housed in modular buildings in an industrial area. The demand for the homeless shelter and its services is out-growing the current space and a larger location is needed. Bridge To Home staff is currently evaluating options for a new rented location or the acquisition of land for construction of a new shelter. Depending on the nature of the final direction, the City may contribute CDBG entitlement funds and/or Section 108 loan funds.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City has collaborated with Bridge To Home in the past to provide services for homeless persons in the jurisdiction. The agency provides a homeless case management and life-skills program which targets the chronically homeless population. Bridge To Home created a Case Management and Access Center which serves as a point-of-entry into services for homeless persons. Program participants are identified and/or referred for services by the winter shelter, community partners, local churches, and schools. Participants complete an intake and assessment process that will be used to create individualized case plans and drive weekly case management. Participants will also receive life skills training offered on a variety of topics and assistance/tools needed to overcome barriers to employment. Housing and employment are generally the most critical but health and mental health issues are also addressed. Bridge To Home partners with other local programs as appropriate and works with emergency housing, transitional housing, and low-income permanent housing sources to help provide the most appropriate housing for individual clients.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The following projects and activities address homelessness prevention:

- Bridge To Home Program, a local non-profit agency will provide one-time financial assistance to residents who are at-risk of homelessness due to eviction proceedings, or move-in assistance to lower current rent to avoid eviction. Referrals are also provided to reduce the risk of future evictions.
- Seniors are at greater risk for homelessness than the general population. The City will continue to provide a CDBG grant to the Santa Clarita Valley Committee on Aging to provide Community Access Services. This program assists individuals over 50 years of age with all aspects of housing. Each individual receives a comprehensive assessment to determine housing needs. They are then provided with a wide array of housing-related services, which help them maintain independent living in the least restrictive manner possible.
- Obtaining and maintaining stable employment is the key to preventing homelessness. The City operates the Santa Clarita WorkSource Center in conjunction with the Employment Development Department, College of the Canyons, and the County of Los Angeles Community and Senior Services. The WorkSource Center provides job search services such as workshops, computer classes, phones, fax, computers with internet access, job leads, newspapers, and a resource library for job seekers aged 18 and above. Employers use the WorkSource Center to recruit and advertise job openings as well as for job fairs, bringing together top local companies and job seekers.
- Through a CDBG grant to the Domestic Violence Center the City will support a job search assistance program with case-management to battered women. The Program will

help battered women increase their knowledge and skills in operating and understanding computer programs. Services will include home-based computer training and internet access, as well as instruction on Microsoft Office Suite programs; thus, helping single mothers make the transition from unemployable to self-sustaining wage-earner. Full-time employment is crucial for single mothers and their children at imminent risk of becoming homeless.

The City of Santa Clarita does not have a formalized Discharge Coordination Policy in place at this time. However, Bridge To Home acts as the liaison and referral agency for both the City and Los Angeles County when the need for discharge coordination arises. In 2014-2015, the City will strategize and identify changes to be made in this area.

AP-75 Barriers to affordable housing - 91.220(j)

Introduction:

Lack of Affordable Housing Funds: One of the largest barriers to affordable housing in the City is the lack of affordable units. While all segments of the low- and moderate-income population need more affordable housing, the greatest need is affordable units for families. The availability of funding for affordable housing has also 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 low/mod housing funds. Other housing funds, including four percent and nine percent Low Income Housing Tax Credits, HOME, CalHOME, and the Multifamily Housing Program are not sufficient to finance an affordable housing project alone.

State Prevailing Wage Requirements: The State Department of Industrial Relations (DIR) expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development.

Environmental Protection: State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing.

Local Residential Development Policies and Regulations: Some portions of the City are subject to development constraints due to the presence of hillsides and ridgelines, flood potential, seismic hazards, environmental issues, or other special circumstance. 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 also defined in the General Plan as a community goal because these trees are important biological resources. In addition, Downtown Newhall has been identified as a significant historical resource area because of the large number of historic buildings and sites within this district.

Planning and Development Fees: Development fees and taxes charged by local governments also contribute to the cost of housing. 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 2013).

Permit and Processing Procedures: The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments. Single-family residences are subject to the approval of a Development Review

Permit. This process generally takes two to six weeks. Multi-family residences are 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. This process generally takes two to six weeks from initial submittal to approval. The Conditional Use Permit generally takes around four to six months.

Davis-Bacon Prevailing Wages: A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage compliance.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The following actions will take place during FY 2014-2015 to remove barriers to affordable housing:

- Since 2009, the City has been diligently working toward the future development of an affordable rental housing project. Between 2009 and 2011 former Redevelopment Agency Housing Set-Aside funds, Neighborhood Stabilization Program (NSP) funds, and CDBG funds were invested in the acquisition of two properties for the future development of the affordable housing project. Due to the recent dissolution of Redevelopment Agencies, this project was delayed. Beginning in 2013, the City began taking steps, required by AB 1484, to recapture \$5.05 million in housing bond proceeds in order to secure funds to allow this project to proceed. These recaptured funds were made available to the City on January 1, 2014 and the City has begun working with the chosen developers to restart the project. The City plans to move forward as expeditiously as possible to finalize the development and begin construction.
- Keeping housing affordable by providing owner-occupied minor rehabilitation services is also an effective way to reduce barriers to affordable housing. A number of programs which provide minor residential rehabilitation services will be funded by CDBG during the Consolidated Plan period. The Handyworker Program and the Residential Rehabilitation Grant Program target low- and moderate-income homeowners and provide repairs to condominiums, mobile homes, and single-family homes, thus preserving the affordable housing stock.
- Manufactured homes represent a large percentage of the City's affordable housing stock. The following Ordinances and Policies will continue to be in effect in FY 2014-2015 to foster and maintain this critical resource for affordable housing:
 1. Manufactured Home Park Rent Adjustment Procedures Ordinance - This Ordinance protects manufactured home park residents from unreasonable rent increases and provides an appeal process.
 2. Manufactured Home Parks - Change in Use Ordinance - This ordinance establishes specific requirements for compensation to mobile home park residents in the event of mobile home park closures.

- The City continues to follow the Housing Element of the General Plan, which is comprised of four general affordable housing areas: Encouragement of affordable housing; Maintenance of affordable housing; Meeting the needs for affordable housing; and Provision of equal housing opportunities.
- In addition, the City updated its Analysis of Impediments to Fair Housing Choice (AI) report along with preparation of the FY 2014 - FY 2018 Consolidated Plan. The AI report identifies potential impediments to fair housing in Santa Clarita and establishes a Fair Housing Action Plan that outlines steps the City will take to overcome these impediments.

Discussion:

See discussions above.

AP-85 Other Actions - 91.220(k)

Introduction:

Priority Needs established in the FY 2014 - FY 2018 Five-Year Consolidated Plan, which form the basis for establishing objectives and outcomes in the FY 2014-15 One-Year Action Plan, are as follows:

High Priority

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

Low Priority

- Preserve At-Risk Housing
- Support Economic Development Opportunities

Actions planned to address obstacles to meeting underserved needs

One of the greatest challenges in meeting the underserved needs of low- and moderate-income persons is having limited financial resources. The City will continue to use CDBG funding to support public service agencies that address the special needs of the underserved, including the homeless, those at risk of homelessness, youth, seniors, female-headed households, victims of domestic violence, and the disabled. The City also proactively seeks additional resources to better meet the underserved needs.

Actions planned to foster and maintain affordable housing

Increasing, improving, and maintaining affordable housing is identified as a High Priority in the FY 2014 - FY 2018 Consolidated Plan. The City will contribute to the preservation of the existing affordable housing stock through rehabilitation programs. For FY 2014-2015, over \$300,000 in CDBG funds will be used for the Residential Rehabilitation and Handyworker programs to assist low-income homeowners, including seniors and disabled homeowners, to address accessibility issues, and to correct code violations and unsafe conditions. These activities are expected to provide rehabilitation assistance to 65 households.

The City will also continue to encourage developers, non-profit organizations, and other interested parties to develop new affordable units and will support applications for development funds through the California Tax Credit Allocation Committee (CTCAC) and the State of California. In addition the following aids in increasing, improving, and/or maintaining affordable housing:

Rental Housing: Housing resources in the form of non-age-restricted, subsidized rental units and rental assistance will be available to low- and moderate-income residents of Santa Clarita through a variety of sources. Most existing affordable rental units for low- and moderate-income persons are available through covenants between various building owners and the State of California or the County of Los Angeles. In FY 2014-2015 there will be 496 rental units in nine apartment buildings available at reduced rents to families. A total of 296 units are affordable to households at 80 percent or less of County median income, and 200 units are affordable to households earning 50 percent or less of County median. Section 8 Housing Choice Vouchers will continue to be utilized in Santa Clarita. This program is administered by the Housing Authority of the County of Los Angeles (HACoLA). As of October 2013, 205 Santa Clarita households were receiving Housing Choice Vouchers. HACoLA's Section 8 waiting list has been closed. With limited funding and a long waiting list, HACoLA is not able to estimate the length of wait, according to information posted on its website. As of October 2013, 80 Santa Clarita households were on the waiting list for Housing Choice Voucher assistance.

Low- and moderate-income housing specifically for seniors is also available in and around the City. Los Angeles County owns and operates a conventional public housing project called Orchard Arms, which provides housing for low income seniors and the disabled. Three large-scale low- and moderate-income senior housing projects completed through a partnership between the Santa Clarita Valley Committee on Aging and private real estate developers offer 614 units at low- and moderate-income rates. An additional 343 units are available in five other buildings. In total there are 957 rental units in eight apartment buildings available at reduced rates for seniors.

Home Purchase Programs: The City operates a successful first-time homebuyer program called FirstHOME (Program). In 2011, the City applied for additional HOME funds and was awarded \$700,000 to continue the Program. While one eligible family is currently in the home search process, a second round of informational meetings will be held in late spring 2013 to secure additional qualifying borrowers for the Program. The City also continues to be on the list of approved jurisdictions for the Mortgage Credit Certificate Program, which provides a federal tax credit to reduce the amount of taxes paid, allowing the homebuyer to qualify for a larger first mortgage while still maintaining affordability.

Actions planned to reduce lead-based paint hazards

The City has a need for lead-hazard free housing and continues to work to reduce lead-based paint (LBP) hazards to comply with 24 CFR Part 35. While the number of units considered to contain lead-based paint is relatively low, the City will address the problem of LBP hazard by continuing to implement a program for evaluating and reducing lead hazards during repair and renovation of older housing stock funded by CDBG. A public information campaign to warn people about the need to maintain buildings, which may contain LBP, as well as other programs to encourage home maintenance, will aid in mitigating LBP hazards in the City of Santa Clarita.

Additionally, the City provides housing rehabilitation through the CDBG-funded Handyworker and Residential Rehabilitation programs. The programs aid in correcting substandard conditions, which contribute to LBP hazards.

All applicants eligible for services through the Handyworker and Residential Rehabilitation programs sign a Lead-Based Paint Release form certifying that they received the most updated

version of the Environmental Protection Agency's (EPA) Protect Your Family From Lead in Your Home. When a property built before 1978 is approved for grant-funded repairs that may disturb lead-based paint, an inspection test is ordered. When containment and/or abatement are necessary, the homeowner is required to use a contractor certified in lead-safe work practices by the state of California.

The City will also encourage land-owners to correct substandard conditions to minimize LBP hazards, especially owners of units where children live. Due to the mean age of the City's housing, homes containing lead-based paint are not believed to be a significant problem. However, the City will continue to evaluate and reduce lead-based paint hazards through the following actions and activities:

- Maintaining an executed Agreement with a certified consultant when lead-based paint testing and clearance services are needed for grant-funded repairs.
- Providing information to landlords, renters, and various property management agencies regarding the dangers of lead-based paint and appropriate mitigation strategies, as part of the City's contract with the Fair Housing Council of the San Fernando Valley.
- Providing written information through one-on-one contact with contractors, building inspectors, code enforcement officers, and the general public at the City's Permit Center. The written publications available are:
 1. Contractors, Painters, Landlords!: The "New" Renovation, Repair and Painting Rule Applies to You!, effective April 2010.
 2. EPA - Important Information about the new Environmental Protection Agency Rules - Fines and Penalties (for contractors and Renovators)

Actions planned to reduce the number of poverty-level families

While the City has no control over the majority of the factors affecting poverty, it may be able to assist those living below the poverty line. The City supports other governmental, private, and non-profit agencies involved in providing services to low- and moderate-income residents and coordinates efforts with these groups where possible to allow for more efficient delivery of services.

During FY 2014-2015, the City will continue to implement its strategy to help impoverished families achieve economic independence and self-sufficiency. The City's anti-poverty strategy utilizes existing County job training and social service programs to increase employment marketability, household income, and housing options. The City will allocate up to 15 percent of CDBG funds to public service agencies that offer supportive services in the fight against poverty. Other special community benefit needs are also addressed through the Community Services Grant Program which provides funding to various local agencies.

Improved employment opportunities are important in reducing the number of people living in poverty. The City addresses this issue by increasing resident's employability through training, and increasing the number of higher paying local jobs. The City operates the Santa Clarita WorkSource Center in conjunction with the Employment Development Department, College of the Canyons, and the County of Los Angeles Community and Senior Services. The WorkSource Center provides job search services such as workshops, computer classes, phones, fax, computers with internet access, job leads, newspapers, and a resource library for job seekers aged 18 and above. Employers use the WorkSource Center to recruit and advertise job openings as well as for job fairs, bringing together top local companies and job seekers.

In FY 2014-2015, the City's Economic Development Division will continue its efforts to aid in the

economic growth of the City by fostering and encouraging responsible economic development opportunities that result in: 1) a jobs/housing balance established through quality employment opportunities for residents; 2) an economic base through increased sales tax generation; and 3) economic wealth by attracting external monies to the local economy. Specifically, four targeted industries have been identified where there is a foundation of businesses in Santa Clarita currently and opportunities for growth. These industries include biomedical, aerospace, technology, and film/entertainment. These business clusters offer a variety of high-paying, high-skilled jobs, which can be accessed either through traditional educational routes or through on-the-job training and apprenticeship programs.

As part of the Santa Clarita Economic Growth Program, an extension of the 21-Point Business Plan for Progress created in 2009 also continues to enhance local business partnerships, encourage quality job creation in Santa Clarita, develop marketing programs to bolster retail spending, and attract external dollars to the community.

Actions planned to develop institutional structure

The City of Santa Clarita works with a wide range of public and community social service agencies to meet and address the various needs of the community. In FY 2014-2015, City staff will continue to collaborate internally, as well as with local non-profit advocacy groups and other County, State, and Federal organizations.

