

Executive Summary

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

1. Introduction

The Executive Summary of the Consolidated Plan is intended to provide the U.S. Department of Housing and Urban Development (HUD), housing and service providers, City residents and businesses with an overview of Burbank's housing and community development needs, and the City's priorities and strategies to address those needs.

The City of Burbank receives Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds each year from the federal government to support housing and community development activities that principally benefit low and moderate-income households. To receive these federal funds, the City must adopt a five-year strategic plan that identifies local needs and how these needs will be prioritized and addressed using federal funds. On June 30, 2020, the City's Consolidated Plan covering Fiscal Years 2013/2014–2019/2020 expired, requiring a new five-year Consolidated Plan to be adopted by the City Council.

Burbank's new Consolidated Plan for the next five-years (2020/21-2024/25) builds upon several other related planning documents, including the 2013/2014-2017/2018 Consolidated Plan and the City's 2014/15-2018/19 Analysis of Impediments to Fair Housing Choice; the 2014-2021 Housing Element; the Burbank Housing Strategy adopted in 2019; and the 2018-2021 Homelessness Plan.

The Consolidated Plan consists of the following major components:

- Executive Summary
- The Process
- Needs Assessment
- Housing Market Analysis
- Strategic Plan

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- One-Year Action Plan

This Consolidated Plan covers the period beginning July 1, 2020, through June 30, 2025, spanning five program years, and focuses on the use of existing federal funding resources—CDBG and HOME— described below.

Community Development Block Grants (CDBG): The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of lower income. CDBG funds are relatively flexible and can be used for a wide range of activities, including housing rehabilitation, homeownership assistance, lead-based paint detection and removal, acquisition of land and buildings, construction or rehabilitation of public facilities (including shelters for the homeless and infrastructure), removal of architectural barriers to housing needs, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses. The City of Burbank’s estimated annual entitlement of CDBG funds is approximately \$1 million annually.

HOME Investment Partnership Act (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including building acquisition, new construction and reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance. The City of Burbank’s estimated entitlement of HOME funds is approximately \$500,000 annually.

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

Summary 1:

The following provides a brief overview of the results of the Needs Assessment:

NA-10 Housing Needs

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- Forty-four percent of households (18,350 households) in the City are Low to Moderate Income (LMI). Incomes are ranging from 0-80% of Area Median Income (AMI). Sixteen percent is extremely low-income (6,660 households at 0-30% AMI) while 11 percent are low-income (4,690 households at 31-50% AMI). Seventeen percent are moderate-income households (7,000 households at 51-80% AMI).
- 11,125 renter households and 2,905 owner households with income between 0-80% AMI are experiencing a cost burden of at least 30 percent.
- The largest housing problem facing both renters and homeowners are having a cost burden greater than 50% of household income.

Summary 2:

NA-15 Disproportionately Greater Need: Housing Problems

- Pacific Islander households and Black/African American Households have disproportionately greater need of housing assistance at 100% and 95% in the 30 - 50% AMI respectively when compared to the county as a whole at 86%.

NA-20 Disproportionately Greater Need: Severe Housing Problems

- Eighty three percent of Black/African American households (75 households) in the 0-30% AMI category experience severe housing problems, compared to 71 percent (4,710 households) of the jurisdiction as a whole.

NA-25 Disproportionately Greater Need: Housing Cost Burden

- Fifty three percent of City households (22,020 households) are cost burdened and spend more than 30 percent of their income on housing costs.
- Twenty- three percent (9,600 households) are severely cost burdened and paying more than 50 percent of their income on housing costs.

- Among severely cost burdened households paying more than 50 percent of their income toward housing costs, Pacific Islander households experience a disproportionate need, with 75 percent (30 households) experiencing severe cost burden, compared to 23 percent (9,600 households) of the jurisdiction as a whole.

Summary 3:

NA-35 Public Housing

- Currently, there are a total of 28,937 applicants on the Section 8 Housing Voucher Waitlist program.
- Countywide, households receiving public housing and Section 8 assistance have an average annual income of \$14,403.

NA-40 Homeless Needs

- The 2019 Los Angeles County Point In Time (PIT) count concluded that 58,936 persons were experiencing homelessness in the region, an increase of 12% for Los Angeles County compared to 52,765 persons in 2018. Burbank’s homeless total has increased by 41% (282 people) compared to 200 people in 2018. During a five-year period, the Burbank PIT averaged 206 people.
- Thirty percent (63 people) of the total Burbank homeless persons counted in 2019 were persons on the streets, and 24% (50 people) were sleeping in RVs/ Campers.
- Eighteen percent of the sheltered homeless were living in emergency shelters (13 people), while 82 percent were persons in transitional housing (60 people).
 - In Service Planning Area 2 (SPA 2) the total homeless population for 2019 was 7,730 people.
 - A total 1,695 people were identified as suffering from severe mental illness;
 - A total 2,901 were fleeing domestic violence; and

- A total 1,881 were experiencing chronic homelessness

NA-45 Non-Homeless Special Needs

- In 2018, a total of 268 cases of people living with Human Immunodeficiency Virus (HIV) were reported in the City of Burbank.
- Approximately 15,783 households (15%) of persons living in the City of Burbank are considered elderly (65 or over).
- Currently, there are a total of 8,427 (19%) large family households, with approximately 775 households experiencing housing cost burden of at least 30%.

Summary 4:

NA-50 Non-Housing Community Development Needs

- Public facility priorities are homeless shelters, park and recreation facilities as well as libraries.
- Public improvement priorities are public health and sanitation, street/ alley improvements as well as sidewalk improvements.
- Public service priorities include mental health services, transportation services as well as trash and debris removal.
- These needs were determined by reviewing 59 Community Survey Responses.

3. Evaluation of past performance

HUD requires that grantees provide an evaluation of past performance. Since the current year, 2019-2020 is still in progress, the City of Burbank will measure performance outputs and outcomes for CDBG and HOME under the Consolidated Annual Performance Evaluation Report (CAPER), which captures progress towards meeting five-year goals and objectives. Through the annual monitoring of CDBG and HOME sub-recipients, contractors, community-based organizations and developers, the City ensures federal compliance of CDBG and HOME, as well as reporting on outcomes of activities and programs.

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4. Summary of citizen participation process and consultation process

The City developed its 2020/21–2024/25 Consolidated Plan through extensive consultation and coordination with housing, social service, and healthcare providers; public agencies; and the local public housing agency, as described in Table 1 below. As a means of gaining input from these agencies, the City conducted two community meetings, one stakeholder meeting, surveys, and invited local grantees to provide comments on the draft Consolidated Plan and Action Plan. The Community meetings and survey were made accessible online at www.burbankca.gov. Community meetings took place on November 26th, 2019, from 6- 8 pm, and December 3rd, 2019, from 6-8 pm. The Stakeholder meeting occurred on December 9th, 2019, from 1- 3 pm. Community and Stakeholder meetings were held in the Community Services Building (150 North 3rd Street, Burbank, CA 91502). Community surveys were also shared during these three meetings. Additionally, consultation in the development of the Consolidated Plan involved several City departments.

