

3.19 POPULATION AND HOUSING

EXECUTIVE SUMMARY

This section summarizes the existing and projected population and housing supply in the City's Planning Area and analyzes the potential of the proposed General Plan to induce population growth, displace existing housing, or displace existing populations. The City's Planning Area consists of its incorporated boundaries and adopted Sphere of Influence (SOI). The County's Planning Area consists of unincorporated land within the One Valley One Vision (OVOV) Planning Area boundaries that is outside the City's boundaries and adopted SOI. Both the City and County Planning Areas comprise the OVOV Planning Area.

Information on population, housing, and employment for the City's Planning Area was derived from the State of California Department of Finance (DOF) and Southern California Association of Governments (SCAG). Buildout of the City's proposed General Plan would increase the City's population and the number of housing units. The population at General Plan buildout would be consistent with SCAG's long-term growth forecasts for the City. Implementation of the proposed General Plan would not result in the displacement of substantial numbers of housing or people since several proposed goals, objectives and policies promote growth and development within underutilized and vacant areas. For these reasons, implementation of the City's General Plan on population and housing would be less than significant.

EXISTING CONDITIONS

Population

A significant amount of the population growth in Los Angeles County over the past two decades has occurred in North Los Angeles County, which includes both the Santa Clarita Valley and the Antelope Valley. In 2000, the City of Santa Clarita had the fourth largest population within the County, following the cities of Los Angeles, Long Beach, and Glendale. Santa Clarita, Palmdale, and Lancaster were also the fastest-growing cities between 1990 and 2000, maintaining annual average growth rates significantly higher than the County as a whole. During that decade, the Santa Clarita Valley grew by almost 60,000 residents (approximately 39 percent), reaching a population of 212,611 by 2000.¹ Average household size increased from 2.93 to 3.09 persons per household over the census decade.²

¹ City of Santa Clarita Draft Land Use Element (December 2008), L-18.

² City of Santa Clarita Draft Land Use Element (December 2008), L-19.

In 2008, the estimated population of the entire Santa Clarita Valley was 252,000, with 75,000 residing in unincorporated County areas.³ According to the DOF, the population of Santa Clarita in January of 2008 was 177,045, an increase of 17 percent over the population in 2000.⁴ By contrast, the population of Los Angeles County as a whole grew 8.9 percent during this period. The City's growth during this period is partially due to the annexation of adjoining communities. In 2006, the City annexed three areas that added 2,643 units and 7,901 residents to the City's population.

Housing

According to the DOF, there were 58,714 households in the City of Santa Clarita in January 2008. The average housing occupancy was 3.09 persons per household. Between 2000 and 2008, Santa Clarita's housing stock increased by 6,258 units, including 2,643 units that were annexed into the City in 2006. The remaining 3,615 units were newly constructed within the City. Average housing production over the eight-year period was 426 units per year.⁵ As of January 2008, another 42,000 dwelling units had received land use approval, including 6,000 units within the City and 36,000 units in County areas.

Employment

The total number of jobs in the Santa Clarita Valley in 2005 was 124,200, of which 74,889 jobs (approximately 60 percent) were located within the City limits. The remaining 49,311 jobs were located in the unincorporated County areas, primarily west of Interstate 5.⁶ From 1992 to 2005, approximately 40,000 new jobs were created in the Santa Clarita Valley. Between 2000 and 2005, job growth averaged about 3,900 jobs per year. Most of this job growth occurred in the manufacturing, services, retail trade, and construction sectors.⁷

Employment in the Santa Clarita Valley is forecast to decline by 1.1 percent in 2009. Job growth is expected to accelerate in 2010 as the state and national economies expand and is expected to have an average increase of 2.6 percent per year between 2010 and 2013. In 2009, the Santa Clarita Valley is expected to lose 950 jobs, but will be followed by an increase of 2,300 jobs per year between 2010 and 2013

³ City of Santa Clarita Draft Land Use Element (December 2008), L-6.

⁴ State of California, Department of Finance, *E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2007 and 2008*. Sacramento, California, May 2008.

⁵ State of California, Department of Finance, *E-1 Population Estimates for Cities, Counties and the State with Annual Percent Change — January 1, 2007 and 2008*. Sacramento, California, May 2008.

⁶ City of Santa Clarita Draft Land Use Element (December 2008), L-23.