Specifically, the City will use CDBG funds to provide grants to agencies which serve low- and moderate-income residents with various different needs in the community. The following non-profit organizations will receive CDBG funding in 2014-2015:

- Bridge To Home will provide homeless case management, life-skills training and temporary rental assistance to homeless families.
- Carousel Ranch will assist disabled veterans, children and adults with equestrian therapy.
- Domestic Violence Center of Santa Clarita will serve battered women with case management.
- Santa Clarita Senior Center will serve lower-income homeowners with minor necessary home repairs through the Handyworker Program and residents over 50 years of age with comprehensive case management services.
- Child and Family Center will provide early childhood social, emotional and behavioral development services and mental health counseling for families.

Community Services Division of the City of Santa Clarita

The Community Services Division is comprised of the Arts and Events Office and the Human Services Office. The Arts and Events Office promotes, supports, and develops arts programming and regional and community events for the benefit of local citizens, while utilizing these programs to encourage economic development and tourism to the Santa Clarita Valley. The purpose of the Human Services Office is to create a safe, healthy, and thriving community by leveraging resources and facilitating community participation. Human Services leads and promotes collaborative and innovative programs and services that educate, engage, enhance, and empower the community. The Human Services Offices also conducts an annual process for competitive community benefit grants to local non-profit organizations; many of which serve low- and moderate-income individuals. In addition, in 2014-2015, the Community Services Division will receive \$9,800 in CDBG funds to operate a youth sports program that allows alternative opportunities for youth to have consistent recreational activities available at a low or no-cost to the participant.

HandsOn Santa Clarita

The City also utilizes the services of HandsOn Santa Clarita (HOSC), a local non-profit agency. Their mission is to provide training and resources to build the capacity of other non-profit social service organizations while cultivating connections between volunteers, groups, and businesses to best meet the needs of the community. HOSC programs and services include administration of the City's Court Referral Program, overseeing a citywide volunteer management database, and facilitation of corporate and non-profit volunteer programs.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Santa Clarita's Community Preservation Division (formerly Redevelopment Division) continues to manage all housing-related projects, programs, and functions. Community Preservation is structured under the Community Development Department along with the Planning Division, and most recently, the Economic Development Division. This merge allows for better communication between Divisions, and a more coordinated effort to address the issues affecting the low- and moderate-income residents of the City. It also supports the development of a clear and comprehensive affordable housing strategy that is consistently reflected in all affordable housing-related documents, and a coordinated economic development strategy.

Actions that the City will undertake during the next year to enhance coordination between public and private housing, health, and social service agencies include:

- Working with the Los Angeles Homeless Services Agency (LAHSA) to provide homeless shelter and services.
- Collaborating with Bridge To Home (formerly the Santa Clarita Community Development Corporation) to help site the Winter Shelter.
- Coordination with HACoLA to provide information about Section 8 Housing Choice Vouchers.
- Coordinating with the County of Los Angeles Health Department, Childhood Lead Poisoning Prevention Program (CLPPP) to provide information about lead-based paint hazards.
- Funding a contract with the Fair Housing Council of the San Fernando Valley to provide fair housing and landlord/tenant complaint intake and mediation services to the residents of the City of Santa Clarita.
- Following the City's adopted General Plan developed in collaboration with Los Angeles County. The General Plan includes results of the One Valley One Vision process, a joint effort of residents and businesses to create a single vision and guidelines for the future growth of the Valley and the preservation of natural resources.
- Working with the Valley Economic Alliance and San Fernando Valley Council of Governments in an effort to address shared priorities such as transportation and air quality issues, large scale planning goals, and advocacy at regional, state, and federal levels.

Discussion:

See discussions above.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.220(I)(1,2,4)

Introduction:

The following describes other program-specific requirements.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion:

The City does not anticipate generating significant amounts of program income during the Consolidated Plan period. Based on the payment schedule, the City will pay off it's Section 108 loans within the five years of the Consolidated Plan. The City may consider pursuing new Section 108 loan guarantee for other large-scale projects, such as for the siting of an emergency shelter.

Of the City's FY 2014-2015 CDBG allocation, the City plans to allocate 20 percent for eligible planning and administration activities. These activities are not subject to the low- and moderate-income benefit requirements. Of the remaining 80 percent of the CDBG allocation, 100 percent will be used to benefit low- and moderate-income persons.

Appendix A: Summary of Public Participation

A-1: Community and Stakeholder Workshops

The following issues were identified by participants of the Consolidated Plan outreach process:

Saturday November 16, 2013

Community Workshop #1:

Despite diligent outreach efforts to encourage citizen participation to solicit input on needs during the development of the Consolidated Plan, no community members attended Community Workshop #1 and no comments were received.

Wednesday, November 20, 2013

Community Workshop #2:

Despite diligent outreach efforts to encourage citizen participation to solicit input on needs during the development of the Consolidated Plan, no community members attended Community Workshop #2 and no comments were received.

Focus Group Workshop

Attendees:

Domestic Violence Center of Santa Clarita Valley
Bridge to Home
Lutheran Social Services Community Care
Child & Family Center
Single Mothers Outreach of Santa Clarita
Santa Clarita Valley Senior Center
Carousel Ranch

The following comments were received:

Carousel Ranch

- There are few services for persons with disabilities of all ages (children to adults). Decline in number of agencies as recently two closed that had been around for over 20 years.
- For young persons with special needs there are not many opportunities for them beyond Carousel Ranch and Special Olympics.
- Increase in issue of persons with special needs aging out of programs and services available to youth once they turn 22 years of age.

- Need for services such as a college continuation program to support these persons.
- Persons who age out of the system often remain at home, as there are not enough independent living facilities available to residents.
- Lack of childcare in the City, which can result in employment difficulties for caretakers and lead to lower overall incomes.

Single Mothers Outreach

- Lack of access to affordable childcare. Not realistic for residents to have high paying jobs in order to be able to pay for childcare.
 - Affordable childcare that is available, such as College of the Canyon's program to provide care for students enrolled in at least six units, often has a long waiting list.
- One of the significant issues is the lack of affordable housing for single parents with larger families. Many forced to live in smaller units and use living areas as bedrooms.
- Homeless parents don't want to move to shelters out of the area and disrupt established roots of children in the community.
- Agency receives weekly calls about people living in cars and overcrowded conditions.
- Families with children are often discriminated against when they seek housing.

Bridge to Home

- Lack of transitional and affordable housing in the City.
- Need for support services in congruence with transitional or permanent housing placement in order to make such housing programs successful.

Lutheran Social Services North L.A.

- Discussed the agency's exploration of Circles USA initiative as a way to place families in permanent housing while providing continual support.
 - Need to consider additional barriers affecting persons with needs, such as, issues with drugs, domestic violence, and mental health.

SCV Senior Center

- Lack of affordable housing opportunities for seniors in the City.
 - Seniors forced to downsize from homes they own due to economic or health constraints.
 - Not many housing options for seniors looking to downsize as not able to buy anything comparable and banks won't loan to them.
- The result has been an increase in the number of homeless seniors in the City. During summer months these homeless show up at the Center on sleep on the patio area at night. Also have issues with homeless seniors sleeping in their cars in the Center's parking lot.
- Senior Center has the capabilities to provide support services, but not the increase in number of homeless seniors, or persons with special needs such as mental illness.

Child and Family Center

- Need for permanent supportive housing.

Domestic Violence Center of SCV

- Need for additional affordable housing and access to jobs in the City.
 - These issues are significant among large families and persons dealing with immigration difficulties who might not have full access to support services.

Group discussion at the workshop identified the following needs and solutions to address them:

- Needs: more assistance for homeless, permanent supportive housing, and affordable housing
- Access center: provides opportunity for collaboration between the City's 200 or more non-profit organization and ensures access to services.
 - Need to instill a culture of collaboration without competition.
- Resource database: create a query component that allows services providers to research a directory online.
 - Important to collaborate with City and possibly have City staff be the source of coordination between agencies and linking those in need to the available services.



A-2: Public Hearings

The City conducted a public hearing on March 11, 2014 to receive information about the Consolidated Plan Needs Assessment. No public comments were received.

A-3: Public Comments

The following written comment was received.

From: ks, Rgr
To: Terasa Sullivan
Cc:
Subject: Review Consolidated and Action Plans 2014-2018

Sent: Wed 3/12/2014 9:44 AM

Terasa,

In regards to public comment concerning City's 5 year Consolidated Plan for fiscal years 2014-2015 through 2018 -2019 and the 2014-2015 Annual Action Plan:

My wife and I are on "fixed income" with income being Social Security. We have qualified "financially" for your programs, but not qualified by "definition" as I'll explain below.

I would like you to review your programs and take a look at financial help (grants?) for lower income seniors on fixed income. I'll give you 3 examples of problems we have experienced:

1. We have a very dangerous safety issue at our house. Our driveway is severely raised and cracked. It is so bad that my wife and I (and visitors) have tripped on the uneven concrete and fallen. We certainly can't afford to get this fixed and the Senior Center and City can't help us because this situation is outside of the house (although it is very dangerous) Our homeowners insurance (State Farm) will not cover this either. It is just a matter of time until someone is severely injured.
2. We recently had to replace our sewer line. The pipe had collapsed and sewage backed up into the toilets, sinks, shower and tub. This was an emergency situation and we had to get this repaired immediately. We were under construction for a week last month and had to drive to the park and use the bathrooms there. The bill is \$6800. We don't know how we will pay for it, but the Senior Center and City and our homeowners insurance can not help us. (We were told that because this is outside of the house and below the foundation we were not covered for help)
3. Our roof is leaking and has shingles missing and it even has bare wood exposed in some areas. We really need the roof replaced. The City might provide some assistance with a "patch job" but the necessary repairs needed are quite extensive. The roofing contractor who was recommended by the Senior Center came over to look at it, and because the damage is so extensive, he wouldn't do a "patch job".

These are just 3 examples of our concerns. I'm sure other people might have similar issues. I think the programs need to be reviewed and expanded and consideration be given to projects even outside of the house, particularly when health and safety are a risk.

Thank you,
Roger

A-4: Housing and Community Development Needs Survey

A total of 348 Santa Clarita residents responded to the survey. The following are top rating needs based on results of the Housing and Community Development Needs Survey:

Categories	Activities	High (4)	Med (3)	Low (2)	No (1)	# of Votes	Overall Rating
<i>Top 10 (Regardless of Category)</i>							
Business Development	Job Creation/Retention	127	70	29	18	244	3.25
Community Services	Anti-Crime Programs	124	93	35	18	270	3.20
Community Services	Youth Activities	131	79	30	34	274	3.12
Community Facilities	Park and Recreational Facilities	118	98	45	30	291	3.04
Business Development	Employment Training	97	82	46	22	247	3.03
Community Services	Health Services	101	98	51	22	272	3.02
Community Facilities	Youth Centers	117	97	37	37	288	3.02
Community Services	Mental Health Services	113	81	51	29	274	3.01
Community Facilities	Health Care Facilities	108	105	44	32	289	3.00
Community Services	Senior Activities	102	100	51	27	280	2.99
<i>All Activities (By Category)</i>							
Affordable Housing	Senior Rental Housing	91	74	51	31	247	2.91
Affordable Housing	Energy Efficient Improvements	78	78	58	27	241	2.86
Affordable Housing	Rental Housing for Disabled	73	85	55	28	241	2.84
Affordable Housing	Affordable Rental Housing	91	60	56	43	250	2.80

Categories	Activities	High (4)	Med (3)	Low (2)	No (1)	# of Votes	Overall Rating
Affordable Housing	Homeownership Assistance	64	78	62	40	244	2.68
Affordable Housing	Fair Housing Services	64	68	70	47	249	2.60
Affordable Housing	Accessibility Improvements	49	77	90	31	247	2.58
Affordable Housing	Ownership Housing Rehabilitation	46	71	92	35	244	2.52
Affordable Housing	Rental Housing Rehabilitation	47	71	83	43	244	2.50
Affordable Housing	Rental Housing for Large Families	46	53	94	50	243	2.39
Affordable Housing	Lead-Based Paint Test/Abatement	37	45	96	63	241	2.23
Business Development	Small Business Loans	72	92	55	26	245	2.86
Business Development	Start-up Business Assistance	75	74	67	27	243	2.81
Business Development	Commercial/Industrial Rehabilitation	52	79	78	33	242	2.62
Business Development	Façade Improvements	55	75	68	46	244	2.57
Business Development	Business Mentoring	49	77	82	36	244	2.57
Business Development	Job Creation/Retention	127	70	29	18	244	3.25
Business Development	Employment Training	97	82	46	22	247	3.03
Community Facilities	Senior Centers	114	99	44	42	299	2.95
Community Facilities	Community Centers	80	115	67	31	293	2.83
Community Facilities	Child Care Centers	69	102	65	46	282	2.69
Community Facilities	Libraries	59	65	102	59	285	2.44
Community Facilities	Park and Recreational Facilities	118	98	45	30	291	3.04

Categories	Activities	High (4)	Med (3)	Low (2)	No (1)	# of Votes	Overall Rating
Community Facilities	Youth Centers	117	97	37	37	288	3.02
Community Facilities	Health Care Facilities	108	105	44	32	289	3.00
Community Services	Senior Activities	102	100	51	27	280	2.99
Community Services	Mental Health Services	113	81	51	29	274	3.01
Community Services	Transportation Services	99	91	57	26	273	2.96
Community Services	Child Care Services	71	96	58	42	267	2.73
Community Services	Legal Services	46	90	97	40	273	2.52
Community Services	Anti-Crime Programs	124	93	35	18	270	3.20
Community Services	Youth Activities	131	79	30	34	274	3.12
Community Services	Health Services	101	98	51	22	272	3.02
Neighborhood Infrastructure	Sidewalk Improvements	90	87	66	29	272	2.88
Neighborhood Infrastructure	Street/Alley Improvement	70	89	73	36	268	2.72
Neighborhood Infrastructure	Street Lighting	68	77	90	31	266	2.68
Neighborhood Infrastructure	Water/Sewer Improvement	54	87	88	34	263	2.61
Neighborhood Infrastructure	Drainage Improvement	48	73	105	40	266	2.48
Neighborhood Services	Graffiti Removal	98	65	73	27	263	2.89
Neighborhood Services	Code Enforcement	88	75	75	28	266	2.84
Neighborhood Services	Trash & Debris Removal	76	94	64	29	263	2.83
Neighborhood Services	Cleanup of Abandoned Lots and Bldgs	96	62	71	36	265	2.82

Categories	Activities	High (4)	Med (3)	Low (2)	No (1)	# of Votes	Overall Rating
Neighborhood Services	Tree Planting	73	76	77	39	265	2.69
Special Needs Populations	Substance Abuse Services	93	92	47	26	258	2.98
Special Needs Populations	Homeless Shelters/ Services	106	73	48	33	260	2.97
Special Needs Populations	Neg/Abused Children Center & Services	96	78	46	34	254	2.93
Special Needs Populations	Centers/Services for Disabled	73	113	51	22	259	2.92
Special Needs Populations	Domestic Violence Services	76	94	61	27	258	2.85
Special Needs Populations	HIV/AIDS Centers & Services	39	71	94	51	255	2.38

Notes:

: This need was specifically discussed during a public meeting.