Consulted Agencies		
Burbank Housing Corporation	Family Service Agency	BCR A Place To Grow
Burbank Tenant’s Rights Committee	Burbank Family YMCA	Streetplus
The Village Family Services	Burbank Noon Lions	Kids Community Dental Clinic
Housing Rights Center	All-Inclusive Community Health Center	Neighborhood Legal Services of Los Angeles County
Ascencia		
City of Burbank Departments and Commissions		
Burbank Housing Authority	Housing and Economic Development	Public Works
Planning and Transportation	Parks and Recreation Department	Burbank Police Department
Other Public Agencies		

City of Santa Clarita	Los Angeles Homeless Services Authority	Los Angeles County Department Authority
Glendale Housing Authority	City of San Fernando	San Fernando Valley Council of Governments

Table 1 – Citizen Participation Consultation

The City followed HUD’s guidelines for citizen and community involvement in the preparation of the Consolidated Plan to encourage citizen participation in the preparation of the document.

A draft of the five-year Consolidated Plan was available for public comment for a period of 30 days from February 29, 2020 - March 29, 2020. A City Council public hearing will be held on July 14, 2020, that provides the public a final opportunity to comment on the Consolidated Plan prior to adoption and submittal to HUD.

5.Summary of public comments

Top priorities identified by the public include the following:

- Affordable Rental Housing
- Assistance to purchase housing that is affordable
- Public Infrastructure (Street/Alleyway Improvements)
- Public Health and Safety (Trash and Debris Removal)
- Mental Health Services
- Economic Development
- Community Facilities
- Homelessness and Services

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

The City of Burbank will respond to all relevant comments.

7.Summary

The Consolidated Plan’s Housing and Community Development Needs Assessment was conducted in a variety of ways, including data review and analysis; Community Needs Surveys

available on-line; consultation with housing and service providers, City Departments and Commissions; community meetings to take public input on community needs; and collection of data from the 2013- 2017 American Community Survey (ACS). Key findings of the Needs Assessment include:

- Housing overpayment is the most prevalent housing problem, with 61% of Burbank’s low and moderate renter households facing a cost burden (greater than (>) 30% of income on housing costs), and 38% facing a severe cost burden (>50% of income towards housing).
- Household overcrowding is a far less significant problem than overpayment in Burbank, and has not changed since 2009, remaining consistent at 9%.
- The Los Angeles Homeless Authority reports a 12% increase in the homeless population for the year 2019 with approximately 58,000 homeless. Burbank saw a significant increase in the number of homeless people by 41% (282 people).
- Burbank’s 282 homeless individuals and families include 209 unsheltered and 73 sheltered homeless.
- Currently, there are a total of 28,937 applicants on the Section 8 Housing Voucher waitlist showing high demand for housing assistance in the City. Countywide, households receiving public housing and Section 8 assistance have an average annual income of \$14,403.

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

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	BURBANK	Community Development Department - Housing and Economic Development Division
CDBG Administrator	BURBANK	Community Development Department
HOME Administrator	BURBANK	Community Development Department

Table 2 – Responsible Agencies

Narrative

The five-year 2020-2025 Consolidated Plan was prepared as a joint effort of the Community Development Department, Housing and Economic Development Division, and Burbank Housing Authority.

Consolidated Plan Public Contact Information

Marcos Gonzalez, Housing Development Manager

Community Development Department

150 N. Third Street, Burbank CA 91502

Phone: (818) 238-5212

Email: mgonzalez@burbankca.gov

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

1. Introduction

The City of Burbank organized a comprehensive outreach program to seek community inputs in the development of the five-year (2020/2021-2024/2025) Consolidated Plan. Residents, programs beneficiaries, agencies, service providers, non-profit organizations, and other city departments provided inputs necessary to create a strategic development plan for the City's needs during the 2020-2025 Consolidated Planning period.

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(l)).

The City developed its five-year Consolidated Plan through consultation with the Burbank Housing Authority, City departments, social and health service providers, non-profit organizations, religious institutions, and adjacent local governments, including the Los Angeles Homeless Services Authority (LAHSA). The City conducted a consultation workshop, administered a Community Needs Survey, and held a public hearing. Public comments from these activities were incorporated in the 2020-2025 Consolidated Plan and its programs. About 75 stakeholders were directly contacted and invited to participate in the Consolidated Plan process for the City of Burbank. Stakeholders include health, mental health, non-profit, local governmental, public developers, private developers, and social service agencies that utilize funding for eligible activities, projects, and programs.

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 City of Burbank participates in Service Planning Area (SPA) 2 of the Continuum of Care (CoC) for Los Angeles County. The CoC coordinates with the LAHSA, local communities, and various service agencies to provide a continuum of services and facilities for the homeless and persons at-risk of becoming homeless. Burbank also participates in the annual Point-In-Time Survey that assesses the level of homelessness and an inventory of available local community resources to

address homelessness in the County. Additionally, the City works closely with homeless services providers serving the Burbank community (SPA 2 leads), the County Homeless Initiative Team, and surrounding cities.

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 of Burbank is not eligible to receive a direct allocation of Emergency Solutions Grant (ESG) funds from the U.S. Department of Housing and Urban Development. This section is not applicable.

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

Agency/Group/ Organization	Agency/Group/ Organization Type	What section of the Plan was addressed by Consultation?	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?
Burbank Housing Corporation	Housing	Housing Need Assessment Market Analysis Non-Housing Community Development Strategy	Agency Consultation Workshop. Identified need for affordable housing; partnerships with regional organizations. Need for mental health, special needs and health services for the low-income community. There is a huge disconnect of services. We need to look outside of normal ways of doing things. Need for Fair Housing Choice education. Need for Landlord-Tenant Commissioners to educate tenants and landlords.
Family Service Agency	Services-Victims of Domestic Violence Services - Mental Health	Non-Homeless Special Needs	Agency Consultation Workshop. Identified the importance of partnerships with other agencies. Stated that Family Service Agency is a center for resources.

Burbank Family YMCA	Services-Children Services-Elderly Persons	Non-Housing Community Development Strategy	Agency Consultation Workshop. Identified need for transitional and homeless housing. They are not able to provide necessary resources such as childcare services. There is a need for more pre-school/transitional kindergarten/childcare and infant services. There is also a need for health and senior services.
City of Burbank - Parks and Recreation Department	Services-Children Other government - Local	Non-Housing Community Development Strategy	Agency Consultation Workshop. Identified the need for supportive services for seniors, youth services, affordable housing and homeless services. Identified the need for case workers for the homeless population. Need for more social workers to direct and provide services
Streetplus - Downtown Burbank Partnership	Services-homeless	Homeless Needs - individuals, chronically homeless	Agency Consultation Workshop. Identified need for real services, not the cookie cutter services.
BCR A Place To Grow	Services- Children, Services- Persons with Disability, Services- Homeless	Non-Homeless Special Needs	Agency Consultation Workshop. Identified need for more special need services; juvenile resources; and parent education for special need children.