⁷ City of Santa Clarita Draft Land Use Element (December 2008), L-22.

within the Santa Clarita Valley. As the housing market improves after 2009, it is expected that population growth will accelerate along with job growth within the Santa Clarita Valley.⁸

Jobs/Housing Balance

The jobs/housing balance compares the available housing and available jobs within a community. Achieving a jobs/housing balance can significantly reduce the total number of vehicle trips on the road network and provide greater quality of life for residents. Improving the jobs/housing balance requires planning for the location, intensity, and nature of jobs and housing in order to encourage a reduction in vehicle trips and miles traveled; and a corresponding increase in the use of mass transit and alternative transportation methods such as bicycles, carpools, and walking. Strategies include locating higher-density housing near employment centers, promoting infill development, promoting transit-oriented development, actively recruiting businesses that will utilize the local workforce, developing a robust telecommunications infrastructure (including broadband service to homes and businesses), developing workforce skills consistent with evolving local economies, and providing affordable housing opportunities within the community. Currently, over half of employed Santa Clarita Valley residents, including residents of the City of Santa Clarita, must travel out of the Valley to work. In 2005, the Valley had a jobs/housing ratio of 1.04 wage and salary jobs per household.⁹ However, due to the recent increase in the number of employment opportunities within the Valley, the jobs/housing ratio was estimated to range from 1.3 to 1.5 jobs per household in 2008.¹⁰ In 2008, the City of Santa Clarita had an unemployment rate of 3.5 which totaled 3,300 residents.¹¹ As of February 2009, the unemployment numbers for the City of Santa Clarita were 6,100 people unemployed for an unemployment rate of 6.8 percent.¹²

The City of Santa Clarita continues to seek ways to enhance the quality of jobs and housing that are offered within its limits. As a result the City of Santa Clarita has set an aggressive goal to maintain a 1.5:1 jobs per household balance and achieve a jobs per housing balance of 2:1; supporting projects within the City that create two jobs for every new household developed. This jobs/housing balance goal will ensure that opportunities exist for residents to work closer to home within the City of Santa Clarita. In addition

⁸ City of Santa Clarita General Plan, Economic Development Element, August 2009, E-11.

⁹ City of Santa Clarita General Plan, Economic Development Element, August 2009, E-13.

¹⁰ City of Santa Clarita Draft Land Use Element (December 2008), L-23.

¹¹ California Employment Development Department, "Unemployment Rates (Labor Force)," <http://www.labormarketinfo.edd.ca.gov/cgi/dataanalysis/labForceReport.asp?menuchoice=LABFORCE>, 2009.

¹² California Employment Development Department, *Monthly Labor Force Data for Cities and Census Designated Places* (Preliminary Data Not Seasonally Adjusted), February 2009.

to focusing on jobs/housing ratio, the City of Santa Clarita intends to continue to liaise 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 will play a crucial role in the balance of jobs in the Santa Clarita Valley, and development in these areas will include business attraction to support the resident population.

In order to meet the goal of providing a jobs/housing balance of 2:1 the City of Santa Clarita is focused on attracting the kind of companies suited for the Santa Clarita Valley's workforce, including jobs targeted in the aerospace, technology, biomedical, and film/entertainment industries. These industries currently have a strong business in the area and the Santa Clarita Valley boasts trained and qualified professionals that are currently, and will be ready to meet the needs of these unique industries.¹³

In order to reduce the number of Santa Clarita Valley residents commuting daily out of the area for employment, the City will develop a range of housing types, as well as a range of employment opportunities within each of the villages throughout the Santa Clarita Valley. This will allow residents the ability to live in proximity to their workplace. The ultimate goal of the City of Santa Clarita is to have a jobs/housing balance that will reduce workers commute time to less than 30 minutes, and provide jobs in areas that are easily accessible via existing public transportation or within walking distance. This ideal balance will help reduce congestion and commute times, improve air quality within the Santa Clarita Valley, and enhance the quality of life for both residents and employees living and working in the City.

Growth Projections

SCAG is a federally designated metropolitan planning organization for the Southern California region. The City of Santa Clarita is located within the six-county jurisdiction of SCAG, which includes Los Angeles, Orange, Riverside, San Bernardino, Imperial, and Ventura counties. One of SCAG's primary functions is to forecast population, housing, and employment growth for each region, subregion, and city. The latest forecast was completed as part of the 2008 Regional Transportation Plan (RTP) update, which was adopted in May 2008. The project site is located in the North Los Angeles subregion, which also encompasses the cities of Santa Clarita, Lancaster, and Palmdale as well as the unincorporated Los Angeles County area of the Santa Clarita Valley.

SCAG growth forecasts for the City of Santa Clarita are shown in **Table 3.19-1, SCAG's Growth Forecast for the City of Santa Clarita**. According to SCAG's Growth Forecast, the population of the City is expected to grow from 167,185 residents in the year 2005 to 239,923 residents in the year 2035. This

¹³ City of Santa Clarita General Plan, Economic Development Element, August 2009.

represents an approximately 44 percent increase in population growth over the 30-year period. The number of occupied housing units is expected to increase from 53,730 in the year 2005 to 80,687 units in the year 2035, an approximately 50 percent increase in the number of households during this 30-year period. The number of jobs in the City is expected to increase from 54,201 employees in the year 2005 to 87,474 employees in the year 2035, an approximately 61 percent increase.