WE WANT TO HEAR FROM YOU! WHAT ARE THE HOUSING AND COMMUNITY DEVELOPMENT NEEDS IN YOUR NEIGHBORHOOD? CITY OF SANTA CLARITA – RESIDENT SURVEY

The City of Santa Clarita receives approximately \$1.2 million in Community Development Block Grants (CDBG) each year for housing and community development projects. The annual grants can be used to provide decent housing, suitable living environments, and expanded economic opportunities, principally for low- and moderate-income persons. The City wants you to have a voice in how the City invests this money. Please assist us by filling out this survey.

As you fill-out this survey, please consider the following: 1) The needs of the neighborhood and how it can be improved; 2) Rate the relative need level for each of the following items by checking the box that best applies. Keep in mind that only limited funding is available so prioritizing the need level is important.

PLEASE ENTER YOUR ZIP CODE: _____ Senior? (65+) Y / N _____

Do you have a disability? Y / N _____ Do you rent or own your home? _____

Use the range from High Need-No Such Need to rate the relative importance. High indicates the highest, most critical need, No indicates no such need.

Community Facilities	High Need	Medium Need	Low Need	No Such Need	Community Services	High Need	Medium Need	Low Need	No Such Need
Senior Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Senior Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Youth Activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Child Care Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Child Care Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Park and Recreational Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Transportation Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health Care Facilities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Anti-Crime Programs	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community Centers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Libraries	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mental Health Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Legal Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infrastructure	High Need	Medium Need	Low Need	No Such Need	Neighborhood Services	High Need	Medium Need	Low Need	No Such Need
Drainage Improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Tree Planting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water/Sewer Improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Trash & Debris Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street/Alley Improvement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Graffiti Removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Street Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Code Enforcement	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sidewalk Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cleanup of Abandoned Lots and Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Special Needs Services	High Need	Medium Need	Low Need	No Such Need	Businesses & Jobs	High Need	Medium Need	Low Need	No Such Need
Centers/Services for Disabled	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Start-up Business Assistance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Domestic Violence Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Small Business Loans	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Substance Abuse Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Job Creation/Retention	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Homeless Shelters/ Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Employment Training	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIV/AIDS Centers & Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Commercial/Industrial Rehabilitation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neglected/Abused Children Center and Services	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Façade Improvements	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Business Mentoring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing					High Need	Medium Need	Low Need	No Such Need	
Accessibility Improvements					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ownership Housing Rehabilitation					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rental Housing Rehabilitation					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Homeownership Assistance					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Affordable Rental Housing					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rental Housing for Disabled					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Senior Rental Housing					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Rental Housing for Large Families					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Fair Housing Services					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Lead-Based Paint Test/Abatement					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Energy Efficient Improvements					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Please write in any needs not listed above:

FAIR HOUSING

Fair housing is a right protected by Federal and State laws. Each resident is entitled to equal access to housing opportunities regardless of race, color, religion, sex, national origin, disability/medical conditions, familial status, marital status, age, ancestry, sexual orientation, source of income, or any other arbitrary reason.

We want to hear about your experience with fair housing issues and concerns. Please fill out the following survey. Thank you!

1. Have **you** personally ever experienced discrimination in housing?
 YES NO

2. Who do you believe discriminated against you?
 a landlord/property manager a real estate agent
 a mortgage lender a city/county staff person

3. Where did the act of discrimination occur?
 an apartment complex a condo/townhome development
 a single-family neighborhood a public or subsidized housing project
 a mobilehome park when applying for city/county programs

4. On what basis do you believe you were discriminated against? (check all that apply)
 Race Color Religion
 National Origin Ancestry Gender
 Marital Status Sexual Orientation Age
 Family Status Source of Income Disability/Medical Conditions
(e.g. single-parent with children, family with children or expecting a child) (e.g. welfare, unemployment insurance) (either you or someone close to you)
 Other (please explain): _____

5. How were you discriminated against?

6. Have you ever been denied "reasonable accommodation" (flexibility) in rules, policies, or practices to accommodate your disability?
 YES NO
If YES, what was your request?

7. If you believe you have been discriminated against, have you reported the incident?
 YES NO

If NO – Why? don't know where to report afraid of retaliation
 don't believe it makes any difference too much trouble

If YES, how did you report the incident?

8. Has any hate crime been committed in your neighborhood?

YES NO Don't Know

If YES, what was the basis? (check all that apply)

Race Color Religion
 National Origin Ancestry Gender
 Marital Status Sexual Orientation Age
 Family Status Source of Income Disability/Medical Conditions
 Other (please elaborate: _____)

(Questions 9-10 are optional; however your response will allow us to better serve the community. Your individual response will be confidential.)

9. Ethnic Categories (select one)

Hispanic or Latino Not-Hispanic or Latino

10. Racial Categories (select one or more)

American Indian or Alaska Native Asian Black or African American
 Native Hawaiian or Other Pacific Islander White Other

THANK YOU!

Please return surveys to:

Erin Lay, Housing Program Administrator
City of Santa Clarita - Community Development Department
23920 W. Valencia Blvd. Suite 302
Santa Clarita, CA 91355
Phone: (661) 286-4174
Email: ELAY@santa-clarita.com

THIS SURVEY IS ALSO AVAILABLE ONLINE AT:

http://www.surveymonkey.com/s/SantaClarita_English

*Esta encuesta esta también disponible en **Español***

Póngase en contacto con personal de la ciudad para obtener una copia o encuentre la encuesta en internet en la siguiente dirección:

http://es.surveymonkey.com/s/SantaClarita_Spanish



¡QUEREMOS OÍR DE USTED! ¿CUÁLES SON LAS NECESIDADES DE VIVIENDA Y DESARROLLO COMUNITARIO EN SU COMUNIDAD? CIUDAD DE SANTA CLARITA - ENCUESTA DE RESIDENTE

La Ciudad de Santa Clarita recibe aproximadamente \$1.2 millones anualmente en fondos del programa Subsidio Definido de Desarrollo Comunitario (la siglas en ingles son CDBG) cada año para proyectos de vivienda y desarrollo comunitario. Estos fondos pueden ser usados para programas que proporcionan viviendas decentes, medio ambiente apropiado, y que aumentan las oportunidades económicas, principalmente para personas de bajos y moderados ingresos. La Ciudad quiere que usted tenga una opinión en cómo debería usar la Ciudad este dinero. Sírvase ayudarnos llenando esta encuesta.

Cuando llene esta encuesta, por favor considere lo siguiente: 1) Las necesidades en su comunidad y cómo pueden ser mejoradas, 2) Marque la casilla que mejor corresponda el nivel de necesidad de cada uno de los siguientes conceptos. Tenga en cuenta que porque el financiamiento disponible es muy limitado, priorizar el nivel de necesidad es importante.

Indique su código postal: _____ ¿Persona mayor? (Edad 65 +) Si/No _____
¿Usted tiene una discapacidad? Si/No _____ ¿Usted alquila o es dueño de su casa? _____

Evalúe y priorice el nivel de necesidad de los siguientes conceptos. Use el rango de "Alta Necesidad" a "No Necesidad" donde "Alta Necesidad" indica necesidad más crítica y "No Necesidad" indica que no hay tal necesidad.

Centros Comunitarios	Alta Necesidad	Medio Necesidad	Baja Necesidad	No Necesidad	Servicios Comunitarios	Alta Necesidad	Medio Necesidad	Baja Necesidad	No Necesidad
Centros para Personas Mayores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Actividades para Personas Mayores	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros Juveniles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Actividades Juveniles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros de Cuidado Infantil/Guarderías	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Cuidado Infantil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parque e Instalaciones Recreativas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Transporte	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros de Salud	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Programas de Prevención del Delito	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros Comunitarios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Salud	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bibliotecas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Servicios de Salud Mental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Servicios Legales	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Infraestructura	Alta Necesidad	Medio Necesidad	Baja Necesidad	No Necesidad	Servicios a los Vecindarios	Alta Necesidad	Medio Necesidad	Baja Necesidad	No Necesidad
Mejoras al Sistema de Drenaje	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Plantación de Árboles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoras al Sistema de Agua y Alcantarillado	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eliminación de Basura y Escombros	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoras a Calle / Callejones	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eliminación de Graffiti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Alumbrado Público de Calles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cumplimiento de los Códigos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mejoras a Banquetas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Limpieza de Terrenos Baldíos y Edificios Abandonados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Servicios de Necesidades Especiales	Alta Necesidad	Medio Necesidad	Baja Necesidad	No Necesidad	Empresas y Empleo	Alta Necesidad	Medio Necesidad	Baja Necesidad	No Necesidad
	Centros/Servicios para Personas Discapacitadas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>	Asistencia Para Inicio de Empresas	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de Violencia Doméstica	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Préstamos para Pequeñas Empresas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios de Abuso De Alcohol/Drogas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Creación/Retención de Empleo	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Servicios/Albergue Para Personas Sin Hogar	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Entrenamiento para Empleos	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros/Servicios Para Personas con VIH/SIDA	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rehabilitación Comercial y Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Centros/Servicios para Niños Descuidados o Maltratados	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Mejoras a Fachadas de Negocios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
					Mentoring para Negocios	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Viviendas					Alta Necesidad	Medio Necesidad	Baja Necesidad	No Necesidad	
Mejoras a Accesibilidad de Viviendas			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitación de Viviendas – Para Propietarios			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitación de Viviendas – Vivienda de Alquiler			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Asistencia Para Compra de Vivienda			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Viviendas Con Rentas Accesibles			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Viviendas de Alquiler Para Personas Discapacitadas			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Viviendas de Alquiler Para Personas Mayores			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Viviendas de Alquiler para Familias Grandes			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Servicios Contra La Discriminación de Viviendas			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Prueba/Servicios Para Disminuir el Plomo de la Pintura			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Mejoras a Rendimiento de Energía			<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>

Por favor escriba cualquier necesidad no mencionadas anteriormente:

VIVIENDA JUSTA

La igualdad de oportunidades en la vivienda es un derecho protegido por leyes federales y estatales. Cada residente tiene la oportunidad de desarrollar una vida mejor en la casa o el apartamento que prefiera, sin importar su raza, color, religión, sexo, origen nacional, discapacidad o condición médica, estado familiar, estado civil, edad, ascendencia, orientación sexual, fuente de ingresos, o cualquier otra razón arbitraria.

Queremos saber acerca de su experiencia en temas de equidad de vivienda y preocupaciones. Por favor, llene el siguiente cuestionario. ¡Gracias!

1. ¿Alguna vez ha sido usted víctima de la discriminación en la vivienda?
 SI NO

2. ¿Quién cree que discriminó contra usted?
 Un gerente propietario Un agente de bienes raíces
 Un prestamista de hipoteca Una persona de la ciudad o el condado

3. ¿En dónde ocurrió el acto de discriminación?
 Complejo de apartamentos Complejo de condominios
 Vecindario de casas unifamiliares Vivienda pública o subsidiada
 Remolque o parque de casas móviles Cuando aplique para programas de la ciudad/condado

4. ¿En base a qué cree que fue discriminado (marque todo lo que corresponda)?
 Raza Color Religión
 Origen Nacional Ascendencia Género
 Estado Civil Orientación Sexual Edad
 Situación Familiar Fuente de Ingresos Discapacidad
(Por ejemplo, familias monoparentales con hijos, familia con niños o esperando un hijo) *(Por ejemplo, welfare, el seguro de desempleo)* *(Ya sea usted o alguien cercano a usted)*
 Otro (indique los detalles: _____)

5. ¿Cómo fue discriminado?

6. ¿Alguna vez se le ha negado "ajustes razonables" (flexibilidad) de las normas, políticas, o prácticas para adaptarse a su discapacidad?
 SI NO
Si respondió SI, ¿cuál fue su petición?

7. Si usted cree que ha sido discriminado, ¿ha reportado el incidente?
 SI NO

Si respondió NO - ¿Porqué? No sé a dónde denunciar Miedo a represalias
 No creo que hará una diferencia Demasiada molestia

Si respondió SI, ¿cómo informo sobre el incidente?

8. ¿Algún crimen de odio ha sido cometido en su comunidad?

Si No No Sé

Si respondió SI, ¿cuál fue la base (marque todo lo que corresponda)?

Raza Color Religión
 Origen Nacional Ascendencia Género
 Estado Civil Orientación Sexual Edad
 Situación familiar Fuente de Ingresos Discapacidad
 Otro (indique los detalles): _____)

(Preguntas 9-10 son opcionales, sin embargo, su respuesta nos permitirá servir mejor a la comunidad. Su respuesta individual será confidencial.)

9. Categoría Étnica (seleccioné una)

Hispano o Latino No Hispano o Latino

10. ¿Cuál es su raza? (seleccione una o más respuestas)

Indio Americano o Negro/
 Nativo de Alaska Asiático Afroamericano
 Hawaianos Nativos o Blanco Otro
 Islas del Pacífico

¡GRACIAS!