Resident	Advocate	Housing Need Assessment	Community Consultation Workshop. Identified the need of landlord/tenant education. Identified the need for transportation to Ascencia. Identified the need to create a homeless shelter in the City. Identified the need for job fairs and employment opportunities in the City.
The Village Family Services	Services - Homeless, homeless youth, foster programs	Homeless, Community Development Needs	Agency Consultation Workshop. Identified need for a Burbank shelter; need for more housing choices; fair housing services. Need for mental and healthcare services. Need to add more staff in their centers.
Kid Community Dental Clinic	Services - Health	Non- Housing Community Development Strategy	Agency Consultation Workshop. Identified need for healthcare and dental services; need for baby boomer services.
Resident and Burbank Noon Lions	Services- Health	Homeless, Housing, Community Development Needs, Special Needs	Community Consultation Workshop. Identified need for more balance in the communities. Discussed how building up eliminates what Burbank residents pay for living in this community. Identified need for senior services.
All Inclusive Community Health Center	Services - Health	Homeless, Non- Housing Community Development Needs	Agency Consultation Workshop. Identified need for healthcare services; special needs services; preventive services and mental health services. Need to grow relationships with other local non-profits.
Neighborhood Legal Services of Los Angeles County	Services - Legal	Housing Need Assessment, Homeless	Agency Consultation Workshop. Identified need for affordable housing. Need for housing clinics to educate tenants and landlords.

Housing Rights Center	Services - Housing, legal	Housing Need Assessment, Homeless	Agency Consultation Workshop. Identified the need for a walk-in clinic (workshops) once a month for the City of Burbank hosted by HRC. Identified the need to design different housing criteria for affordable housing. Discussed AB1482 and that there needs to be a balance to how much rent is increased. If owner's taxes aren't increasing then rent should not be increased.
Ascencia	Services - Housing, Homelessness	Housing Need Assessment Homeless Needs	Agency Consultation Workshop. Identified the need to build more affordable housing. Need more permanent supportive housing. Identified the need for mental health services to deal with the most vulnerable. There needs to be affordable housing options for fixed income earners. Need for innovative housing i.e. micro-housing. Need to get people in affordable housing with support services. Identified the need for homeless shelter in the City. Need to educate the homeless on how to live in a home again. Identified need for homeless, transitional and senior housing. Need for increased public transportation. Need for homeless outreach and community education.
Burbank Housing Authority	Housing	Housing Needs Assessment; Homeless Needs	Agency Consultation Workshop. Identified the need for affordable housing, need for financial/work training, mental health services and need for transitional housing.

Resident	City Council Member	Housing Needs Assessment; Homelessness, Non-Housing Community Needs	Community Consultation Workshop. Identified the need to update and make available Wi-Fi services throughout the City. Identified the need to reduce paid parking for people living in their cars. Need for recovery services for the homeless population (need to know names). Need for mental health services and supportive services for the homeless. Need to navigate all the programs available for building housing. Housing needs to be subsidized. Need to get funds from other sources.
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Table 3 – Agencies, groups, organizations who participated

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

The City of Burbank developed its Consolidated Plan through extensive consultation with housing, social and health service providers; local agencies/governments; and the Burbank Housing Authority. The City is unaware of any agency types relevant to the Consolidated Plan that were not 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 for Los Angeles County and City	Los Angeles Homeless Services Authority	LAHSA uses housing and demographic data obtained through HMIS and Homeless Counts to determine needs and to pinpoint gaps in housing and services. This in turn helps LAHSA to pool and coordinate resources with the County and cities to develop coordinated homeless access and assessment centers. Burbank participates with LAHSA in building the regional continuum of care to address the homeless and persons at-risk of homelessness.
Analysis of Impediments to Fair Housing Choice	City of Burbank Planning Division	All housing-related programs in the Consolidated Plan are aligned with the 2020-2025 Analysis of Impediments to Fair Housing Choice strategies.

Burbank Housing Authority Administrative Plan	Burbank Housing Authority (BHA)	The purpose of BHA's Administrative Plan is to establish policies and procedures to implement the Section 8 Program in a manner consistent with HUD requirements and local objectives. The Consolidated Plan reflects the policies set forth in the Administrative Plan.
Housing Element	City of Burbank	This Housing Element covers the SCAG region's planning period of January 1, 2014, to October 1, 2021. The Element identifies strategies and programs that focus on preserving and improving housing and neighborhoods, providing adequate housing sites, assisting in the provision of affordable housing, removing governmental and other constraints to housing investment, and promoting fair and equal housing opportunities.
Burbank Homelessness Plan	City of Burbank	The three-year (2018-2021) Burbank Homelessness Plan looks to address the issue from multiple angles, which includes housing, mental health awareness and homeless prevention, and legal enforcement. Burbank City Council members approved a three-year plan they hope begins to address the homelessness issues in the city.

Table 4 – 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(I))

The City of Burbank notified the adjacent local governments, including Glendale, the City and County of Los Angeles, and Pasadena, of the availability of the draft Consolidated Plan for 30-day review and comment.

Narrative (optional):

The summary of the discussions can be seen above.

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

The City followed HUD's guidelines for citizen and community involvement in preparation of the Consolidated Plan. A public hearing will be conducted on July 14, 2020, for final public input and comment at the end of the plan development process.

To encourage citizen participation in the preparation of the documents, the City undertook several activities beginning with a survey, community workshops, and a stakeholder meeting as summarized below.

Stakeholder Meeting

In November 2019, key stakeholders and representatives of housing and community development organizations participated in a stakeholder meeting that covered the following:

- Barriers to affordable housing, community facilities, and services;
- Coordination of CDBG and HOME funds; and
- Community needs and priorities.

Attendees of the stakeholder meeting expressed the immediate needs to serve the community. The meetings also allowed for discussion on the utilization of CDBG and HOME funds to meet the needs of their programs.

Community Meetings

The City conducted three community meetings from November to December 2019. All meetings were held during day and evening hours at locations convenient to citizens and program beneficiaries. Citizens were invited to attend the meetings to learn about the programs and services available to them through the CDBG and HOME programs. Citizens were also invited to participate in the Housing and Community Needs Survey.

Housing and Community Development Needs Survey

In order to evaluate public opinion of specific housing and community development needs, the City elected to use a Needs Survey instrument comprised of 54 questions, in which the respondent was asked to rank the level of need for a particular service, capital improvement, and public benefit. Questions about specific needs were grouped into these areas:

- Housing Needs;
- Infrastructure Needs;
- Neighborhood Service Needs;
- Business and Job Needs;
- Community Facility Needs;
- Special Needs Services; and
- Other Comments

The City distributed the survey through multiple methods. Advertising included the City’s website and social media outlets; the City’s five focus neighborhoods (CDBG eligible census tracts); local non-profits; the Burbank Chamber of Commerce; faith-based groups; local committees/groups, Burbank Libraries, and senior community centers. In addition, the on-line survey was available in English, Spanish, and Armenian.

Together, these efforts resulted in a total of 59 residents completing the Needs Survey. Survey responses were then totaled to provide an overall average need rating for each activity. Needs identified included: Affordable Housing, Infrastructure, Public Health and Safety, Mental Health, Community Facilities, Economic Development, Homelessness, and Public Services.

Citizen Participation Outreach Summary

Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
Internet Outreach	Burbank Residents. Distributed at community locations, at community workshop, on City website.	A total of 59 Community Needs Assessment surveys were received.	See attached results in Appendix.		www.burbankca.gov
Public Meeting	Burbank residents and community stakeholders	Seven members of the community as well as City departments participated in the meeting.	See attached summary of comments in Appendix.		n/a
Public Meeting	Housing and Service providers representing low/moderate income, special	12 individuals attended representing various community agencies.	See attached summary of comments in Appendix.		n/a

	needs and homeless population				
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Table 5 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment for the City of Burbank features census and demographic data to assess the extent of housing challenges within this jurisdiction. The housing needs will be determined based on the type of families, the number of homeless persons, and demographic information, including the extent of housing problems faced by different races/ ethnic groups. The Needs Assessment section of this document will discuss:

NA -10 Housing Needs

- Housing cost burden greater than 50% of income is the largest housing problem for Burbank residents.
- The City’s population has also not grown exponentially in recent years.
- Affordable family rental housing is a continuous need and priority.