Table 3.19-1
SCAG's Growth Forecast for the City of Santa Clarita

	2005	2010	2015	2020	2025	2030	2035
Population	167,185	181,973	193,865	205,935	217,660	229,023	239,923
Households	53,730	59,086	64,081	69,344	73,453	77,422	80,687
Employment	54,201	62,227	68,605	72,678	77,466	82,579	87,474

Source: Southern California Association of Governments, 2004 Regional Transportation Plan/Growth Vision: Socio-Economic Forecast Report, June 2008.

REGULATORY FRAMEWORK

SCAG Regional Housing Needs Assessment

The California Housing and Community Development together with the regional Councils of Governments (COGs) throughout the state periodically make projections of anticipated growth in employment and population within each COG's member counties. Based on these projections, the COGs calculate a fair share of the need for new housing in each jurisdiction within their member counties. This process is known as the Regional Housing Needs Assessment (RHNA). Each city or county in a COG planning region must ensure that its housing element is consistent with the RHNA prepared by that COG, and must identify sufficient, appropriately zoned land in the General Plan Land Use Element to accommodate the housing growth estimated by the RHNA.

In 2007, SCAG calculated the RHNA for its six-county region for the period 2006 to 2014. SCAG has estimated the number of new units for very low-, low-, moderate-, and above-moderate-income households needed in the City of Santa Clarita to meet its fair share of the region's housing needs. These numbers are presented in **Table 3.19-2, Regional Housing Needs Assessment**. Between 2006 and 2008,

502 new units were constructed within the City.¹⁴ Therefore, the development of at least 9,096 additional dwelling units within the City is required for the City to meet its RHNA allocation.

**Table 3.19-2
Regional Housing Needs Assessment**

Income Level	Number of Units	Percent of Total
Very Low (50% or less of median)	2,493	26%
Low (51% to 80% of median)	1,560	16.2%
Moderate (80% to 120% of median)	1,657	17.3%
Above Moderate (>120% of median)	3,888	40.5%
Total	9,598	100%

Source: Draft Housing Element, H-68.

State law (Government Code 65915) requires cities to grant incentives to promote affordable housing development, provided that a minimum number of affordable units are constructed and remain affordable for specified periods of time. In addition, state law requires that cities provide density bonuses for affordable housing production, up to a maximum of 35 percent over the units allowed by the General Plan Land Use Map. In exchange for the additional units, the housing developer would ensure that a certain percentage of the units will be priced at affordable levels and will remain affordable over the time period required by the law. The City of Santa Clarita complies with state requirements to provide incentives and density bonuses to promote affordable housing construction by incorporating these provisions into the Unified Development Code. In addition, the City has adopted other incentives including fee waivers and expedited review to promote development that meets General Plan goals and objectives.

City of Santa Clarita General Plan – Housing Element

The City's current Housing Element was adopted in May 2004 and covers the planning period January 1, 1998, through June 30, 2005. During this period, an additional 6,757 housing units were constructed in the City of Santa Clarita. Included in this number were 3,237 single-family units and 3,520 multi-family units (including both rental and ownership units). This number represents 94 percent of the City's RHNA allocation of 7,157 new units for that planning period. The newly constructed units included 20 very-low

¹⁴ City of Santa Clarita Draft Housing Element (January 2009), H-77.

and 444 low-income senior housing units. The City also funded the rehabilitation of 929 units during this period through its handy worker and grant programs.

THRESHOLDS OF SIGNIFICANCE

In order to assist in determining whether a project will have a significant effect on the environment, the *California Environmental Quality Act (CEQA) Guidelines*, Appendix G identify criteria for conditions that may be deemed to constitute a substantial or potentially substantial adverse change in physical conditions.

Potentially significant impacts on population and housing would occur if the proposed General Plan would:

- Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure);
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

IMPACT ANALYSIS

This impact analysis section evaluates the potential effects of the proposed General Plan goals, objectives, and policies on health and social services within the City's Planning Area using the *State CEQA Guidelines* thresholds of significance.

Impact 3.19-1 Implementation of the proposed General Plan would result in a potentially significant impact to population growth in an area.

Buildout of the proposed General Plan Land Use Policy Map would result in a total population of 275,000 residents within the City's Planning Area. The increase in population would result from the annexation of existing units currently located in the City's SOI as well as the construction of new units. This housing projection assumes buildout of the maximum number of dwelling units per acre for each residential land use category designated on the proposed Land Use Policy Map. SCAG projects that the population of the City will increase to 239,923 by year 2035 (no population projections from SCAG are presently available for the City after year 2035). This projection does not account for the future annexation of the SOI, which is assumed under General Plan buildout. Therefore, the projected

population of the City's Planning Area would be greater than 239,923 in year 2035. The projected General Plan buildout population (275,000) is consistent with SCAG's year 2035 population forecast for the City (239,923); the difference of 35,077 residents is attributed to the population of the annexed SOI and to growth that would occur in the City's Planning Area after 2035.