Por favor entregue las encuesta a:

Maggi Sanchez, Secretary
City of Santa Clarita - Community Development Department
23920 W. Valencia Blvd. Suite 302
Santa Clarita, CA 91355
Teléfono: (661) 286-4083
Email: masanchez@santa-clarita.com

ESTA ENCUESTA ES TAMBIEN DISPONIBLES POR INTERNET EN:

http://es.surveymonkey.com/s/SantaClarita_Spanish

A-5: Outreach List

Organization Name	Mailing Address	City	ST	Zip Code	Contact First Name	Contact Last Name
ACTION Support Group	26893 Bouquet Canyon, C134	Santa Clarita	CA	91350	Cary	Quashen
American Association of University Women	30012 Luzon Drive	Santa Clarita	CA	91390	Diane	Bartley
American Cancer Society	25020 W. Avenue Stanford, Suite 170	Santa Clarita	CA	91355	Tameka	
American Heart Association - SCV Division	816 S. Figueroa Street	Los Angeles	CA	90017	Karen	Jacobs
American Red Cross	23838 Valencia Blvd, #120	Santa Clarita	CA	91355		
Assistance League of Santa Clarita	24364 Main Street	Santa Clarita	CA	91321		
ATEAM	P.O. Box 800277	Santa Clarita	CA	91380	Judy	Belty
Avenues Supported Living Services	28415 Industry Drive #502	Santa Clarita	CA	91355	Scott	Shepard
Betty Ferguson Foundation	25510 W. Avenue Stanford, #104	Santa Clarita	CA	91355	Jane	Bettencourt-Soto
Boy Scouts of America	16525 Sherman Way, #C-8	Van Nuys	CA	91406	Tenille	Leigh
Boys and Girls Club of SCV	24909 Newhall Avenue	Santa Clarita	CA	91321	Jim	Ventress
Bridges to Ability	P.O. Box 801715	Santa Clarita	CA	91380	Dave	Chase
Brenda Mehling Cancer Fund	23841 Foxwood Court	Santa Clarita	CA	91354	Kieran	Wong
California Youth Chess League	25405 Via Nautica	Santa Clarita	CA	91355	Jay	Stallings
Canyon Theatre Guild	24242 San Fernando Road	Santa Clarita	CA	91321	Tim Ben	Boydston
Carousel Ranch, Inc.	34289 Rocking Horse Road	Aqua Dulce	CA	91390	Denise	Tomey
Child & Family Center	21545 Centre Pointe Parkway	Santa Clarita	CA	91350	LBrandon	McGreevy
Children's Network International	26450 Ruether Avenue, Suite 208	Santa Clarita	CA	91350	Roger	Presgrove
Circle of Hope	23560 Lyons Avenue, Suite 224	Santa Clarita	CA	91321	Janet	Hinde
City of Santa Clarita	23920 Valencia Boulevard, #300	Santa Clarita	CA	91355		
College of the Canyons Foundation	26455 Rockwell Canyon Road	Santa Clarita	CA	91355		
Domestic Violence Center of SCV	24911 Avenue Stanford, Suite 110	Santa Clarita	CA	91355	Linda	Davies
Family Promise	18565 Soledad Canyon Road, #133	Santa Clarita	CA	91351	Chris	Najarro
Foundation for Children's Dental Health	27943 Seco Canyon Road, Unit 527	Santa Clarita	CA	91350	Ericka	Watson
Friends of Castaic Lake	P.O. Box 6	Castaic	CA	91384	Clay	Friedman
Friends of Hart Park & Museum	P.O. Box 220418	Santa Clarita	CA	91322	Margi	Bertram
Friends of the Library c/o Valencia Library	23743 W. Valencia Blvd.	Santa Clarita	CA	91355		
Friends of Mentryville	P.O. Box 802993	Santa Clarita	CA	91380	Duane	Harte
Girl Scouts of Greater Los Angeles	801 S. Grand Avenue, Suite 300	Los Angeles	CA	91107	Shelly	Blechman
HandsOn Santa Clarita	25201 Avenue Tibbitts, Suite 202	Santa Clarita	CA	91355	Seema	Shah
Heads-Up Therapy with Horses	P.O. Box 1856	Santa Clarita	CA	91386	Nancy	Pitchford
Help The Children	25030 Avenue Tibbitts, Suite L	Santa Clarita	CA	91355		
Henry Mayo Newhall Memorial Health Foundation	23845 McBean Parkway	Santa Clarita	CA	91355	Diana	Vose
Henry Mayo Newhall Memorial Hospital	23845 McBean Parkway	Santa Clarita	CA	91355	Maria	Strmseck
Jack & Jill	23904 Rancho Court	Valencia	CA	91354		
Junior Achievement	25511 Hardy Place	Stevenson Ranch	CA	91381	Sabrina	McDougall

Organization Name	Mailing Address	City	ST	Zip Code	Contact First Name	Contact Last Name
Kids are the Cause	21564 Parvin Drive	Santa Clarita	CA	91350	Natalie	Ramirez
Kidshape Foundation	24607 Walnut Street	Santa Clarita	CA	91321	Christiane	Wert
Kiwanis Club of Santa Clarita	28806 Rock Canyon Drive	Santa Clarita	CA	91390	Janie	Choate
Kiwanis Club of Santa Clarita	P.O. Box 221205	Santa Clarita	CA	91322	Amy	Spencer
Latin American Civic Association	14540 Blythe Street, Apt. 100	Panorama City	CA	91402	Norma	Fuenzalida
LifeQuest Foundation	25460 Sheffield Lane	Santa Clarita	CA	91350	John	Powell
Los Angeles Residential Community Foundation	29890 Bouquet Canyon Road	Santa Clarita	CA	91390	Kathleen	Sturkey
Lutheran Social Services	18277 Soledad Canyon Road	Santa Clarita	CA	91387	Jan	Maseda
Michael Hoefflin Foundation	26470 Ruether Avenue, Suite 101	Santa Clarita	CA	91350	Gillian	Stone
Newhall Rotary Club	P.O. Box 220492	Santa Clarita	CA	91322	Tony	Inderbitzen
Old Town Newhall Association	24336 Main Street	Santa Clarita	CA	91321	Suzie	Szabo
Old West Masonic Lodge, #813	P.O. Box 220404	Santa Clarita	CA	91322	Billy	Bowles
Placerita Canyon Nature Center Associates	19152 Placerita Canyon Road	Santa Clarita	CA	91321	Jim	Southwell
Pleasantview Industries	27921 Urbandale Avenue	Santa Clarita	CA	91350	Gerry	Howard
Providence Holy Cross	15031 Rinaldi Street	Mission Hills	CA	91346	Bridget	Loden
Ragdoll Restoration Foundation	28607 N. High Ridge Drive	Santa Clarita	CA	91390	Teri Lee	Cadiente
Repertory East Playhouse	24266 San Fernando Road	Santa Clarita	CA	91321		
Samuel Dixon Family Health Centers, Inc.	25115 Avenue Stanford, Suite A-104	Valencia	CA	91384	Katie	Starkey
Santa Clarita Adult Day Health Care	23911 Calgrove Boulevard	Santa Clarita	CA	91321	Linda	Alexander-Lieblang
Santa Clarita Ballet	26798 Oak Avenue	Santa Clarita	CA	91351	Corrine	Glover
Santa Clarita Community Development Corporation	20850 Centre Pointe Parkway	Santa Clarita	CA	91350	Tim	Davis
Santa Clarita Elks Lodge No 2379	17766 Sierra Highway	Santa Clarita	CA	91351	Larry	Lousberg
Santa Clarita Special Olympics	24779 Valley Street	Santa Clarita	CA	91321	Clark	Chris
Saugus Union School District	24930 Avenue Stanford	Santa Clarita	CA	91355	Paul	De La Cerda
SCOPE	P.O. Box 1182	Santa Clarita	CA	91386		
SCV Athletic Association	27618 Open Crest Drive	Santa Clarita	CA	91350	Kim	Schafer
SCV Chamber of Commerce	28460 Avenue Stanford, Suite 100	Santa Clarita	CA	91355	Terri	Crain
SCV Committee on Aging	22900 Market Street	Santa Clarita	CA	91321	Rachelle	Dardeau
SCV Concert Band	P.O. Box 55002	Santa Clarita	CA	91385	Bartos	Jim
SCV Economic Development Corporation	26455 Rockwell Canyon Road, UCEN 263	Santa Clarita	CA	91355	Stacie	House
SCV Family Promise	25718 McBean Parkway	Santa Clarita	CA	91350		
SCV Council PTA	27226 Trinidad Court	Santa Clarita	CA	91354		
SCV Family YMCA	26147 McBean Parkway	Santa Clarita	CA	91355	Christopher	Clark
SCV Food Pantry	24133 Railroad Avenue	Santa Clarita	CA	91321	Belinda	Crawford
SCV Historical Society	P.O. Box 221925	Santa Clarita	CA	91322		
SCV Jaycees	P.O. Box 221627	Santa Clarita	CA	91322		
SCV Lions Club	P.O. Box 220101	Santa Clarita	CA	91322		

Organization Name	Mailing Address	City	ST	Zip Code	Contact First Name	Contact Last Name
SCV Optimist Club	P.O. Box 1446	Santa Clarita	CA	91351		
SCV Pregnancy Center	23838 Valencia Boulevard	Santa Clarita	CA	91355	Angela	Bennett
SCV Safe Rides	P.O. Box 3001	Santa Clarita	CA	91386	Penny	Upton
SCV School & Business Alliance	21515 Centre Pointe Parkway	Santa Clarita	CA	91350	Adriana	Estrada
SCV Sheriff's Station	23740 Magic Mountain Parkway	Santa Clarita	CA	91355		
SCV Youth Orchestra	24555 Rockwell Canyon Road	Santa Clarita	CA	91355	Terry	Montross
SCV Youth Project	P.O. Box 801982	Santa Clarita	CA	91380	Kim	Goldman
Single Mother's Outreach	26881 Ruether Avenue	Santa Clarita	CA	91351	DaAnne	Smith
Society of St. Vincent De Paul	210 N. Avenue 21	Los Angeles	CA	91131	Ron	Mulvihill
Soroptimist International of SCV	P.O. Box 802275	Santa Clarita	CA	91380	Cheri	Fleming
The Breast Cancer Resource Center, Inc.	23929 McBean Parkway, #215	Santa Clarita	CA	91355	Kimberly	Hass
The Gentle Barn Foundation	26910 Sierra Highway, D-8 #318	Santa Clarita	CA	91321	Jay	Weiner
Tiger Lily Cat Rescue	29236 Lotusgarden Drive	Santa Clarita	CA	91387	Bonnie	Breton
Val Verde Community Benefits Fund Committee	30133 San Martinez Road, Ste A	Val Verde	CA	91384	Gina	Nordenstrom
Valencia Library/Literacy Center	23743 W. Valencia Boulevard	Santa Clarita	CA	91355	Donna	Serra
Valley Industrial Association	25709 Rye Canyon Road, #105	Santa Clarita	CA	91385	Kathy	Norris
Valley Trauma Center	25115 Avenue Stanford, #B-122	Santa Clarita	CA	91355	Jae	Weiss
Visually Impaired Assistance Center	22900 Market Street	Santa Clarita	CA	91321	John	Taylor
Zonta Club of SCV	P.O. Box 802332	Santa Clarita	CA	91380	President	
North Los Angeles County Regional Center	15400 Sherman Way, Suite 170	Van Nuys	CA	91406	George	Stevens
North Los Angeles County Regional Center	28470 West Avenue Stanford, Suite 100	Santa Clarita	CA	91355		
Wells Fargo Home Mortgage	24180 Lyons Aave	Newhall	CA	91321	Ling Chiun	Beng
Wells Fargo Home Mortgage	19431 Soledad Canyon Road	Santa Clarita	CA	91351	Brian	Border
CHASE	26901 Sierra Hwy	Santa Clarita	CA	91321	Marla R.	Gleser
CHASE	23402 W Lyons Ave	Newhall	CA	91321	Darin Holt	M.
CHASE	25882 Mc Bean Pkwy	Valencia	CA	91355	Alberto	Vargas
CHASE	24000 W Valencia Blvd	Valencia	CA	91355	Abdi	Escobar
CHASE	26500 Bouquet Canyon Rd	Saugus	CA	91350	Marla R.	Gleser
CHASE	25880 The Old Rd, Ste E-1	Stevenson Ranch	CA	91381	Levon	Bekarian
CHASE	16520 W Soledad Canyon Rd	Canyon Country	CA	91387	Darin Holt	M.
CHASE	27631 W Bouquet Canyon Rd	Saugus	CA	91350	Marla R.	Gleser
CHASE	23910 Summerhill Ln	Valencia	CA	91354	Darin Holt	M.
CHASE	28194 Newhall Ranch Rd	Santa Clarita	CA	91355	Levon	Bekarian
Greenlight Financial Services	18200 Von Karman Ave #300	Irvine	CA	92162		
Bank of America - Home Loans	24740 Valley St	Newhall	CA	91321		
Bank of America - Home Loans	19120 Soledad Canyon Rd	Canyon Country	CA	91351		
Bank of America - Home Loans	26595 Golden Valley Road	Santa Clarita	CA	91350		
Bank of America - Home Loans	23929 Valencia Blvd	Valencia	CA	91355		

Organization Name	Mailing Address	City	ST	Zip Code	Contact First Name	Contact Last Name
Bank of America - Home Loans	26811 N Bouquet Canyon Rd	Saugus	CA	91350		
Bank of America - Home Loans	26960 the Old Road	Stevenson Ranch	CA	91381		
Bank of America - Home Loans	23862 Copper Hill Drive	Santa Clarita	CA	91354		
Augusta Financial, Inc.	24018 Lyons Ave	Newhall	CA	91321	Mike	Meena
CashCall, Inc.	1600 S. Douglass Rd.	Anaheim	CA	92806		
Logix	25945 The Old Road	Stevenson Ranch	CA	91381		
Logix	27051 McBean Pkwy, Suite 111	Valencia	CA	91355		
Logix	26459 Bouquet Canyon Rd	Santa Clarita	CA	91350		
Logix	19085 Golden Valley Rd, Suite 115	Canyon Country	CA	91387		
Flagstar Bank	25152 Springfield Court	Valencia	CA	91355		
CitiBank	26542 Bouquet Canyon Rd	Saugus	CA	91350		
CitiBank	23453 W. Lyons Ave	Valencia	CA	91355		
CitiBank	19100 W. Soledad Canyon Rd	Canyon Country	CA	91351		
Quicken Loans, Inc.	1050 Woodward Avenue	Detroit	MI	48226		
Ally Bank	P.O. Box 951	Horsham	PA	19044		
Southland Regional Association of Realtors	20655 Soledad Canyon Road, Suite 33	Canyon Country	CA	91351		
PLI Realty Inc.	818 1/2 E. Palmdale Blvd.	Palmdale	CA	93550	Juan A.	Borja
Property Management Professionals LLC	27413 Tourney Road, Suite 100	Valencia	CA	91355	Wendy	Heffernan
JLM Properties	27201 Tourney Rd. Suite 200E	Valencia	CA	91355	Jill	Rand
SCV Leasing, Inc.	25115 Avenue Stanford, A205	Santa Clarita	CA	91355	Jennie	King
Centennial Realty	18635 Soledad Canyon Road Suite 110	Canyon Country	CA	91351	Rick	Mahn
Keller-Davis Real Estate, Inc.	16670 Soledad Canyon Rd.	Canyon Country	CA	91387	Bob	Kellar
Realty World Legends	27413 Tourney Road Suite #150	Santa Clarita	CA	91390	Laura	Belter
RE/MAX of Santa Clarita	25101 The Old Road	Santa Clarita	CA	91381	Alice	O'Hare
Dilbeck Real Estate	25820 The Old Road	Valencia	CA	91381	Magdalena	Wright
Realty Executives	26650 The Old Road Suite 300	Santa Clarita	CA	91381	Jim	Tanner
Keller Williams	4061 Laurel Canyon Boulevard	Studio City	CA	91354	Elizabeth	Fenley
Keller Williams VIP Properties	25124 Springfield Court #100	Valencia	CA	91355	Teresa	Metro
Triple D Realty	24961 The Old Road, Suite 104	Stevenson Ranch	CA	91381	Erika	Kauzlarich-Bird
Cobalt Realty Group	19040 Soledad Canyon Road, Suite 210	Santa Clarita	CA	91351	Tracy	Hauser
Cinema Real Estate, Inc.	18350-A Soledad Canyon Road	Santa Clarita	CA	91387	Steven	Jones
Valley Oak Properties, Inc.	26810 Triumph Ave.	Canyon Country	CA	91387	Richard	Werth
Southern Oaks Mortgage/Realty	25115 Avenue Stanford, Suite B220	Valencia	CA	91355	Jeff	Eisenberg
Troop Real Estate	23822 Valencia Blvd., #101	Valencia	CA	91355	Paul	Gonzales
Silver Creek Realty	25129 The Old Road, Suite 100	Santa Clarita	CA	91381	Richard	Szerman
CARES Realty, Inc.	11150 Sepulveda Blvd. Suite 200	Mission Hills	CA	91345	Steve	Liberman
Tartan Realty	16654 Soledad Canyon Road #511	Santa Clarita	CA	91387	Kathy	MacIntosh