NA - 15 Disproportionately Greater Need: Housing Problems and NA - 20 Disproportionately Greater Need: Severe Housing Problems

- No race or ethnicity has a disproportionately greater need at extremely low income for housing problems.
- Pacific Islander households and Black/African American Households have a disproportionately greater need of housing at very low income for housing problems.
- Black/African American households are the only race/ethnicity to have a disproportionately greater need of housing assistance when looking at severe housing problems.

NA - 25 Disproportionately Greater Need: Housing Cost Burden:

- Between 30 - 50% AMI: American Indian and Alaska Native Households are disproportionately affected by housing cost burden.
- Pacific Islander householders are affected by housing cost burden at above 50% AMI.

NA- 30 - Disproportionately Greater Needs: Discussion

- A summary of disproportionately greater need and housing cost burden is provided. Within nearly all income categories, Hispanic, Black/African American, American Indian/Alaskan Native, and Pacific Islander households have experienced a disproportionate amount of housing problems and housing cost burdens.

NA- 35 Public Housing

- The Housing Choice Voucher (Section 8) program currently serves approximately 970 residents with a total of 28,937 applicants on their waitlist since January of 2016.

NA - 40 Homeless Needs Assessment

- Recent LAHSA Point in Time (PIT) count data illustrates that Burbank has seen an increase in its population, totaling 282 people, the majority who are unsheltered.
- Homeless Shelters and/or services are a community priority.

NA - 45 Non- Homeless Special Needs Assessment

- Senior households comprise at least 15% of Burbank’s population.
- Five percent of Burbank’s households under the age of 65 indicates having a form of disability.
- In 2018, there were 268 persons in Burbank reported living with HIV/Acquired Immunodeficiency Syndrome (AIDS).

NA - 50 Non Housing Community Development Needs

- Public facility priorities are park and recreation facilities as well as libraries.
- Public improvement priorities are street/ alley improvements as well as sidewalk improvements.
- Community service priorities include mental health services, job creation/retention programs, and trash and debris removal.

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

Summary of Housing Needs

The housing needs in this section primarily compare the level of income of households to their housing needs compared to the Area Median Income (AMI). These categories are as follows:

- 0-30% of AMI- Extremely low income
- 31%-50% of AMI - Very low Income
- 51%-80% of AMI - Low income
- 81%-110% of AMI - Moderate Income

The most common housing problems and severe housing problems are households that have the most need for housing assistance. Comparisons were made between owner and renter households as well as different types of family and non-family households. Table 6 below describes a 1.3% increase in population growth between the years 2009 and 2017, with the number of households increased by a margin of 2.9%. Median income has also increased by 11%.

Demographics	Base Year: 2009	Most Recent Year: 2017	% Change
Population	103,340	104,765	1.3%
Households	40,505	41,664	2.9%
Median Income	\$62,255.00	\$69,118.00	11%

Table 6 - Housing Needs Assessment Demographics

Data Source:	2005-2009 ACS (Base Year), 2013-2017 ACS (Most Recent Year)
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Number of Households Table (HUD Area Median Family Income "HAMFI")

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	6,660	4,690	7,000	4,105	18,905

Small Family Households	1,585	1,740	2,660	1,760	10,445
Large Family Households	225	235	550	480	1,185
Household contains at least one person 62-74 years of age	1,640	795	1,370	800	3,095
Household contains at least one person age 75 or older	1,520	975	930	465	1,185
Households with one or more children 6 years old or younger	600	620	925	640	1,850

Table 7 - Total Households Table

Data Source:	2011- 2015 CHAS
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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	130	105	160	105	500	20	4	40	10	74
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	70	55	130	45	300	0	0	45	20	65

Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	270	225	405	185	1,085	30	40	85	0	155
Housing cost burden greater than 50% of income (and none of the above problems)	3,580	1,720	930	30	6,260	610	630	750	445	2,435
Housing cost burden greater than 30% of income (and none of the above problems)	495	1,080	2,115	655	4,345	220	185	445	375	1,225
Zero/negative Income (and none of the above problems)	520	0	0	0	520	90	0	0	0	90

Table 8 – Housing Problems Table

Data Source:	2011-2015 CHAS
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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	5,015	2,820	3,775	890	12,500	880	805	1,665	635	3,985
Having none of four housing problems	465	295	1,250	1,295	3,305	260	430	800	905	2,395
Household has negative income, but none of the other housing problems	580	0	0	0	580	90	0	0	0	90

Table 9 – Housing Problems 2

Data Source:	2012-2016 CHAS
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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	1,135	1,185	1,270	3,590	270	405	540	1,215
Large Related	205	145	260	610	0	20	145	165
Elderly	1,825	655	630	3,110	485	355	445	1,285
Other	1,355	1,165	1,295	3,815	105	35	100	240
Total need by income	4,520	3,150	3,455	11,125	860	815	1,230	2,905

Table 10 – Cost Burden > 30%

Data Source:	2011-2015 CHAS
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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	1,135	650	390	2,175	230	360	310	900
Large Related	180	75	70	325	0	20	15	35
Elderly	1,355	390	105	1,850	320	225	345	890
Other	1,325	765	435	2,525	90	25	80	195
Total need by income	3,995	1,880	1,000	6,875	640	630	750	2,020

Table 11 – Cost Burden > 50%

Data Source:	2011-2015 CHAS
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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	305	230	475	190	1,200	10	40	85	15	150
Multiple, unrelated family households	25	50	55	39	169	20	0	45	10	75
Other, non-family households	4	15	10	0	29	0	0	0	0	0
Total need by income	334	295	540	229	1,398	30	40	130	25	225

Table 12 – Crowding Information – 1/2

Data Source:	2011-2015 CHAS
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	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	0	0	0	0	0	0	0	0

Table 13 – Crowding Information – 2/2

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

2013- 2017 ACS data estimate that 13% of Burbank’s population comprises of a single-person household. The City of Burbank’s housing element forecasts that the senior population comprises 15% of the City’s total households. Furthermore, 42% of the senior population are renters, 37% have some form of disability, and approximately half of the senior population are living alone. The Housing Element also shows that more than 50% of senior households have an income ranging between very low and moderate (making 0 - 80% of the area median income <80% of AMI).

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.

The number of disabled people in the city whose poverty level was determined between 50%-125% was 11,088 in 2015, increasing to 11,459 in 2017 based on the ACS estimates. Family households within the same range of poverty level were 3,306 in 2015, increasing to 3,687 in 2017. Families in the city that lived below the poverty rate in 2015 were 25,473 (12,688 owners and 12,785 renters), decreasing to 25,295 (12,557 renters and 12,738 owners) in 2017. 2017 ACS data indicates that 10,876 households (26%) made less than \$34,999 that year, with 2,427 households making less than \$10,000 that year and 5,529 (13%) of households earning between \$10,000 to \$24,999 that year. These families would require housing assistance, as they are likely to be lower-income households.

People affected by domestic abuse are forcefully displaced to find safety from their abusers. This population is counted in the point in time survey and reported by LAHSA as subpopulation of people in need. The 2019 Los Angeles PIT revealed a total of 3,112 households were homeless as a result of domestic abuse.