Implementation of the proposed General Plan would indirectly induce population growth if it proposes or otherwise facilitates the extension of roads and other infrastructure beyond the boundaries of the City's Planning Area. However, the goals, objectives, and policies of the proposed General Plan consistently promote urban infill and discourage the introduction of new uses on remote and undeveloped land. In fact, **Policy CO 3.1.1** explicitly states that the Land Use Map and the development review process shall concentrate development into previously developed or urban areas to promote infill development and prevent sprawl and habitat loss, to the extent feasible (**Goal CO 3, Objective CO 3.1**). Additionally, the proposed General Plan promotes incentives for infill development and rebuilding to limit impacts on open space and other natural, undeveloped areas (**Goal CO 1, Objective CO 1.5, and Policy CO 1.5.5**). While these goals, objectives, and policies are intended to protect natural resources, they also limit the indirect induction of future growth.

Proposed General Plan Goals, Objectives and Policies

Goal CO.1: A balance between the social and economic needs of Santa Clarita Valley residents and protection of the natural environment, so that these needs can be met in the present and in the future.

Objective CO 1.5: Manage urban development and human-built systems to minimize harm to ecosystems, watersheds, and other natural systems, such as urban runoff treatment trains that infiltrate, treat and remove direct connections to impervious areas.

Policy CO 1.5.5: Promote concentration of urban uses within the center of the Santa Clarita Valley through incentives for infill development and rebuilding, in order to limit impacts to open space, habitats, watersheds, hillsides, and other components of the Valley's natural ecosystems.

Goal CO 3: Conservation of biological resources and ecosystems, including sensitive habitats and species.

Objective CO 3.1: In review of development plans and projects, encourage conservation of existing natural areas and restoration of damaged natural vegetation to provide for habitat and biodiversity.

Policy CO 3.1.1: On the Land Use Map and through the development review process, concentrate development into previously developed or urban areas to promote infill development and prevent sprawl and habitat loss, to the extent feasible.

Effectiveness of Proposed General Plan Goals, Objectives and Policies

None of the proposed General Plan goals, objectives, or policies regulate population growth. However, based on buildout of the proposed Land Use Map, the future population of the City's Planning Area would be consistent with SCAG's long-term growth forecasts. Furthermore, several goals, objectives, and policies limit the potential for urban sprawl, thereby limiting the potential for unforeseen substantial indirect growth impacts due to the extension of roads and other infrastructure into undeveloped areas. As a result, impacts related to direct and indirect population growth would be less than significant.

Plan to Plan Comparison

The buildout population for the City's Planning Area is estimated to have a capacity for 275,000 under the proposed General Plan and 266,312 under the existing General Plan. The potential increase in population would result from the annexation of existing units currently located in the City's SOI as well as the construction of new units. This housing projection assumes buildout of the maximum number of dwelling units per acre for each residential land use category designated on the proposed Land Use Policy Map (see **Figure 3.1-2**).

The existing Plan would increase the capacity of the number of dwelling units over current totals of existing and entitled units by 6,941 while the proposed General Plan would potentially have an increase of 8,871 dwelling units. Implementation of the existing Plan would not result in the displacement of substantial numbers of housing or people since several proposed policies promote growth and development within urban infill areas of the City's Planning Area while discouraging new uses on remote and undeveloped land. Implementation of the existing Plan would have reduced impacts on population and housing when compared to the City's proposed General Plan.

Impact 3.19-2 Implementation of the proposed General Plan would result in a potentially significant impact to displacement of substantial numbers of existing housing.

This impact discussion is presented using two subsections that include an analysis of impacts that could potentially occur from buildout of the City's General Plan as well as an analysis of the goals, objectives, and policies for the City's Housing Programs as presented in the Housing Element. Proposed goals, objectives, and policies are presented at the end of each subsection. Effectiveness of the goals, objectives, and policies for these two subsections is provided following the impact discussions and the presentation of goals, objectives, and policies.

Buildout of the Proposed General Plan Land Use Policy Map

Buildout of the proposed General Plan would increase the acreage of residential, commercial, and industrial land uses in the City's Planning Area. The proposed Land Use Policy Map illustrates the locations of these uses by their corresponding land use designations. A significant impact would occur if the proposed General Plan would allow the development of non-residential uses on sites currently developed with housing through a land use designation or zone change, or if it would implement a change in the allowable development density (i.e., the number of units per acre) for an existing residential area. Such actions could result in the displacement of existing housing and increase the demand for replacement housing elsewhere.