Organization Name	Mailing Address	City	ST	Zip Code	Contact First Name	Contact Last Name
Santa Clarita Valley Relocation Services	28040 Industry Drive	Valencia	CA	91355	William	Kornfield
American Family Funding	28368 Constellation Road Suite 398	Santa Clarita	CA	91355	Fred	Arnold
Tristar Home Loans	28009 Smyth Drive	Valencia	CA	91355	Serena	Schaffer
The Paseo Financial Group, Inc.	27413 Tourney Road, Suite #140	Valencia	CA	91355	Douglas J.	Sedam
Pacific Funding Mortgage Division	25350 Magic Mountain Parkway #190	Valencia	CA	91355	Mike	Moeller
Security Bancorp	24961 The Old Road	Stevenson Ranch	CA	91381	Rebecca	Uribe
Stress Free Mortgage	23734 Valencia Blvd., #206	Valencia	CA	91355	Linda	Fleischmann
Golden Empire Mortgage, Inc.	27955 Smyth Drive, Suite 108	Santa Clarita	CA	91355	Mark	White
imortgage	25152 Springfield Court, #150	Valencia	CA	91355		
Aberdeen Management Co., Inc.	2829 N. Glenoaks Blvd. #104	Burbank	CA	91504	Lynette	Findlay
Euclid Management Company	25115 West Avenue Stanford, Ste. 107	Valencia	CA	91355	Glennon	Gray
Southern California Real Estate Mgmt., Inc.	26639 Valley Center Drive, Suite 108	Santa Clarita	CA	91351	Ken	Determan
CENTURY 21 Newhall Valencia Realty, Inc.	27201 Tourney Rd, Ste 201-W	Valencia	CA	91355		
California Association of Realtors	525 South Virgil Avenue	Los Angeles	CA	90020		
Valencia United Methodist Church	25718 McBean Parkway	Valencia	CA	91355	John	Shaver
Village Church	24802 Alderbrook Drive	Newhall	CA	91321	Candy	Veluzat
St. Clare of Assisi Church	19606 Calla Way	Santa Clarita	CA	91351		
Hope Vineyard Community Church	19425 - B Soledad Cyn Rd #301	Canyon Country	CA	91351	Peter	Mano
The Church on the Way	23415 Cinema Drive	Valencia	CA	91355	Doug	Anderson
Valencia Christian Center	26860 Seco Canyon Road	Santa Clarita	CA	91350	Derick	Dimry
Berean Baptist Family Fellowship	PO Box 803381	Santa Clarita	CA	91355	Robert	Cooper
Northpark Community Church	28310 Kelly Johnson Pkwy.	Santa Clarita	CA	91355	Kim	Sagardia
Bridge Housing	2202 30th St.	San Diego	CA	92104	Brad	Wiblin
Habitat for Humanity	17700 S Figueroa St	Gardena	CA	90248	Veronica	Garcia
Jamboree Housing Corporation	17701 Cowan Ave., Suite 200	Irvine	CA	92614	Laura	Archuleta
Los Angeles Community Design Center	450 N Wilmington Blvd	Wilmington	CA	90744	Robin	Hughes
National CORE	9065 Haven Ave., Suite 100	Rancho Cucamonga	CA	91730	Steve	PonTell
The Olson Company	3010 Old Ranch Pkwy, Suite 100	Seal Beach	CA	90740	Todd J.	Olson
Castaic Union School District	28131 Livingston Avenue	Valencia	CA	91355	James M.	Gibson
Newhall School District	25375 Orchard Village Road, Suite 200	Santa Clarita	CA	91355	Dr. Marc	Winger
Sulphur Springs School District	27000 Weyerhaeuser Way.	Canyon Country	CA	91351	Dr, Robert	Nolet
William S. Hart High School District	21515 Centre Pointe Parkway	Santa Clarita	CA	91350	Robert	Challinor

A-6: Outreach Material and Proof of Publication



Consolidated Plan and Fair Housing Community Workshops

Where/When:

Workshop #1

City Hall –
Century Room, 1st Floor
23920 Valencia Blvd
Santa Clarita, CA 91355
Saturday
November 16, 2013
10:00 a.m.

Workshop #2

Newhall Community Center
22421 Market Street
Santa Clarita, CA 91321
Wednesday
November 20, 2013
6:00 p.m.



For questions or additional
information, please contact:

Teresa Sullivan
(661) 255-4368
TSULLIVAN@santa-clarita.com



Help identify **neighborhood
needs and priorities!**

Fill out our Consolidated Plan
and Fair Housing Survey at
www.santa-clarita.com

And please join us for a
workshop to share your
concerns and suggestions!



The City of Santa Clarita will provide reasonable accommodations toward the inclusion of all participants. Please contact Teresa Sullivan at (661) 255-4368. Ample time is required to determine the needs of each request.



Plan Consolidado y de Equidad de Vivienda Talleres Comunitarios

Donde/Cuando:

Taller #1

City Hall –
Century Room, 1st Floor
23920 Valencia Blvd
Santa Clarita, CA 91355
Sábado
16 de Noviembre 2013
10:00 a.m.

Taller #2

Newhall Community Center
22421 Market Street
Santa Clarita, CA 91321
Miércoles
20 de Noviembre 2013
6:00 p.m.



Para preguntas o para mas
información, por favor
póngase en contacto con:

Terasa Sullivan
(661) 255-4368

TSULLIVAN@santa-clarita.com



Help Ayudar a identificar las
necesidades y prioridades locales!
Rellene nuestro plan consolidado y la
Encuesta de Vivienda Justa en línea en:

www.santa-clarita.com

Por favor acompañenos en una sesión
de informacion para compartir sus
opiniones, sugerencias o
preocupaciones sobre la comunidad!



La ciudad de Santa Clarita proporcionará ajustes razonables a la inclusión de todos los participantes. Por favor, póngase en contacto con Terasa Sullivan at (661) 255-4368. Suficiente tiempo es necesario para determinar las necesidades de cada solicitud.



Consolidated Plan and Fair Housing Focus Group Meeting



Come join fellow housing professionals and service providers to share your **fair housing** concerns and comments and help identify and discuss **neighborhood needs and priorities**.

Your input will help us continue with effective programs already in place in the community and develop new strategies to address them!

▶ The City of Santa Clarita will provide reasonable accommodations toward the inclusion of all participants. Please contact Terasa Sullivan at (661) 255-4368. Ample time is required to determine the needs of each request. 



Where:

City Hall
Century Room, 1st Floor
23920 Valencia Boulevard
Santa Clarita, CA 91355

When:

Wednesday
November 20, 2013
2:00 PM

To RSVP or for more information, contact:

Terasa Sullivan
(661) 255-4368

TSULLIVAN@santa-clarita.com



Plan Consolidado y Vivienda Justa Enfoque Reunión del Grupo de



Ven y únete a otros profesionales de la vivienda y proveedores de servicios para compartir sus inquietudes y comentarios de **equidad de vivienda** y ayudar a identificar y discutir las **necesidades y prioridades vecinales**.

Su contribución nos ayudará a continuar con programas efectivos ya existentes en la comunidad y para desarrollar nuevas estrategias para hacer frente a ellos!



Donde:

City Hall
Century Room, 1st Floor
23920 Valencia Boulevard
Santa Clarita, CA 91355

Cuando:

Diércoles
20 de Noviembre 2013
2:00 PM

Para confirmar su asistencia o para más información comuníquese con :

Terasa Sullivan
(661) 255-4368

TSULLIVAN@santa-clarita.com

▶ La ciudad de Santa Clarita proporcionará ajustes razonables a la inclusión de todos los participantes. Por favor, póngase en contacto con Terasa Sullivan (661) 255-4368. Suficiente tiempo es necesario para determinar las necesidades de cada solicitud. 



For questions or additional information, please contact:

Terasa Sullivan
(661) 255-4368

TSULLIVAN@santa-clarita.com

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Community Workshops

Help identify neighborhood needs and priorities to promote fair housing practices in Santa Clarita! Fill out our Consolidated Plan and Fair Housing Survey online at:

www.santa-clarita.com

And please join us for a workshop to share your concerns and suggestions!

Workshop #1

City Hall
Century Room, 1st Floor
23920 Valencia Boulevard
Santa Clarita, CA 91355

Saturday
November 16, 2013
10:00 a.m.

Workshop #2

Newhall Community Center
22421 Market Street
Santa Clarita, CA 91321

Wednesday
November 20, 2013
6:00 p.m.



Para preguntas o para mas información,
por favor póngase en contacto con:

Terasa Sullivan
(661) 255-4368

TSULLIVAN@santa-clarita.com

La ciudad de Santa Clarita proporcionará ajustes razonables a la inclusión de todos los participantes. Por favor, póngase en contacto Terasa Sullivan at (661) 255-4368. Suficiente tiempo es necesario para determinar las necesidades de cada solicitud



Talleres Comunitarios

Ayudar a identificar las necesidades y prioridades locales para promover las prácticas de equidad de vivienda en Santa Clarita!

Complete nuestro formulario del Plan Consolidado y Equidad de Viviendas en www.santa-clarita.com

Por favor acompañenos en una sesión de información para compartir sus opiniones, sugerencias o preocupaciones sobre la comunidad!

Taller #1

City Hall
Century Room, 1st Floor
23920 Valencia Boulevard
Santa Clarita, CA 91355

Sábado
16 de Noviembre 2013
10:00 a.m.

Taller #2

Newhall Community Center
22421 Market Street
Santa Clarita, CA 91321

Miércoles
20 de Noviembre 2013
6:00 p.m.



City of
SANTA CLARITA

FOR IMMEDIATE RELEASE
September 23, 2013

Contact: Jessica Jackson
(661) 255-4903

**CITY SEEKING RESIDENT FEEDBACK ON
HOUSING AND COMMUNITY DEVELOPMENT NEEDS**

The City of Santa Clarita is encouraging residents to participate in a 21 question survey to provide feedback on housing and community development needs within the City. The Community Development Survey is available online now through December 2013 at http://www.surveymonkey.com/s/SantaClarita_English. A Spanish version is also available at http://www.surveymonkey.com/s/SantaClarita_Spanish.

The City receives approximately \$1.2 million in Community Development Block Grant funds each year for housing and community development projects. The annual grants can be used to provide services such as youth sports programs, activities for disabled persons, and mental health counseling which benefit lower-income residents. New senior centers, community centers, or parks can also be achieved through Community Development Block Grant funding. Survey results will help the City determine the greatest needs in the community and how to effectively distribute funds.

"I want to encourage residents to take a few minutes and participate in this survey. The feedback we receive is so helpful when determining the highest and best use for these particular grant funds," commented Mayor Bob Kellar.

For more information or to participate in the Community Development Survey, please contact Project Technician Terasa Sullivan at (661) 255-4368 or visit Santa-Clarita.com/Index.aspx?page=244.

###

THE SIGNAL NEWSPAPER
24000 Creekside Rd
Valencia, Ca 91355

Proof of Publication
(2015.5 C.C.P.)

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years; and I am not a party to or interested in the notice published. I am the chief legal advertising clerk of the publisher of the

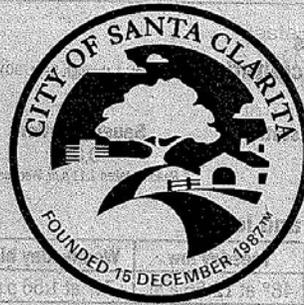
SIGNAL NEWSPAPER
a newspaper of general circulation, printed and published Daily in the city of Santa Clarita County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles State of California, under the date of March 25, 1988 Case number NVC15880, that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

11/7
All in the year 2013

I certify (or declare) under penalty of perjury' that the foregoing is true and correct

Dated at Valencia, California, this
7 day of November, 2013

J. Larick
Signature



**Consolidated
Plan and Fair
Housing Community
Workshops**

Help identify neighborhood needs and priorities! Fill out our Consolidated Plan and Fair Housing Survey online at: www.santa-clarita.com And please join us for a workshop to share your concerns and suggestions!

For questions or additional information, please contact:
Teresa Sullivan
(661) 255-4368
TSULLIVAN@santa-clarita.com

The City of Santa Clarita will provide reasonable accommodations toward the inclusion of all participants. Please contact Teresa Sullivan at (661) 255-4368. Ample time is required to determine the needs of each request.



Workshop #1
City Hall
Century Room, 1st Floor
23920 Valencia Boulevard
Santa Clarita, CA 91355

Saturday
November 16, 2013
10:00 a.m.

Workshop #2
Newhall Community Center
22421 Market Street
Santa Clarita, CA 91321

Wednesday
November 20, 2013
6:00 p.m.

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Valencia, Ca 91355

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11/7
All in the year 2013

I certify (or declare) under penalty of perjury that the foregoing is true and correct

Dated at Valencia, California, this 7 day of November, 2013

J. Lasick
Signature



Plan Consolidado y de Equidad de Vivienda Talleres Comunitarios

Ayudar a identificar las necesidades y prioridades locales! Rellene nuestro plan consolidado y la Encuesta de Vivienda Justa en línea en: www.santa-clarita.com

Por favor acompañenos en una sesión de información para compartir sus opiniones, sugerencias o preocupaciones sobre la comunidad!

Para preguntas o para más información, por favor póngase en contacto con: Tereasa Sullivan (661) 255-4368

TSULLIVAN@santa-clarita.com
La ciudad de Santa Clarita proporcionará ajustes razonables a la inclusión de todos los participantes. Por favor, póngase en contacto Tereasa Sullivan at (661) 255-4368. Suficiente tiempo es necesario para determinar las necesidades de cada solicitud.