What are the most common housing problems?

The discussion below describes the prevalent housing problems from most common to least in Burbank. Please view Tables 8 - 12 above for reference:

1. Housing cost burden greater than 50% of income is the most common housing problem affecting 6,260 renters and 2,435 owner households.
2. The housing cost burden greater than 30% of income affects 4,345 renters and 1,225 owner households.
3. Overcrowded households effects 1,085 renters and 155 owner households (Table 8 - Housing Problems Table).

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

Table 14 below references information from household types, income, housing portfolio, and the most common housing problems based on tenure and income category:

Housing Problem	Renter Units	Income category	Owner Units	Income Category
Cost Burden >50%	3,580	0-30%	750	50%- 80%
Cost Burden >30%	2,115	50%-80%	445	50%-80%
Overcrowded	405	50%-80%	85	50%-80%

Table 14: Most Common Housing Problems by Tenure and Income

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

According to the Table 14, A total of 5,695 renters residing in Burbank pay more than 30% of their income towards rent, making them vulnerable to homelessness especially if there is a loss of income, increase in rent or additional financial burden that can pose a challenge to pay rent on time. According to the 2019 Los Angeles County PIT, 53% of first-time homeless entering a shelter cited “economic hardship” as a leading factor. Adults and families that have been beneficiaries of transitional housing units require case management, career and economic support through job development and on-the-job training to help improve incomes, which may lead to better housing conditions. Additional support for daycare, laundry, healthcare, money management and improved access to public benefits and affordable housing programs contribute to a family’s exit from homelessness.

The 2019 PIT for Burbank shows that the number of homeless people in transitional housing has almost doubled between the years 2015 and 2019 from 34 to 60 people. Furthermore, there is a total of 282 homeless people in Burbank, an increase of 41% from 2018 (200).

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:

In 2012, HUD created a definition for at risk populations, they can be found below:

Category 1: Individuals and Families

An individual or family who:

- (i) Has an annual income below 30% of median family income for the area; AND
- (ii) Does not have sufficient resources or support networks immediately available to prevent them from moving to an emergency shelter or another place defined in Category 1 of the “homeless” definition; AND
- (iii) Meets one of the following conditions:

(A) Has moved because of economic reasons 2 or more times during the 60 days immediately preceding the application for assistance; OR

(B) Is living in the home of another because of economic hardship; OR

(C) Has been notified that their right to occupy their current housing or living situation will be terminated within 21 days after the date of application for assistance; OR

(D) Lives in a hotel or motel and the cost is not paid for by charitable organizations or by Federal, State, or local government programs for low-income individuals; OR

(E) Lives in an SRO or efficiency apartment unit in which there reside more than 2 persons or lives in a larger housing unit in which there reside more than one and a half persons per room; OR

(F) Is exiting a publicly funded institution or system of care.

Category 2: Unaccompanied Children and Youth

A child or youth who does not qualify as homeless under the homeless definition but qualifies as homeless under another Federal statute.

Category 3: Families with Children and Youth

An unaccompanied youth who does not qualify as homeless under the homeless definition but qualifies as homeless under section 725(2) of the McKinney-Vento Homeless Assistance Act, and the parent(s) or guardian(s) or that child or youth if living with him or her.

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

Typically, any household that earns 0-80% of the area median income are eligible to receive services from local, state, and federal programs. Table 7 represents very low, low, and moderate-income households. Households at risk of homelessness are those currently overpaying for housing (paying more than 30% of the household income on the cost of housing per month).

Table 8 above shows that 6,260 renter households with an AMI between 0 - 80% identify as paying more than 50% of income towards rent, and 3,580 of those households have a housing cost burden greater than 30% of their income. In addition, those using more than 50% of their income on housing are at a very high risk of homelessness. Those paying more than 50% are highest at-risk because they are more vulnerable to not having savings, therefore if an emergency arises or a job loss, the household is at imminent risk of homelessness. In Burbank, a total of 520 households have no income reported (See Table 8).

Discussion

The largest housing problem facing both renters and owners between 0 - 80% AMI is having a housing cost burden greater than 50% of income; therefore, indicating that one's income and cost of living have not reached equilibrium. The majority of both renter and owner households between 0- 80% AMI have at least one or more of four severe housing problems (Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden). Finally, Table 12 above indicates that single-family renter households between 50-80% AMI face the most overcrowding.

The COVID-19 pandemic has seen the need for lock-down measures to curb the spread of the virus. As a result, the unemployment rate nationwide has increased by about 13.3% with California having one of the highest numbers with an unemployment rate of about 16.3% according to the US Bureau of Labor Statistics for May 2020. Reduced incomes may have resulted in Homelessness for some low-income households and represents a higher risk of homelessness for those who previously had a moderate income. There has also been an increase in the number of domestic violence cases worldwide during the pandemic combined with limited or no service provision due to fear of infection. Rehabilitation of sub-standard housing has also ceased increasing the risk of more units that may require repair. There may be increased overcrowding due to limited movement for those who are observing lock-down measures with family or friends away from their residence. All these groups continue to experience housing problems, which are yet to be fully documented in Burbank and the country at large. The effects of the virus will be

fully examined post-pandemic to determine the extent to which the COVID-19 virus has affected housing and related services.

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

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

Introduction

According to the Federal register as per the regulations at 91.205(b) (2), 91.305(b) (2), and 91.405, a grantee must provide an assessment for each disproportionately greater need identified. A disproportionately greater need exists when the members of the racial or ethnic group at a given income level experience housing problems at a higher rate (10 percentage points or more) than the income level as a whole. The final column in red texts shows the calculation to determine if a disproportionately greater need exists.

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	Disproportionately Greater Need
Jurisdiction as a whole	5,425	625	610	81%
White	3,595	495	350	81%
Black / African American	75	0	15	83%
Asian	385	45	100	73%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,205	65	110	87%

Table 15 - Disproportionally Greater Need 0 - 30% AMI

Data Source:	2011-2015 CHAS
---------------------	----------------

*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	Disproportionately Greater Need
Jurisdiction as a whole	4,040	655	0	86%
White	2,305	425	0	84%
Black / African American	200	10	0	95%
Asian	320	39	0	89%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	30	0	0	100%
Hispanic	1,035	165	0	86%

Table 16 - Disproportionately Greater Need 30 - 50% AMI

Data Source:	2011-2015 CHAS
---------------------	----------------

*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	Disproportionately Greater Need
Jurisdiction as a whole	5,110	1,890	0	73%
White	3,005	1,210	0	71%
Black / African American	85	15	0	85%
Asian	420	160	0	72%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,410	505	0	74%

Table 17 - Disproportionately Greater Need 50 - 80% AMI

Data Source:	2011-2015 CHAS
---------------------	----------------

*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	Disproportionately Greater Need
Jurisdiction as a whole	1,865	2,240	0	45%
White	1,065	1,315	0	44%
Black / African American	15	100	0	13%

Asian	200	175	0	53%
American Indian, Alaska Native	25	0	0	0
Pacific Islander	0	0	0	0
Hispanic	420	620	0	40%

Table 18 - Disproportionally Greater Need 80 - 100% AMI

Data Source:	2011-2015 CHAS
--------------	----------------

*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

The four severe housing problems in this section are:

- Lacks complete kitchen facilities
- Lacks complete plumbing facilities
- More than one person per room
- Cost Burden greater than 30%

A disproportionately greater need exists at the highest rate in 30-50% AMI income category when compared to the jurisdiction as a whole. This represents very low-income households at 86%. Details of the racial/ethnic groups most affected will be discussed in NA 30. The low-income category follows this at 73%. The least affected group is the moderate-income category at 45%.