In order to reduce these potential impacts, several goals, objectives and policies in the proposed General Plan related to development and growth patterns would promote the preservation of existing housing. No goals, objectives, or policies explicitly prohibit the removal of existing housing units, but several indirectly address this potential impact. The proposed General Plan promotes the construction of new uses on presently vacant and underutilized land within the urbanized portions of the City (**Goal LU 1, Objective LU 1.1, Policy LU 1.1.2 and Policy LU 1.1.5**), rather than on sites currently developed with occupied housing units. Other policies specifically discourage urban sprawl into rural areas and the low-density, outlying areas of the Santa Clarita Valley, thereby reducing the potential displacement of existing housing in less developed regions (**Policy LU 1.1.3 and Policy LU 1.1.6**). The underlying policies of **Objective LU 1.2** are including but not limited to maintaining distinctive neighborhoods and implement growth through the revitalization and reuse of underutilized sites within the individual communities of the City's Planning Area as opposed to the modification to existing neighborhoods.

The proposed General Plan encourages growth through the development of mixed-use communities (**Objective LU 2.3**), which would be accomplished through the revitalization of commercial corridors

rather than modification to established neighborhoods. The potential displacement of existing housing is also addressed by **Goal LU-2, Objective LU 2.1** and **Policy LU 2.1.1**, which require that new or reconfigured land uses be sited in a manner that is sensitive to a community's valued assets (such as housing) and ensures land use compatibility.

Another goal of the proposed General Plan is to conserve and improve the existing housing stock through the assistance of various City-sponsored programs (**Goal H 3**). These programs provide grants and other repair services to low- and moderate-income homeowners to make repairs to roofs, HVAC systems, electrical systems, windows and floors, and to address other habitability issues (**Objective H 3.1, Policy H 3.1.1, and Policy H 3.1.3**). **Policy H 3.1.2** will provide rehabilitation assistance for repairs related to safety, habitability and accessibility standards. By promoting the rehabilitation of units in substandard conditions, the proposed General Plan encourages the maintenance of the existing housing stock and continued occupancy by residents.

Furthermore, buildout of the proposed General Plan would increase the total number of housing units within the City's Planning Area, thereby expanding the housing stock of the City's Planning Area. **Goal H 1** is to provide adequate sites for the development of 9,598 new housing units to fulfill the RHNA housing allocation.

Proposed General Plan Goals, Objectives, and Policies

Goal LU 1: An interconnected Valley of Villages providing diverse lifestyles, surrounded by a greenbelt of natural open space.

Objective LU 1.1: Maintain an urban form for the Santa Clarita Valley that preserves an open space greenbelt around the developed portions of the Valley, protects significant resources from development, and directs growth to urbanized areas served with infrastructure.

Policy LU 1.1.2: On the Land Use Map, concentrate urban development within flatter portions of the Santa Clarita Valley floor in areas with limited environmental constraints and served with infrastructure.

Policy LU 1.1.3: Discourage urban sprawl into rural areas by limiting non-contiguous, "leap-frog" development outside of areas designated for urban use.

Policy LU 1.1.5: Increase infill development and re-use of underutilized sites within and adjacent to developed urban areas to achieve maximum benefit from existing infrastructure and minimize loss of open space, through redesignation of vacant sites for higher density and mixed use, where appropriate.

Policy LU 1.1.6: Preserve the rural lifestyle in canyons and low-density, outlying areas of the Santa Clarita Valley, through designating these areas as Non-Urban on the Land Use Map, where appropriate.

Objective LU 1.2: Maintain the distinctive community character of villages and neighborhoods throughout the planning area by establishing uses, densities, and design guidelines appropriate to the particular needs and goals of each area.

Goal LU 2: A mix of land uses to accommodate growth, supported by adequate resources and maintaining community assets.

Objective LU 2.1: Provide adequate, suitable sites for housing, employment, business, shopping, public facilities, public utility facilities, and community services to meet current needs and the anticipated needs of future growth.

Policy LU 2.1.1: On the Land Use Map, designate a balance of land uses in appropriate amounts to meet future community needs, while ensuring that no use designation is over-represented in a manner that is not economically viable.

Objective LU 2.3: Increase mixed-use development to create more livable neighborhoods, walkable business districts, and to reduce vehicle trips, while ensuring land use compatibility, through mixed-use zoning:

Goal H 1: Provide adequate sites to accommodate 9,598 new housing units between 2006 and 2014.