Taller #1
City Hall
Century Room, 1st Floor
23920 Valencia Boulevard
Santa Clarita, CA 91355
Sábado
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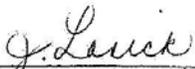
Case number NVC15880, that the notice, of which the annexed is a printed copy, has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

2/23

All in the year 2014

I certify (or declare) under penalty of perjury that the foregoing is true and correct

Dated at Valencia, California, this
25 day of February, 2014


Signature



NOTICE OF PUBLIC HEARING
City of Santa Clarita
City Council Meeting

As required by the U.S. Department of Housing and Urban Development (HUD), the City is in the development stages of a new five-year Consolidated Plan for the period of 2014-2018. The Consolidated Plan outlines goals and priorities the City will follow over the next five years for the use of Community Development Block Grant (CDBG) funds. This process includes a Housing and Community Development Needs assessment.

Notice is hereby given that a public hearing will be conducted on Tuesday, March 11, 2014, at 6:00 p.m. in the City Hall Council Chambers at 23920 Valencia Boulevard in Santa Clarita. A summary of the Housing and Community Development Needs for inclusion in the draft 2014-2018 Consolidated Plan will be presented to the Santa Clarita City Council. Citizens are encouraged to participate and provide comments on this item by attending the public hearing.

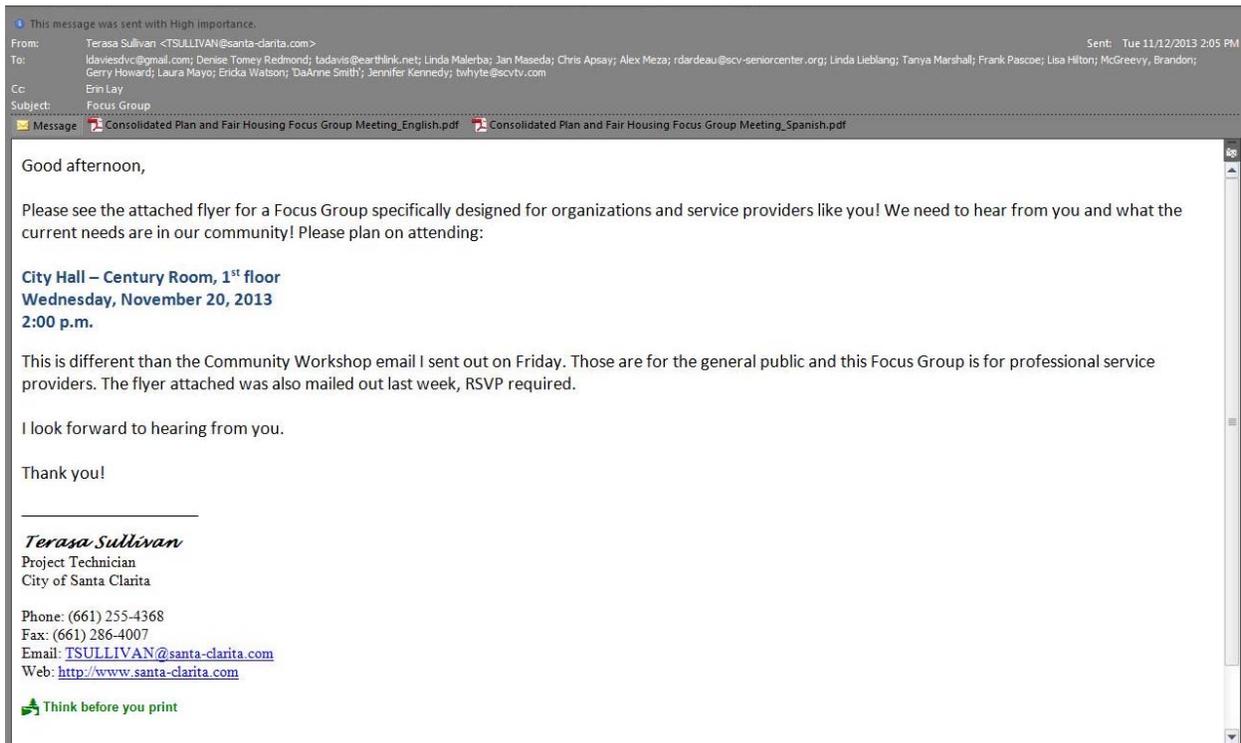
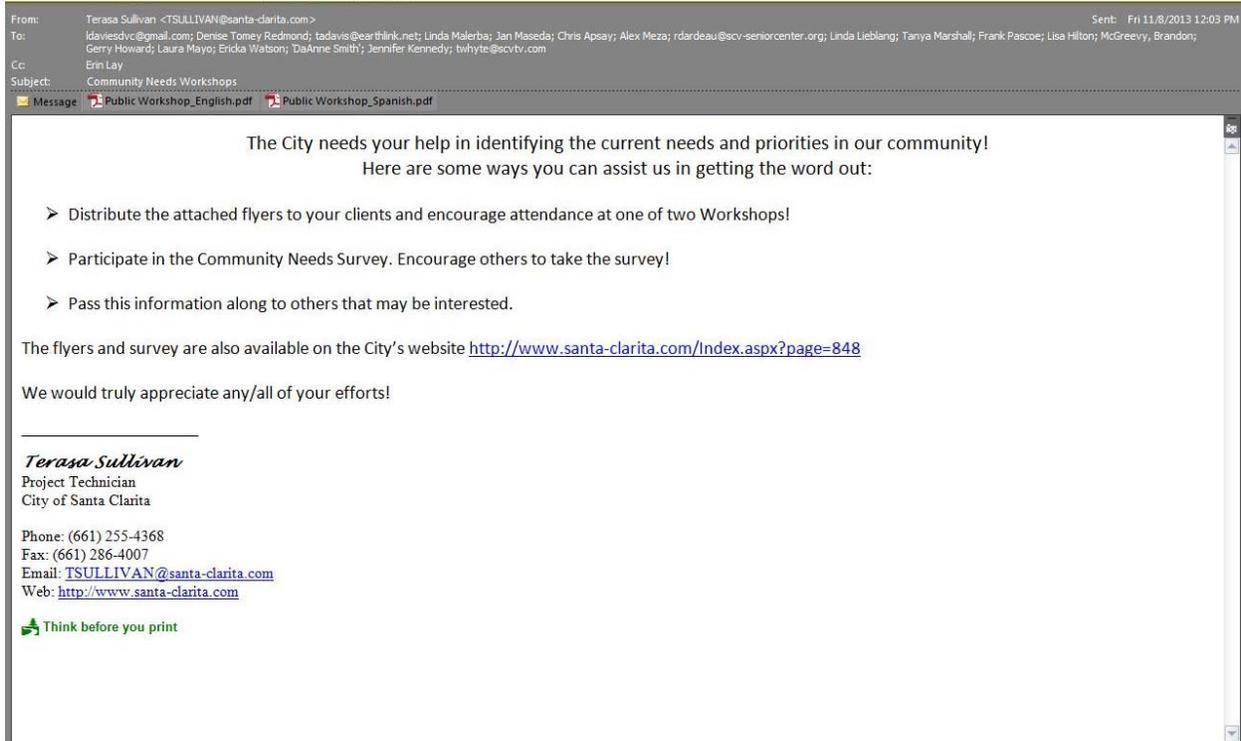
If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or written correspondence delivered to the City of Santa Clarita, at or prior to, the public hearing.

Copies of the City Council meeting agendas will be available 72 prior to the meeting date at the City Clerk's Office at City Hall, located at 23920 Valencia Blvd., Suite 120, Santa Clarita, CA 91355, or on-line at www.santa-clarita.com/agendas. Further information may also be obtained by contacting Erin Lay, Housing Program Administrator at 661.286.4174 or by email at elay@santa-clarita.com.

Para los que hablan español, si usted tiene preguntas o desea más información sobre este producto, por favor póngase en contacto con Evelyn Glasgow, Secretaria, al 661.284.1422 o por correo electrónico a eglasgow@santa-clarita.com. Gracias.

Dated: February 19, 2014
Ammine Chaparyan, Interim City Clerk

Published: The Signal - Sunday,
February 23, 2014





City of
SANTA CLARITA

23920 Valencia Boulevard • Suite 300 • Santa Clarita, California 91355-2196
Phone: (661) 259-2489 • FAX: (661) 259-8125
www.santa-clarita.com

**COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
CDBG FUNDING OPPORTUNITY**

Please join us at one of the funding meetings to be held at:

City Hall – Century Room, 1st Floor
23920 Valencia Boulevard
Santa Clarita, CA 91355

Monday, January 6, 2014 - 11:00 a.m.

~or~

Tuesday, January 7, 2014 – 4:00 p.m.

~RSVP Required~

Call 661.255.4368 or email tsullivan@santa-clarita.com

***Attendance is mandatory to receive an application and be considered for funding.**

At the meeting you will:

- Learn the City's priorities for services.
- Hear the greatest needs of lower-income residents in the City based on the results of the Community Needs Assessment.
- Understand how your organization may be eligible for 2014-2015 CDBG funding.
- Have an opportunity for questions.
- *Receive an application for 2014-2015 CDBG funding.
(Applications will be due back within 3 weeks!)

To RSVP or for questions, please contact Terasa Sullivan,
Project Technician at 661.255.4368 or tsullivan@santa-clarita.com.

~Thank you~



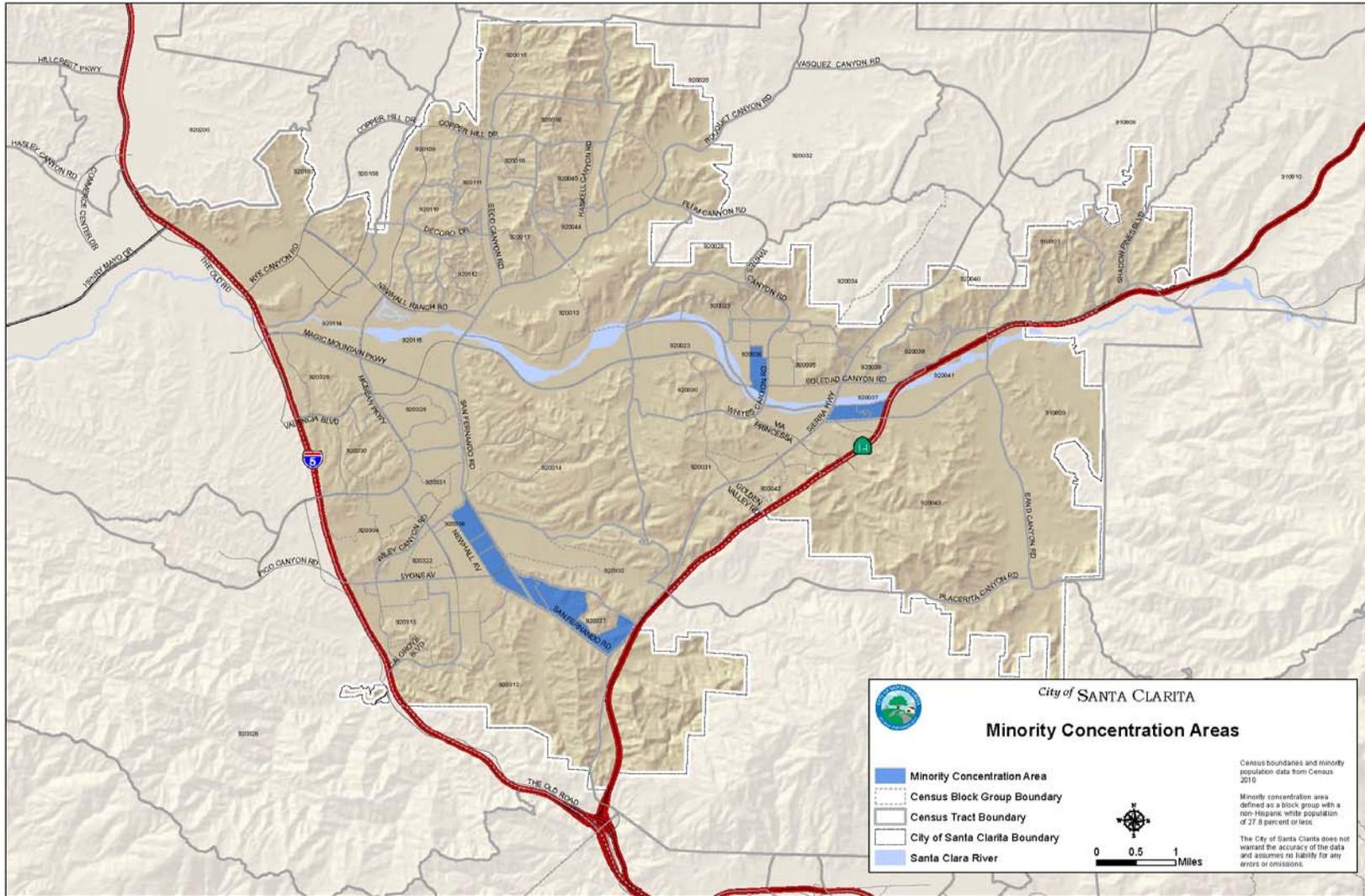
A-7: Sign-In Sheets

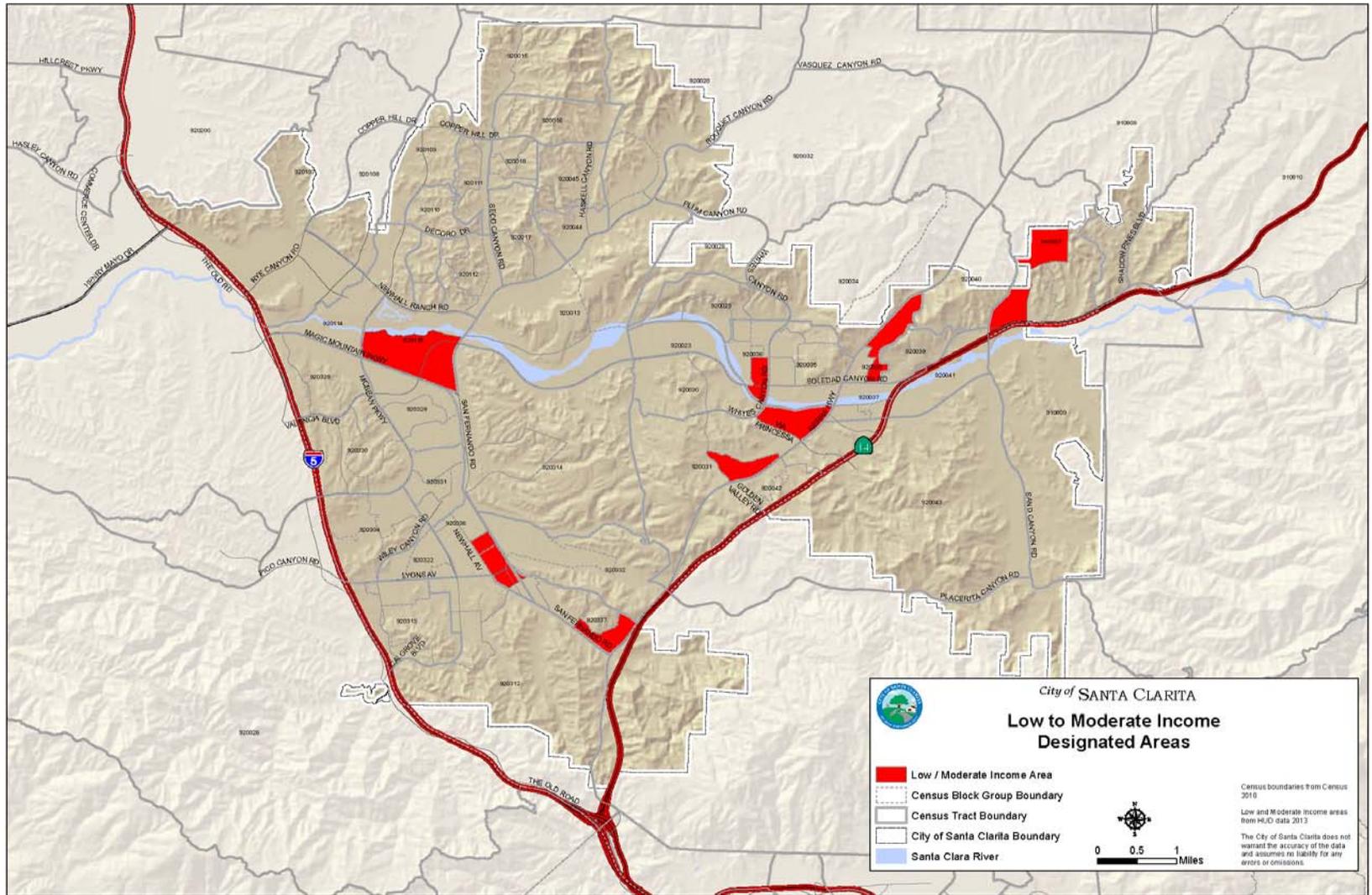
City of Santa Clarita Focus Group Meeting