NA-20 Disproportionately Greater Need: Severe 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

Similar to NA 15 (see above), a disproportionately greater need exists when the members of the racial or ethnic group at a given income level experience housing problems at a higher rate (10 percentage points or more) than the income level as a whole. The final column in red texts shows

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the estimated calculation to determine if a disproportionately greater need exists and to what extent.

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	Disproportionately greater need
Jurisdiction as a whole	4,710	1,340	610	71%
White	3,015	1,075	350	73%
Black / African American	75	0	15	83%
Asian	370	60	100	70%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	1,095	175	110	79%

Table 19 – Severe Housing Problems 0 - 30% AMI (Data Source 2011-2015 CHAS)

*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	Disproportionately greater need
Jurisdiction as a whole	2,775	1,920	0	59%
White	1,650	1,080	0	60%

Black / African American	190	20	0	90%
Asian	160	199	0	45%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	30	0	0	0
Hispanic	610	585	0	51%

Table 20 – Severe Housing Problems 30 - 50% AMI

Data Source:	2011-2015 CHAS
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*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	Disproportionately greater need
Jurisdiction as a whole	2,550	4,455	0	36%
White	1,570	2,650	0	37%
Black / African American	25	80	0	24%
Asian	185	395	0	32%
American Indian, Alaska Native	0	0	0	0
Pacific Islander	0	0	0	0
Hispanic	680	1,230	0	36%

Table 21 – Severe Housing Problems 50 - 80% AMI

Data Source:	2011-2015 CHAS
---------------------	----------------

*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	Disproportionately greater need
Jurisdiction as a whole	840	3,265	0	20%
White	440	1,940	0	18%
Black / African American	0	115	0	0%
Asian	105	270	0	28%
American Indian, Alaska Native	0	25	0	0%
Pacific Islander	0	0	0	0
Hispanic	210	835	0	20%

Table 22 – Severe Housing Problems 80 - 100% AMI

Data Source:	2011-2015 CHAS
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*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

The four severe housing problems are:

- Lacks complete kitchen facilities
- Lacks complete plumbing facilities
- More than 1.5 persons per room
- Cost Burden more than 50%

A disproportionately greater need exists at the highest rate in the 0-30% AMI category for the jurisdiction as a whole. This represents extremely low-income households at 71%. Details of the racial/ ethnic groups most affected will be discussed in NA 30. This is followed by the very low-income category at 59%. The least affected group is the moderate-income household at 20%.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 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:

Similar to NA 15 and NA20, a disproportionately greater need exists when the members of a racial or ethnic group at a given income level experience housing problems at a greater rate (10 percentage points or more) than the housing cost as a whole. The columns in red texts show the estimated calculation to determine if a population is disproportionately affected by housing cost burden category and to what extent. This will serve to show which racial/ethnic groups have the highest cost burden for each category. A household is considered to have a high-cost burden when it spends more than 30% of its income on housing.

Housing Cost Burden

Housing Cost Burden	<=30%	%	30-50%	%	>50%	%	No / negative income (not computed)
Jurisdiction as a whole	22,020	53	9,115	22	9,600	23	620
White	13,560	53	5,480	21	6,275	24	350
Black / African American	455	54	110	13	265	31	15
Asian	2,640	60	945	22	685	16	100
American Indian, Alaska Native	15	38	25	63	0	0	0
Pacific Islander	10	25	0	0	30	75	0

Hispanic	4,345	50	2,225	26	1,960	23	115
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Table 23 – Greater Need: Housing Cost Burdens AMI

Data Source:	2011-2015 CHAS
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Discussion:

In this section, the first column only sets a baseline for comparison between households that are considered affordable at a cost burden of less than 30%. A disproportionately greater need exists among households that have a cost burden of 50% or higher at 23%. Pacific Islander households are disproportionately affected by housing cost burden (greater than 50%) at 75% compared to the entire jurisdiction at 23%. American Indian, Alaska Native households are disproportionately affected by housing cost burden between 30 -50% at 63%.

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

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

NA 15- Housing Problems:

- 0-30 % AMI- No race/ethnicity indicates having a disproportionately greater need when compared to the jurisdiction as a whole. The jurisdiction as a whole has a disproportionately greater need of 81%.
- 30%-50% AMI- Pacific Islander households have a disproportionately greater need of housing assistance at 100%. The entire jurisdiction as a whole has a disproportionately greater need of 86%.
- 50%-80% AMI- Black/ African American have a disproportionately greater need at 85% in this income category. The entire jurisdiction at this income category has a disproportionately greater need at 73%.
- 80%-100% AMI- No race/ethnicity has a disproportionately greater need when compared to the whole jurisdiction as a whole, which is at 45%.

NA 20 -Severe Housing Problems:

- 0-30 % AMI- Black/ African American households are the only population with a disproportionately greater need at 83%. The jurisdiction as a whole has a disproportionately greater need at 71%.
- 30 - 50% AMI- Only Black/ African American households have disproportionately greater need of housing assistance at 90%. The jurisdiction as a whole has a disproportionately greater need at 59%.
- 50- 80% AMI - No racial or ethnic category has a disproportionately greater need. The jurisdiction as a whole has a disproportionately greater need at 36%.
- 80- 100% AMI- No racial or ethnic category has a disproportionately greater need. The jurisdiction as a whole has a greater need at 20%.

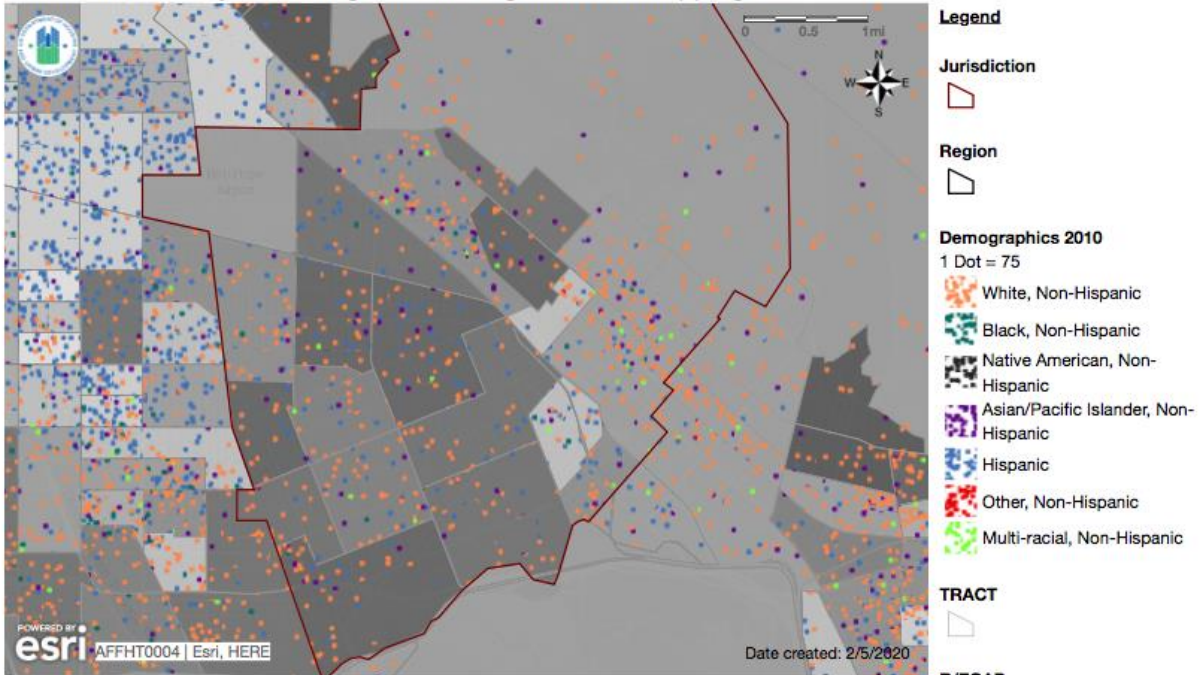
If they have needs not identified above, what are those needs?