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

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

Policy H 3.1.1: Enforce existing standards of habitability

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

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

Housing Programs

As shown above, implementation of the proposed General Plan would not result in the displacement of substantial numbers of existing housing. In fact, the proposed General Plan Housing Element establishes six goals, each supported by objectives, policies, and programs, for the provision of adequate housing to accommodate the existing and future populations of the City's Planning Area. These goals are:

- H1: Provision of adequate sites
- H2: Development of affordable housing
- H3: Conservation and improvement of the existing housing stock
- H4: Preservation of units at risk of conversion to market rate rents
- H5: Removal or mitigation of constraints
- H6: Ensuring equal housing opportunities

Unlike the other elements, state law requires that the Housing Element must contain quantified objectives for meeting its share of the regional housing needs, and specific programs designed to meet the City's housing goals. During the next Housing Element update process in 2014, the programs established in this element will be evaluated to determine the City's level of success in meeting its objectives.

H1: Adequate Sites

As previously identified, **Goal H 1** is to provide adequate sites for the development of 9,598 new housing units by year 2014. This would be achieved by implementing the following 11 programs:

- **Program H 1.1:** Adequate sites for housing affordable to low and very low income households. This program entails providing enough areas zoned for a residential density of at least 30 units per acre to accommodate 4,052 units
- **Program H 1.2:** Affordable Housing Density Bonus. This program would administer the City's existing density bonus program pursuant to the State Density Bonus Law.
- **Program H1.3:** Adequate Sites for Market Rate Housing. This program entails providing sites for the development of at least 2,061, but no more than 9,792 market rate units
- **Program H1.4:** Density Bonus Code Amendment. This program involves exploring the granting of density bonuses in excess of the minimum required by the State.
- **Program H 1.5:** Mixed Use Ordinance. This program would help implement the City's Mixed Use Overlay Zone to increase opportunities for infill housing.
- **Program H 1.6:** Graduated Density Zoning—Newhall Redevelopment Area. This program would allow the combining of parcels in Downtown Newhall to encourage higher-density redevelopment.
- **Program H 1.7:** Small Lot Subdivisions. This program would facilitate the creation of smaller, fee-simple lots to increase homeownership affordability.
- **Program H 1.8:** Land Banking/Write-Downs. This program would establish a City land banking strategy to purchase properties for the development of affordable housing.
- **Program H 1.9:** Community Land Trust. This program involves creating a community land trust to ensure the long-term availability of affordable housing.
- **Program H 1.10:** Inclusionary Housing Program (Mixed Income Housing). This program would require a developer to include a certain percentage of units affordable to low- and moderate-income households or select an in-lieu option.
- **Program H 1. 11:** Large Sites Program. This program would facilitate the development of housing for lower income households.

These programs support the four policies established under **Goal H 1**. Specifically, **Programs H 1.1, H 1.3, and H 1.10** would support the increased development of affordable housing types (**Policy H 1.1.1**); **Programs H 1.2, H 1.4 and H 1.11** would provide incentives for such development (**Policy H 1.1.2**); **Programs H 1.8 and H 1.9** would facilitate the redevelopment of housing units that have been

demolished (**Policy H 1.1.3**); and **Programs H 1.5, H 1.6 and H 1.7** would help establish minimum densities for residential land use districts (**Policy H 1.1.4**). Combined, these programs would ensure the provision of affordable housing within the City's Planning Area through adequate sites and a range of development densities (**Objective H 1.1**).

Goal H 1: Provide adequate sites to accommodate 9,598 new housing units between 2006 and 2014.

Objective H 1.1: Provide adequate sites at a range of densities to accommodate future housing needs.

Policy H 1.1.1: Encourage a variety of housing types such as single-family attached (townhouses), multi-family units, planned unit developments mixed use housing and other housing types that make housing more affordable.

Policy H 1.1.2: Encourage the development of new affordable units through the provision of incentives.

Policy H 1.1.3: Replace housing units demolished by the redevelopment agency for redevelopment projects.

Policy H 1.1.4: Establish minimum densities for residential land use districts in the Land Use Element of the General Plan.

H2: Assist in the Development of Affordable Housing

Goal H 2 is to assist in the development of adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households. This would be achieved by implementing the following five programs:

- **Program H 2.1:** Redevelopment Affordable Housing Program. This program would ensure that at least 15 percent of all market-rate housing constructed by private developers, or 30 percent of all housing constructed by the agency in the project area, is affordable to low- and moderate-income households.
- **Program H 2.2:** Homebuyer Assistance – FirstHOME Program. This program provides low- and moderate-income first-time homebuyers with a low-interest, second mortgage.

- **Program H 2.3:** Homebuyer Assistance – CalHFA. This program provides primary and junior mortgage loans to first-time homebuyers at below-market interest rates.
- **Program H 2.4:** Homebuyer Assistance – Mortgage Credit Certification Program. This program offers first-time homebuyers a federal income tax credit.
- **Program H 2.5:** Senior Shared Housing Program. This program would explore the best method of assisting seniors to share housing in order to make housing more affordable.