Wednesday, November 20, 2013 2:00 PM

SIGN-IN SHEET				
PRINT NAME	ORGANIZATION	ADDRESS	EMAIL	TELEPHONE NO.
Karissa Valencia	Domestic Violence Center of DCV	28780 Newhall Ave. Newhall, CA	kvalencia@dvc-dcv.org	(661) 259-8175
AUNETTE R. GUNAW	BRIDGE TO HOME	23031 ORAYTON SANTA CLARITA, CA	AUNETTE.GUNAW@STOHME.ORG	(818) 687-1418
Christina Apsay	LSS COMM. CARE	18277 SOLEDAD CYN	capsaye@sssc.org	661 298 8972
Bert PARRIS	CHHOAD FAMILY CTR	USYS Center	bert.parris@childfamilycenter.org	251-9439
Jennifer Kennedy	Single Mothers Outreach	23780 Newhall Ave, Newhall	jkennedy@smo.org	661-788-0117
RACHELLE DARDEN	SUN SENIOR CENTER	34900 MARKET ST.	rdarden@sun-seniorcenter.org	661-337-4444
Doree Tracy Padua	Carosel Ranch	34289 Padua Santa Clarita, Ca 91390	dtomey@trc.aol.com	661 298-8010

Appendix B: Hispanic and Low/Moderate Income Concentrations





Appendix C: Characteristics of Special Needs Populations

Seniors: To plan better for the upcoming needs of seniors, in 2008, the County of Los Angeles Community and Senior Services, the City of Los Angeles Department of Aging and the Los Angeles County Commission on Aging (LACCOA) collaborated on a large-scale needs assessment of older residents. “L.A. County Seniors Count!” was a four-page survey distributed to seniors age 60 and over. It contained 40 questions on daily living, health care, housing, transportation, caregiving, demographics and more. About 100,000 surveys were given out at senior centers, nutrition sites, In-Home Supportive Services (IHSS) clients, home delivered meals routes, community centers, libraries, churches and synagogues, election polling places, the Los Angeles County Fair, and other locations serving seniors. Seniors completed 16,500 questionnaires as part of the study (16.5 percent response rate)—the largest number of completed needs assessment surveys found in the U.S. for a study of this type.

The majority of survey respondents were between the ages of 60 and 74 (65 percent) and female (57 percent). More than half of respondents were white (54 percent) and almost one-quarter of respondents were Hispanic or Latino. One-quarter of respondents reported having a high school diploma, and one-third reported having a college degree. About two-thirds of respondents reported having lived in Los Angeles County for 20 years or more with an average length of residency of 32 years.

Nearly all survey respondents were found to have a need in at least one health-related area. Specifically:

- Respondents reported not having complete health insurance—the biggest issues were in the areas of dental insurance (61 percent) and prescription drug coverage (47 percent)
- Among specific areas of health care, dental care was most often identified as unaffordable (18 percent)
- A large proportion of Los Angeles County seniors expressed interest in recreation, education, entertainment and religious activities. Recreation and entertainment were the most preferred activities with approximately one-half of respondents expressing interest. In addition, approximately one-quarter of the seniors surveyed in Los Angeles County reported that they were interested in volunteering. About the same amount (24 percent) reported interest in community involvement.

A specific question in the survey assessed the issues that kept seniors from “doing the things they like in the community.” The most common reason given as a barrier was “don’t know about opportunities,” followed by “transportation problems.” A community can have a plentiful array of services for seniors, but if seniors don’t know the services exist, they can’t take advantage of them. With hundreds of sources of information about legal and benefit issues, many older adults are not sure where to start. About one-fifth of older respondents reported having unmet transportation needs for medical appointments, social activities, grocery shopping and for assistance with special needs. Transportation needs were found to be the greatest for the oldest seniors (age 85+) and for Asians/Pacific Islanders.

Housing costs in Los Angeles have risen sharply in recent years. Due to this economic downturn and general cost of living increases, seniors are the most vulnerable as they move into their retirement years with the hopes of using this important property asset to finance their golden

years. For Los Angeles County's seniors, the issues of housing affordability and the need for home maintenance services were prevalent. Approximately 25 percent of respondents reported needing help with minor home repairs. 10 percent had problems finding an apartment and 10 percent had problems paying rent.

Persons With Disabilities: Persons with disabilities often have limited incomes, but extensive needs for a variety of services. Furthermore, as the majority (more than 72 percent) of the City's housing stock was constructed prior to 1990 (before the passage of the American with Disabilities Act), accessible housing is also limited in supply.

People with disabilities have special health concerns, and obtaining accurate information about disabilities in the community is important for guiding health promotion and disease prevention efforts, estimating the need for and providing services, making policies, and monitoring progress toward achieving national health objectives. However, this segment of the population is often overlooked in routine population-based data collection. Questions on disabilities were added to the 2002-03 Los Angeles County Health Survey (LACHS) to examine the prevalence and types of disability, in order to help guide efforts directed at reducing disparities and improving quality of life for persons with disabilities (PWD).

Accommodations for PWDs should be a part of both home and work environments. One-third (33 percent) of PWDs reported that they either currently had (11 percent) or could benefit from (25 percent) special modifications, adaptive equipment, or other features in their home. Knowing where to be able to turn to for help could also be beneficial for PWDs. However, the survey found that over half (58 percent) of PWDs did not know where to obtain information on their disability.

In addition, an estimated 23 percent of PWDs of working age had no form of health insurance coverage. By comparison, about 27 percent of people without a disability had no health insurance. Over 25 percent of PWDs were covered by MediCal and 13 percent of PWDs reported having no regular source of care. PWDs were also three times as likely as people without a disability to report not receiving needed health care during the past year due to transportation problems (17 percent versus 5 percent, respectively). Additional barriers reported among PWDs include: not getting needed medical care during the past year because of the physical layout of their physician's office (21 percent), and feeling unfairly treated by their own doctor or clinic staff because of their disability (12 percent). Although the percent of PWDs that reported having no insurance and having no regular source of care was lower than in people without a disability, it is concerning that so many persons with disabilities are having difficulty accessing the health care system, since they are likely to have more conditions requiring medical care and management.

Nationally, participation in preventive health services has been found to be lower among people with disabilities compared to people without disabilities, perhaps due to a tendency to focus on treating specific disabilities during healthcare visits rather than the needs of the whole person. In the survey of LA County residents, slightly more PWDs (aged 65 or older) received the flu shot during the past year compared to those (aged 65 or older) without a disability (73 percent and 68

percent, respectively), and a lower percentage of women with a disability received a pap smear in the past 3 years (78 percent) compared to women without a disability (87 percent).

Large Households: As noted by various nonprofit service agencies and demonstrated by the CHAS data, the limited availability of affordable and adequately sized units is a continual problem faced by many lower income large households.

Single Parent Households: In 2012, First 5 LA completed a series of Best Start Community Assessments in 14 high need communities throughout Los Angeles County in order to better understand and document the current needs and resources for families in local neighborhoods. While Santa Clarita was not one of the 14 communities chosen for a detailed assessment, nearby Pacoima was selected. The Pacoima study area also included the neighboring of Mission Hills, Arleta, Sylmar, Lake View Terrace, and San Fernando. The Best Start Pacoima Assessment documented the following needs that are also applicable to the Santa Clarita community:

- **Childhood Obesity:** Four year old children living in the study area were slightly more likely to be overweight compared to all children in LA County. Children in this community were less likely to eat fast food at least once a week (39 percent) than LA County children (48 percent); however, children were more likely to drink soda or other sweetened beverages at least once per day (57 percent) compared to all LA County children (43 percent). Furthermore, the majority (62 percent) of children and adolescents (6-17 years old) did NOT meet standards for physical activity, (exercising at least an hour a day for 5 days a week), in 2007.
- **Child Care:** One-fifth (20 percent) of children were in child care for more than 10 hours a week, and 53 percent of parents who needed child care found it very or somewhat difficult to obtain this child care. Affordable, high quality child care and preschool programs were identified as the two biggest gaps in the community.
- **Coordination of Resources:** Participants interviewed for the Best Start Assessment noted that despite the existence of resources within the community, it is difficult for some families to qualify for support services. A handful of community residents and service providers shared that there was also a lack of connection between community residents and government officials.
- **Parental Education:** Many Pacoima residents said that there is a great need for support services, specifically for parenting. They expressed a desire for classes and workshops on the following topics: parenting, English language learning, nutrition, and financial education. Participants also expressed a desire for a parent resource center in the community. A handful of participants underscored the need for more parent workshops, centers, and other resources to support families, especially single parents.
- **Prenatal Healthcare:** Access to prenatal care was also a significant challenge, and some participants were unaware of the clinics that provide basic healthcare within the community.
- **Transportation:** Inadequate transportation service and high transportation costs were identified as barriers to accessing social service facilities and programs. Participants

noted that public transportation routes often don't reach needed destinations and that existing transportation services are too costly and not frequent enough.

Victims of Domestic Violence: The Domestic Violence Center of Santa Clarita Valley provides shelter and support services for abuse victims. During the 2012-2013 Fiscal Year the agency provided emergency shelter to 114 women and children and provided services to 224 new and 723 continuing clients. The Domestic Violence Center attended the Focus Group Workshop and indicated a need for additional affordable housing options and access to jobs for victims of domestic violence. In addition, as part of a year-long process of education and training, domestic and sexual violence advocates from the Los Angeles area convened in Fall 2010 to develop recommendations for policy makers to help victims of domestic and sexual violence. Specifically, advocates prioritized the following six needs:

- **Vulnerable Populations:** Continue and expand support for particularly vulnerable populations including the elderly and the disabled and fund services for currently underserved populations including victims of gang-affiliated batterers, immigrants, and gay, lesbian, bisexual, transgender, and male victims. Overwhelmingly, advocates recommended expanding the types of victims that the Violence Against Women Act programs are authorized to serve and increasing the capacity of service providers and law enforcement to meet the needs of diverse communities. Specifically, the advocates promoted expanding the definition of underserved communities to explicitly include the LGBTQ community and victims of gang-affiliated batterers.
- **Prevention Education:** Invest in primary prevention education and programming for youth on how to build healthy relationships and prevent teen dating violence. Existing teen programs created in the last reauthorization of VAWA remain largely focused on victim services and do not include prevention programming. Advocates highlighted the need to address primary prevention and create more services, with schools as the hub to support prevention education and promote healthy relationship skills. Speakers also emphasized the need to begin teaching students in middle school before they start dating and before the most at-risk students drop out of school.
- **Substance Abuse/Mental Health Services:** Provide training and more comprehensive services to help victims struggling with substance abuse and mental health disorders. Research shows that abuse plays a significant role in the development and exacerbation of mental disorders and substance abuse problems, increases the risk for victimization and influences recovery from a range of psychiatric illnesses. When victims enter domestic violence programs and uncover the initial trauma, they need to simultaneously address mental health and/or substance abuse issues to avoid relapse.
- **Family Court Assistance:** Increase support for victims with Family Court custody, visitation, and assistance needs. Safe Havens was created to fund centers where children could be exchanged between parents or visit with non-custodial parents in a safe manner. Safe Havens practitioners are reportedly seeing increased numbers of battered parents as the visiting parent. Unfortunately, battered mothers are increasingly losing custody of their children to abusive partners who are more likely to contest custody and often have more resources to pursue action via the family courts. In addition, some providers are unaware of or lack the ability to address subtle tactics of

harassment and psychological abuse perpetrated by batterers against both victims and children while utilizing the services of the center.

- **Sexual Assault:** Augment programs and services for sexual assault survivors, particularly veterans. Sexual assault specific services remain underfunded at the federal level. Other funding sources through VAWA limit the amount of funding they give to sexual assault specific programs. Also, a growing area of concern is the number of sexual assaults committed and experienced by military personnel. The assailants are typically known to the victims and usually superiors or colleagues, making reporting difficult.
- **HIV/AIDS:** Revise language in Grants to Encourage Arrest Program to remove identical state requirement regarding HIV/AIDS testing. Grantees who participate in the Grants to Encourage Arrest grant are subject to the requirement that states implement legislation regarding HIV/AIDS testing that is identical to federal statute or lose five percent of the grant. As a result, this requirement deprives many programs from receiving funding in states, such as California, that already have very protective statutes and are therefore unlikely to change their statute.

Farmworkers: 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.