Other needs have not been specified.

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

The figure below indicates that most of the low-income populations who reside in Burbank live on the south-west quadrant of the city. Race/Ethnicities include White/ Non-Hispanic, and Hispanic populations. Low-income people live near Interstate 5 as well as the Hollywood Burbank Airport, indicating close proximity to negative environmental factors such as air and noise pollution.

HUD Affirmatively Furthering Fair Housing Data and Mapping Tool



Name: Map 12 - Demographics and Poverty

Description: Low Poverty Index with race/ethnicity, national origin, family status and R/ECAPs

Jurisdiction: Burbank (CDBG, HOME)

Region: Los Angeles-Long Beach-Anaheim, CA

HUD-Provided Data Version: AFFHT0004

- 20.1 - 30
- 30.1 - 40
- 40.1 - 50
- 50.1 - 60
- 60.1 - 70
- 70.1 - 80
- 80.1 - 90
- 90.1 - 100

Low Poverty Index: Data not Available



NA-35 Public Housing – 91.205(b)

Introduction

The Burbank Housing Authority (BHA) was established 40 years ago to manage the Section 8 Rental Assistance Program for the development of affordable housing units. The dissolution of the Redevelopment Agency in 2012 designated the BHA as the entity to retain without limitation, all of the housing assets (except any monies in the Low and Moderate Income Housing Fund, which were required to be returned to the County of Los Angeles), rights, powers, duties, obligations, liabilities, and functions of the Redevelopment Agency. BHA also monitors the contracts of more than 1,400 affordable housing units developed by the former Redevelopment Agency, as well as remaining loans and grants that are now Housing Authority assets. In addition to the Housing Authority, the Burbank Housing Corporation was formed in 1997 and focuses on preserving, updating, and developing affordable housing in Burbank. As indicated in the tables, which follow, from a total of 972 vouchers, 968 are tenant-based vouchers. According to the City of Burbank’s Analysis of Impediments to Fair Housing Choice 2014/15 to 2018/19, there are no forms of public housing in the city.

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	0	0	972	0	968	4	0	0

Table 24 - Public Housing by Program Type (*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition) Source: PIH Information Center)

Characteristics of Residents

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans	Family	

							Affairs Supportive Housing	Unification Program
Average Annual Income	0	0	0	14,403	0	14,414	11,820	0
Average length of stay	0	0	0	9	0	9	1	0
Average Household size	0	0	0	1	0	1	1	0
# Homeless at admission	0	0	0	1	0	0	1	0
# of Elderly Program Participants (>62)	0	0	0	642	0	640	2	0
# of Disabled Families	0	0	0	170	0	168	2	0
# of Families requesting accessibility features	0	0	0	972	0	968	4	0
# of HIV/AIDS program	0	0	0	0	0	0	0	0

participants								
# of DV victims	0	0	0	0	0	0	0	0

Table 25 – Characteristics of Public Housing Residents by Program Type

Data Source:	PIC (PIH Information Center)
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Race of Residents

Race	Certificate	Mod-Rehab	Public Housing	Program Type					
				Total	Project-based	Tenant-based	Vouchers		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	930	0	926	4	0	0
Black/African American	0	0	0	26	0	26	0	0	0
Asian	0	0	0	16	0	16	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
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 26 – Race of Public Housing Residents by Program Type

Data Source:	PIC (PIH Information Center)
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Ethnicity of Residents

Ethnicity	Certificate	Mod-Rehab	Public Housing	Program Type					
				Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	180	0	179	1	0	0
Not Hispanic	0	0	0	792	0	789	3	0	0

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

Table 27 – Ethnicity of Public Housing Residents by Program Type

Data Source:	PIC (PIH Information Center)
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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The City of Burbank has no public housing but does administer a Section 8 Housing Voucher Program. The Section 8 waitlist was last opened for less than a month between January 11, 2016, and February 8, 2016. The most recent data shows that there are a total of 28,937 residents on the waitlist, as presented in the table below. When compared to the Section 8 Waitlist from March 2013, the number of households who have signed up for Section 8 housing assistance has nearly tripled from the 2013 figure of 9,195 households. Only 12 % of households on the waitlist are residents of Burbank, 78% are not residents of the City. Of those residents in the City, the elderly population has the most people on the waitlist at 1,449 households followed by disabled at 1,076 and then Families with Children at 1,030. All household types demonstrate a demand for more housing needs. White households show a higher need, as they comprise more than 77% of the resident waitlist, followed by Black/African Americans at 11.59%.

Number of People Enrolled for Section 8 Housing Vouchers Waitlist - February 2016	
Category	# or Percent of Households
Non Resident Waiting List	25,416
Resident Waiting List	3,521
Total number of Applicants	28,937
Household Type (Resident)	
Families With Children	1,030
Elderly	1,449
Disabled	1,076
Race/Ethnicity (Resident)	
White	77.9%
Black/African American	11.59%
Hispanic or Latino	4.69%
Asian	2.5%
American Indian/Alaska Native	.77%
Household Type (Non- Resident)	
Families With Children	8,981
Elderly	8,725
Disabled	8,435
Race/Ethnicity (Non-Resident)	

White	58.46%
Black/African American	33.62%
Asian	17.3 %
Native Hawaiian/Pacific Islander	1.02 %

Data Received from Burbank Housing Authority

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

An exponential increase in the waitlist illustrates how expensive housing has become in the region in recent years. More must be done to accommodate the growing population in need of affordable housing. Table 26 indicates that the average income of households using the Section 8 Voucher is \$14,403, with the majority of voucher holders being a senior (66%), one-person households, 172 households with disabled persons and all voucher holders requesting accessibility features for their units.

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

Housing needs are not entirely different when compared to the population at large.