These programs support the three policies established under **Goal H 2**. Specifically, they would support the allocation of one-third of housing subsidies to extremely low-income households in new affordable development (**Policy H 2.1.1**), help ensure that affordable units remain affordable (**Policy H 2.1.2**), and encourage the development of housing affordable to lower income groups in areas well served by public services (**Policy H 2.1.3**). Combined, these programs would assist in the development of new and rehabilitated housing to provide at least 273 units for households with very low and low incomes (**Objective H 2.1**).

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

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

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

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

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

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

H3: Conserve and Improve the Existing Housing Stock

Goal H 3 is to conserve and improve the existing housing stock through Community Preservation, rehabilitation loans, and a handy worker program. This would be achieved by implementing the following five programs:

- **Program H 3.1:** Proactive Community Preservation. This program conducts activities related to property maintenance and public safety in selected neighborhoods of Canyon Country and Newhall to forestall decline of those neighborhoods.
- **Program H 3.2:** Foreclosed Property Maintenance Program. This program will require banks and other entities that own foreclosed properties in Santa Clarita to maintain those properties.
- **Program H 3.3:** Residential Rehabilitation Program. This program provides grants to low- and moderate-income homeowners to repair their primary residences.
- **Program H 3.4:** Handyworker Program. This program provides funding for minor home repairs, which are primarily performed by Senior Center staff.
- **Program H 3.5:** Property Rehabilitation Program. This program provides grants to low- and moderate-income homeowners for repairs to the grounds surrounding their owner-occupied homes.

These programs support the three policies established under **Goal H 3**. Specifically, **Programs H 3.1** and **H 3.2** would enforce existing standards of habitability (**Policy H 3.1.1**), while **Programs H 3.3, H 3.4** and **H 3.5** would provide funding and other forms of rehabilitation assistance to income-eligible homeowners for safety, habitability, and accessibility repairs (**Policy H 3.1.2** and **Policy H 3.1.3**). Combined, these programs would bring existing housing units up to an established standard of habitability (**Objective H 3.1**).

H4: Preserve Units at Risk of Conversion to Market Rate Rents

Goal H 4 is to preserve the affordability of existing homes that are at risk of converting to market-rate rents during the planning period. This would be achieved by implementing the following program:

- **Program H 4.1:** Preservation of At-Risk Housing. This program will pursue funding and coordination with nonprofit housing organizations to preserve affordable units at risk of losing their subsidies and converting to market-rate rents.

Implementation of this program would help the City monitor the status of units at risk of conversion to market rate rents (**Policy H 4.1.1**) and allow the City to work with non-profit housing organizations to preserve at-risk units (**Policy H 4.1.2**). Therefore, this program would meet the objective of preserving 112

units at risk of losing their subsidies and converting to market rents between 2008 and 2015 (**Objective H 4.1**).

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

Objective H 4.1: Preserve 112 units at risk of losing their subsidies and converting to market rents between 2008 and 2015.

Policy H 4.1.1: Monitor the status of at-risk units throughout the planning period to identify units which are at planned for imminent conversion to market rate units.

Policy H 4.1.2: Work with non-profit housing organizations to preserve at-risk units.

H5: Address and Remove or Mitigate Constraints

Goal H 5 is to address and, where appropriate and legally possible, remove government constraints to the maintenance, improvement, and development of housing for all income levels. This would be achieved by implementing the following nine programs:

- **Program H 5.1:** Reasonable Accommodation. This program would create a procedure whereby property owners and residents can apply for a reasonable accommodation for changes to make housing accessible to persons with disabilities.
- **Program H 5.2:** Emergency Shelter Ordinance. This program would help provide housing for the homeless population during emergencies.
- **Program H 5.3:** Transitional and Supportive Housing. This program would develop a new Homeless Shelter Overlay Zone that will permit the development of homeless shelters.
- **Program H 5.4:** Flexible Development Standards for Housing. This program would provide a process that allows flexibility in design and development standards to promote affordable housing, multi-family housing, infill housing, mixed-use housing, and transit-oriented housing developments.
- **Program H 5.5:** Second Units. This program would allow second dwelling units on individual residential lots with primary dwellings subject to a conditional use permit.
- **Program H 5.6:** Monitoring of Codes and Ordinances. This program would regularly monitor the implementation of ordinances, codes, policies, and procedures to ensure that they provide reasonable accommodations for the disabled.

- **Program H 5.7:** Fee Reductions or Deferrals for Affordable Housing Projects. This program would review affordable housing proposals on a case-by-case basis and authorize reduction or deferral of fee payments as deemed appropriate.
- **Program H5.8:** Expedited Processing for Affordable Housing Projects, This program expedites processing for affordable housing projects.
- **Program H5.9:** Elimination of Amenity-Based Mid-Point Density Policy. This program would eliminate the City’s current amenity-based mid-point density policy.