Persons with Drug/Alcohol Addictions: The Los Angeles County Department of Public Health tracks data on drug related deaths. According to their records, the top three most commonly detected pharmaceuticals were all opioid pain relievers. Heroin, cocaine, and methamphetamine were the most commonly detected illicit drugs. In general, the data shows that Whites are more likely to abuse pharmaceuticals than illicit drugs, while the reverse is true for Blacks and Hispanics. The Los Angeles County Department of Public Health has identified the following needs in the region, related to prescription drug abuse:

- **Training and Education:** Raise awareness about prescription drug abuse through the education of parents, youth, patients, educational professionals, and health care providers.
- **Tracking and Monitoring:** California's database, CURES, has more than 200 million entries of controlled substance drugs that are dispensed. Through CURES/PDMP, health care providers are able to identify possible patterns of controlled substance abuse (e.g., doctor shopping) and make better prescribing decisions in combating prescription drug abuse with regard to controlled substances. CURES/PDMP can also be used by professional licensing boards to identify clinicians with patterns of inappropriate prescribing and dispensing controlled substances, and to assist law enforcement in cases of controlled substance diversion. At this time, CURES/PDMP enrollment and usage is optional, which leads to an underestimation of the number of prescribers and users.
- **Disposal:** The safe disposal of unused and unwanted prescription products can be challenging, as most medical providers and pharmacies will not take them back from

patients on a routine basis. However, it is important to remove these prescription medications from the community safely so that they are not misused.

Information on alcohol outlets within Los Angeles County was obtained from the California Department of Alcoholic Beverage Control (ABC). ABC categorizes alcohol outlets as either on premises (where alcohol is to be consumed on site such as restaurants and bars) and off premises (where alcohol is to be consumed off site such as liquor stores and grocery stores). The County's Department of Public Health has classified the City of Santa Clarita as having a High density of on premises alcohol outlets and Medium density of off premises alcohol outlets. Communities with a High density of alcohol outlets overall are nine to 10 times more likely to have increased rates of violent crime. In addition, communities with a High density of on premises alcohol outlets are four times more likely to have increased rates of alcohol involved motor vehicle crashes. Despite being a relatively high density alcohol outlet jurisdiction, the City's rates of alcohol related harms remains very low.

Veterans: Recent reports issued by the U.S. Department of Labor indicate that younger veterans, who served their country after September 11, 2001, suffer higher year end unemployment rates than older veterans and the general population. Veterans between the ages of 18 and 24 continue to have unemployment rates around 20 percent. This rate of unemployment is expected to increase substantially as U.S. troops stationed in Afghanistan exit in 2014. In the coming years, Los Angeles can expect an influx of an additional 24,000 younger veterans, with a project young veteran population of about 60,000 by 2017. As most Los Angeles County veterans are young and have much of their working lives ahead of them, resources and assistance that promote their skills and open doors to employment opportunities should pay off both for them as individuals and for the community at large.

The many problems facing veterans and their families—homelessness, suicide, the effects of traumatic brain injury, military sexual trauma, unemployment that exceeds the national average, family needs, and others—are not necessarily the result of insufficient resources and programs but rather the lack of optimal implementation. The thousands of community-based organizations that serve veterans struggle to provide appropriate and effective services in the absence of consistent guidance or support. Only about one-half of young veterans have pursued the VA care for which they are eligible, with some preferring to seek care elsewhere and many others unaware of the resources available to them. Those that do wait months for their claims to be adjudicated; veterans in Los Angeles wait an average of 377 days - more than a year - to receive a response to their VA claims. On issues such as housing, business startup opportunities, family counseling, and even educational benefits, available services are usually disjointed, making it difficult for veterans to find needed and timely assistance.

To address the needs of local veterans, the United Way of Greater Los Angeles recommends the following policies and actions:

- **Build a Coherent Infrastructure:** There is no “center of gravity” for the Los Angeles veteran community. Many nonprofits are doing outstanding work to meet the needs of veterans and would benefit enormously from a coordinated approach whereby a network of providers - including local VA leadership and engaged partners in the civic, business and philanthropic sectors - could ensure that no veteran slips through the cracks.

- **Build the Capacity of Nonprofit Organizations Offering Employment Services to Veterans:** Provide these organizations with support and training so they can build their capacity and make sure veterans are receiving effective, high-quality services.
- **Create Pathways to Employment:** It is crucial that veterans have supported pathways into the labor force that result in opportunities for accessing and sustaining employment. This includes job readiness training programs that help them transition from military to civilian careers as well as support with job placement and retention. Likewise, employers need to be brought to the table as a partner in this work to help them understand the value of hiring veterans and give input on shaping programs to meet their needs. Connecting the local business community with service providers will also create a network of support that will help our veterans and therefore, our businesses, succeed.
- **Advocate for Relevant and Timely Data:** The most current information we have about veterans in LA County comes from the US Census' American Community Survey (ACS) of 2010, which is nearly 3 years old. Thousands more veterans have returned to Los Angeles since then, and their needs are unknown.

Foster Children: Foster youth have suffered the trauma of abuse and neglect. Their time in foster care is often characterized by frequent changes in home and school placement, with a resulting lack of stability on almost every front. Statewide, two to four years after leaving care, half of these young people still do not have a high school diploma or GED, and fewer than ten percent enter college. Nearly one-third end up on public assistance within 15 months, and eventually, more than one-third will be arrested or convicted of a crime. Positive school experiences are critical to grade-level performance, promotion, and high school graduation, as well as successful transition to adulthood.

The Los Angeles County Education Coordinating Council (ECC) conducted a series of 12 focus groups with youth currently or formerly under the care of the Los Angeles County Department of Children and Family Services (DCFS) and Probation Department. The purpose of these focus groups was to give the youth an opportunity to share their concerns and identify barriers affecting their ability to do well academically. The vast majority of the young people interviewed reported attending numerous schools—some as many as 50 different institutions. An overarching theme for the youth participating in the focus groups was the importance of family as a resource. The following were identified by foster youth as their priority needs:

- **Caring Adults:** The most repeated need was the desire to have someone in their lives who cares about their welfare and who can encourage them. In addition to family members, these adults include program staff, social workers, and probation officers who were perceived as genuinely caring for the youth they work with.
- **Good Teachers:** Older foster youth were particularly vocal about their experiences with “good teachers”—teachers from whom they learned and teachers who seem to genuinely care about students. Young people also noted the need for consistent monitoring of educational progress and the importance of practical knowledge versus being taught to “pass an exam.”
- **Positive Role Models:** Many foster youth expressed a desire to interact with adults who had been former foster youth themselves or other adults with shared or similar pasts. The importance of positive role models was highlighted by foster youth.

- Assistance with the “Basics”: Young people identified assistance with tutoring, schoolwork, and passing the exit exam (particularly in math subjects) as important needs.
- School Counselors: Participants cited the importance of school counselors who understand the probation system and have a desire to help foster youth.
- Better Prepared Foster Parents: The majority of youth expressed ambivalence toward foster parents and recounted both positive and negative stories about their experiences with their foster parents. Foster parents were generally not identified as a trustworthy resource. Participants identified the need to better screen and train foster parents, especially regarding their obligations and how school systems function.
- School Stability: Most of the foster youth expressed a desire to remain in one school—provided it had a positive learning environment. The constant movement from school to school also often created delays in paperwork and enrollment resulting in missed school days, repeated courses and enrollments in the wrong grade level or courses.
- Lack of Information on Available Resources: Many foster youth were unaware of available after school programs and resources and very few have actually participated in these programs.
- Transportation: Participants cited an absence of reliable, affordable, and safe transportation to and from classes and available programs.

**APPLICATION FOR
FEDERAL ASSISTANCE**

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		2. DATE SUBMITTED	Applicant Identifier B-14-MC060576
<input type="checkbox"/> Pre-application <input checked="" type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	3. DATE RECEIVED BY STATE		State Application Identifier
		4. DATE RECEIVED BY FEDERAL AGENCY	Federal Identifier
5. APPLICANT INFORMATION			
Legal Name: City of Santa Clarita		Organizational Unit: Department: Community Development Department	
Organizational DUNS: 19-238-5573		Division: Community Preservation	
Address: Street: 23920 Valencia Boulevard Suite 300 City: Santa Clarita County: Los Angeles State: California Zip Code 91355		Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Ms. First Name: Armine Middle Name: Last Name Chaparyan Suffix:	
Country: USA		Email: achaparyan@santa-clarita.com	
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 9 5 - 4 1 3 3 9 1 8		Phone Number (give area code) (661) 286-4195	Fax Number (give area code) (661) 286-4007
8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify)		7. TYPE OF APPLICANT: (See back of form for Application Types) Municipal Other (specify)	
10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): CDBG Program 1 4 - 2 1 8		9. NAME OF FEDERAL AGENCY: US Department of Housing and Urban Development (HUD)	
12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Santa Clarita		11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Fiscal Year 2014-2015 One Year Action Plan CDBG Program consisting of the provision of public services, affordable housing, community facilities, public improvements, and other related programs.	
13. PROPOSED PROJECT Start Date: 07/01/14 Ending Date: 06/30/15		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 38th b. Project 38th	
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
a. Federal	\$ 1,138,090 ⁰⁰	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE:	
b. Applicant	\$ ⁰⁰	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
c. State	\$ ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
d. Local	\$ ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
e. Other	\$ 292,000 ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input checked="" type="checkbox"/> No	
f. Program Income	\$ ⁰⁰		
g. TOTAL	\$ 1,430,090 ⁰⁰		
18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.			
a. Authorized Representative			
Prefix Mr.	First Name Kenneth	Middle Name W.	Suffix
Last Name Striplin		c. Telephone Number (give area code) (661) 255-4905	
b. Title City Manager		e. Date Signed	
d. Signature of Authorized Representative			

INSTRUCTIONS FOR THE SF-424

Public reporting burden for this collection of information is estimated to average 45 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding the burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0348-0043), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET. SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

This is a standard form used by applicants as a required face sheet for pre-applications and applications submitted for Federal assistance. It will be used by Federal agencies to obtain applicant certification that States which have established a review and comment procedure in response to Executive Order 12372 and have selected the program to be included in their process, have been given an opportunity to review the applicant's submission.

Item:	Entry:	Item:	Entry:																
1.	Select Type of Submission.	11.	Enter a brief descriptive title of the project. If more than one program is involved, you should append an explanation on a separate sheet. If appropriate (e.g., construction or real property projects), attach a map showing project location. For preapplications, use a separate sheet to provide a summary description of this project.																
2.	Date application submitted to Federal agency (or State if applicable) and applicant's control number (if applicable).	12.	List only the largest political entities affected (e.g., State, counties, cities).																
3.	State use only (if applicable).	13.	Enter the proposed start date and end date of the project.																
4.	Enter Date Received by Federal Agency Federal identifier number: If this application is a continuation or revision to an existing award, enter the present Federal Identifier number. If for a new project, leave blank.	14.	List the applicant's Congressional District and any District(s) affected by the program or project																
5.	Enter legal name of applicant, name of primary organizational unit (including division, if applicable), which will undertake the assistance activity, enter the organization's DUNS number (received from Dun and Bradstreet), enter the complete address of the applicant (including country), and name, telephone number, e-mail and fax of the person to contact on matters related to this application.	15.	Amount requested or to be contributed during the first funding/budget period by each contributor. Value of in kind contributions should be included on appropriate lines as applicable. If the action will result in a dollar change to an existing award, indicate only the amount of the change. For decreases, enclose the amounts in parentheses. If both basic and supplemental amounts are included, show breakdown on an attached sheet. For multiple program funding, use totals and show breakdown using same categories as item 15.																
6.	Enter Employer Identification Number (EIN) as assigned by the Internal Revenue Service.	16.	Applicants should contact the State Single Point of Contact (SPOC) for Federal Executive Order 12372 to determine whether the application is subject to the State intergovernmental review process.																
7.	Select the appropriate letter in the space provided. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. State</td> <td style="width: 50%;">I. State Controlled Institution of Higher Learning</td> </tr> <tr> <td>B. County</td> <td>J. Private University</td> </tr> <tr> <td>C. Municipal</td> <td>K. Indian Tribe</td> </tr> <tr> <td>D. Township</td> <td>L. Individual</td> </tr> <tr> <td>E. Interstate</td> <td>M. Profit Organization</td> </tr> <tr> <td>F. Intermunicipal</td> <td>N. Other (Specify)</td> </tr> <tr> <td>G. Special District</td> <td>O. Not for Profit Organization</td> </tr> <tr> <td>H. Independent School District</td> <td></td> </tr> </table>	A. State	I. State Controlled Institution of Higher Learning	B. County	J. Private University	C. Municipal	K. Indian Tribe	D. Township	L. Individual	E. Interstate	M. Profit Organization	F. Intermunicipal	N. Other (Specify)	G. Special District	O. Not for Profit Organization	H. Independent School District		17.	This question applies to the applicant organization, not the person who signs as the authorized representative. Categories of debt include delinquent audit disallowances, loans and taxes.
A. State	I. State Controlled Institution of Higher Learning																		
B. County	J. Private University																		
C. Municipal	K. Indian Tribe																		
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E. Interstate	M. Profit Organization																		
F. Intermunicipal	N. Other (Specify)																		
G. Special District	O. Not for Profit Organization																		
H. Independent School District																			
8.	Select the type from the following list: <ul style="list-style-type: none"> • "New" means a new assistance award. • "Continuation" means an extension for an additional funding/budget period for a project with a projected completion date. • "Revision" means any change in the Federal Government's financial obligation or contingent liability from an existing obligation. If a revision enter the appropriate letter: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">A. Increase Award</td> <td style="width: 50%;">B. Decrease Award</td> </tr> <tr> <td>C. Increase Duration</td> <td>D. Decrease Duration</td> </tr> </table> 	A. Increase Award	B. Decrease Award	C. Increase Duration	D. Decrease Duration	18.	To be signed by the authorized representative of the applicant. A copy of the governing body's authorization for you to sign this application as official representative must be on file in the applicant's office. (Certain Federal agencies may require that this authorization be submitted as part of the application.)												
A. Increase Award	B. Decrease Award																		
C. Increase Duration	D. Decrease Duration																		
9.	Name of Federal agency from which assistance is being requested with this application.																		
10.	Use the Catalog of Federal Domestic Assistance number and title of the program under which assistance is requested.																		

Certifications

In accordance with the applicable statutes and the regulations governing the Consolidated Plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an Analysis of Impediments (AI) to Fair Housing Choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the

receipt of such notices. Notice shall include the identification number(s) of each affected grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted:
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
 - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The Consolidated Plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official

Date

Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed Citizen Participation Plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its Consolidated Plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current Consolidated Plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available).
2. **Overall Benefit.** The aggregate use of CDBG funds including Section 108 guaranteed loans during program year(s) 2014-2015, 2015-2016 and 2016-2017 shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

Signature/Authorized Official

Date

Title

Appendix to Certifications

Instructions Concerning Lobbying and Drug-Free Workplace Requirements:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

City of Santa Clarita

23920 Valencia Boulevard, Suite 300

Santa Clarita, CA 91355

Check ___✓___ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace is required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).