These programs support the three policies established under **Goal H 5**. Specifically, **Program H 5.8** would expedite application review, permitting, and inspection procedures for affordable housing projects (**Policy H 5.1.1**); **Program H 5.7** would allow fee reductions and/or deferrals for affordable housing projects when deemed appropriate (**Policy H 5.1.2**); and **Programs H 5.6** and **H 5.9** would help revise the zoning code to remove constraints in compliance with state law (**Policy H 5.1.3**). **Programs H 5.1** through **H 5.5** would further encourage the development of different types of affordable and accessible housing. Combined, these programs would help reduce or remove government restraints on housing as necessary and feasible (**Objective H 5.1**).

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

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

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

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

Policy H 5.1.3: Revise the zoning code to remove constraints in compliance with state law.

H6: Equal Housing Opportunities

Goal H 6 is to promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. This would be achieved by implementing the following four programs:

- **Program H 6.1:** Fair Housing Programs. This program sponsors a service provider to provide and coordinate fair housing services for residents.
- **Program H 6.2:** Analysis of Impediments to Fair Housing Choice. This program oversees preparation of the Analysis of Impediments to Fair Housing Choice.
- **Program H 6.3:** Monitor Housing Issues. This program would monitor legislation, trends, and policy issues related to the development and maintenance of affordable housing.
- **Program H 6.4:** Mobile Home Rent Adjustment Policies. This program would help protect park residents, the majority of which are of lower income, from unreasonable rent increases.

These programs support **Objective H 6.1** (fair housing practices) and three policies established under **Goal H 6**, which are to ensure compliance with fair housing laws (**Policy H 6.1.1**), provide fair housing services (**Policy H 6.1.2**), and prohibit discrimination in housing (**Policy H 6.1.3**).

Goal H 6: Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status or disability. (Government Code Section 65583(c)(5))

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

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

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

Policy H 6.1.3: Prohibit discrimination in housing.

Effectiveness of Proposed General Plan Goals, Objectives and Policies

The proposed goals, objectives, and policies are designed to preserve the City's functional housing stock while increasing and diversifying housing opportunities in the underutilized areas of the City's Planning Area. Although they do not explicitly mandate the protection of all existing housing units, they promote growth and development within underutilized commercial corridors and vacant areas where revitalization is desirable, rather than in established neighborhoods or on sites presently developed with housing. Furthermore, as discussed above, the multiple housing programs established by the proposed

Housing Element would ensure the provision of adequate and affordable housing by identifying adequate sites for new development, providing various forms of financial assistance, improving the existing housing stock, preserving affordable units, removing certain development constraints, and enforcing fair housing practices. Since implementation of the proposed General Plan would not displace substantial numbers of existing housing, but would enhance housing opportunities within the City's Planning Area, impacts would be less than significant.

Plan to Plan Analysis

Both the existing and proposed General Plans encourage the upkeep and maintenance of existing housing stock and would enhance housing opportunities, impacts would be similar.

Impact 3.19-3 Implementation of the proposed General Plan would result in a potentially significant impact to displacement of substantial numbers of people.

Buildout of the proposed General Plan would increase the acreage of residential, commercial, and industrial land uses in the City's Planning Area. A significant impact would occur if the proposed General Plan would allow the development of non-residential uses on sites currently occupied by permanent residents. Such actions could result in the displacement of substantial numbers of people and increase the demand for replacement housing elsewhere. However, as discussed under **Impact 3.19-2**, the proposed General Plan contains goals, objectives, and policies designed to preserve the City's existing, utilized housing stock while increasing housing opportunities in the City's Planning Area. These goals, objectives, and policies promote growth and development within underutilized commercial corridors and vacant areas where revitalization is desirable, rather than in established neighborhoods or on sites presently developed with housing and occupied by permanent residents.

Proposed General Plan Goals, Objectives and Policies

See **Impact 3.19-2** for goals, objectives, and policies related to the preservation of existing housing.

Effectiveness of Proposed General Plan Goals, Objectives and Policies

See **Impact 3.19-2** for a discussion of the effectiveness of goals, objectives, and policies that would protect existing housing within the City's Planning Area. Since implementation of the proposed General Plan would not displace substantial numbers of existing housing and, thus, not displace substantial numbers of people, impacts would be less than significant.

Plan to Plan Analysis

Neither the existing nor the proposed General Plan would displace substantial numbers of existing housing. Impacts would be similar to both plans.

MITIGATION FRAMEWORK

No mitigation measures are required.

SIGNIFICANCE OF IMPACT WITH MITIGATION FRAMEWORK

Potential impacts on population and housing due to implementation of the proposed General Plan would be less than significant; no mitigation measures are required.