Discussion:

The cost of housing has led to a housing crisis in cities throughout the State, including Burbank. Between 2013 and 2016, Burbank’s Section 8 waitlist had tripled in demand by households, with an additional 2,374 Burbank residents signing up in 2016 when compared to 2013. More needs to be done at both the local and county level to accommodate the growing need for support in paying for housing. The majority of voucher holders are the seniors, and many voucher holders are requesting accessibility features in their units, thus demonstrating the need for more accessible, designed, affordable housing in the area.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The Los Angeles Homeless Services Authority (LAHSA) coordinates the annual Greater Los Angeles Homeless Count for the Los Angeles County/City Continuum of Care (LA CoC) as part of the national effort required by HUD to enumerate the homeless population. The LA CoC includes all of Los Angeles County, except the cities of Glendale, Pasadena, and Long Beach, who administer and operate their own respective Continuum of Care systems and conduct their own homeless counts. The January 2019 “point in time” count enumerated homeless individuals in the County, demonstrating a 12% increase from the 2018 count from 52,765 people to 58,936 people. Of this, 23% of individuals counted were unsheltered, with 9,200 people of that population experiencing homelessness for the first time. The risk of homelessness has also increased as a result of the COVID 19 virus due to the number of households that may have lost their incomes and consequently their homes. In addition, provision of homeless services has become increasingly difficult due to lockdown measures. Avoidance of healthcare facilities has also increased due to the fear of infections affecting those who require medical assistance.

Reliable estimates are not available for the number of people becoming homeless and exiting homelessness each year, or for the number of days people experience homelessness in Burbank. When assessing the homeless population, LAHSA divides Los Angeles County into eight Service Planning Areas (SPA). Burbank is part of SPA 2, a jurisdiction, which also includes Calabasas, Canoga Park, Canyon Country, Encino, Glendale, LA Cañada-Flintridge, San Fernando, Sherman Oaks, Sun Valley, Van Nuys, Woodland Hills, and others. Below will show PIT count data for SPA 2, which includes the City of Burbank, in addition to details about the number of homeless people, sheltered and unsheltered in Burbank in the 2019 PIT count.

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 City of Burbank resides in LA County Service Planning Area 2 (SPA 2), which includes the San Fernando and Santa Clarita Valley. The table below shows data on the homeless subpopulation in SPA 2 and comes from the 2019 PIT count. In total, there are 7,730 homeless people in SPA 2, with 305 families and zero unaccompanied minors. 14% of SPA 2's homeless population are chronically homeless individuals, 22% have a severe mental illness, 38% have encountered domestic violence, and 26% have a chronic illness.

Group	Total Number	Percent of Total
Individuals	6,768	88%
Family Members	962	12%
Total Families	305	4%
Unaccompanied Minors	0	0%
Chronically Homeless Individuals	1,881	24%
Chronically Homeless Family Members	652	8%
Serious Mental Illness	1,695	22%
Substance Use Issues	800	10%
HIV/AIDS	188	2%
Physical Disability	1,276	17%
Veterans	332	4%
Domestic Violence	2,901	36%
Chronic Illness	2,027	26%
Total	7,730	

Data from : 2019 PIT Count, LA County Service Planning Area 2

City of Burbank's Unsheltered Persons: LAHSA PIT Count 2019	Number of People
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Persons on Street	30.14%	63
Persons in Tents	5.74%	12
Persons in Makeshift Shelters	5.02%	10.5
Persons in Cars	14.38%	30
Persons in Vans	20.48%	42.8
Persons in RVs/Campers	24.26%	50.7
Total	209	

Data from: 2019 PIT Count, LAHSA

City of Burbank's Sheltered Persons: LAHSA PIT Count 2019		Number of People
Persons in Emergency Shelters	17.81%	13
Persons in Transitional Housing	82.19%	60
Total	73	

Data from: 2019 PIT Count, LAHSA

Nature and Extent of Homelessness: (Optional)

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

2019 PIT count for SPA 2 indicates that there are 305 homeless families total. At this time, Burbank has provided transitional housing for 60 people. For SPA 2, there are in total 332 veterans. Currently, the BHA administers 14 Veteran Affairs Supportive Housing (VASH) vouchers. Additionally, families that have lost their homes due to reduced or no incomes as a result of the lockdown measures will also be in need of housing assistance.

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

In the SPA 2, the extent of homelessness is shown below:

Race:	Sheltered:	Unsheltered:
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American Indian or Alaska Native	.34%	3 Individuals	2.58%	94 Individuals
Asian	.56%	5 Individuals	2.06 %	75 Individuals
Black or African American	66.9 %	590 Individuals	20.16 %	733 Individuals
Native Hawaiian or other Pacific Islander	.34 %	3 Individuals	0 %	0 Individuals
White	29.1 %	257 Individuals	68.44%	2,488 Individuals
Multiple Races or Other	2.7%	24 Individuals	6.74%	245 Individuals
Ethnicity:		Sheltered:		Unsheltered:
Hispanic or Latino	38.73%	557 Individuals	42.22%	2,657 Individuals
Non-Hispanic or Non-Latino	61.21%	881 Individuals	57.78%	3,635 Individuals

PIT 2019 SPA 2 Data- Obtained from LAHSA Website

In SPA 2, Non-Hispanic or Non-Latino ethnicities have the highest prevalence of homelessness where the City of Burbank is located. White individuals have the highest number of homeless people in SPA 2 with 2,745 people.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

Of the 282 homeless individuals and families identified in Burbank's LAHSA 2019 point in time count, 74% (209) were unsheltered and 26% (73) were sheltered. Of those unsheltered, 30% lived on the streets, and 58% lived in a Car/RV/ Camper/ Van. 82% of the sheltered population are in transitional housing with approximately 18% residing in emergency shelters.

Based on the proportion of homeless subpopulations present within the Service Planning Area 2 (SPA 2), Burbank's homeless subpopulations can be summarized as follows:

- Chronically Homeless Individuals: 68 (24%)
- Chronically Homeless Family Members: 23 (8%)
- Veterans: 11 (4%)
- Unaccompanied Children: 0 (0%)
- Persons with HIV/AIDS: 6 (2%)

- Other: 174 (61%)

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

Introduction:

Specific segments of the population may have greater difficulty finding adequate and affordable housing due to their unique special needs and circumstances. Circumstances can range from physical disabilities prohibiting one to work to limited mobility in career due to being a single parent. The section below discusses the characteristics of special needs populations in the City of Burbank. Burbank's Analysis of Impediments to Fair Housing Choice (2014- 2019) identifies the following as its special needs population:

Seniors – HUD defines seniors as persons 62 years and above, while the US Census defines this group as persons above the age of 65. Being a housing needs assessment, we will use the HUD definition of 62 years and above.

People with Disability – HUD defines disability as a physical or mental impairment that substantially limits one or more of the major life activities for an individual. The 2014-21 Housing Element for the City of Burbank defines a disability as a long-lasting physical, mental, or emotional condition that impairs an individual's mobility, ability to work, or the ability for self-care.

Large families – According to the 2000 CHAS and the Consolidated Plan regulations, Household size is broken into large (5+) and small (4 or less).

Families with female heads of households – This is mainly single-parent homes.

Victims of Domestic Violence – The US Department of Justice defines Victims of Domestic Violence as "including a felony or misdemeanor crimes of violence committed by a current or former spouse or intimate partner of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse or intimate partner, by a person similarly situated to a spouse of the victim under the domestic

or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction."

Persons with Alcohol or Substance Abuse Problems – National Institute on Drug Abuse and Addiction define a person with Alcohol of Substance abuse as "use of a drug in amounts or by methods which are harmful to the individual or others."

Persons with HIV/AIDS – Mayo Clinic defines this as "Acquired immunodeficiency syndrome (AIDS) is a chronic, potentially life-threatening condition caused by the human immunodeficiency virus (HIV). By damaging your immune system, HIV interferes with your body's ability to fight the organisms that cause disease. HIV is a sexually transmitted infection (STI)."

Households with Children – Not recognized by HUD, but Burbank's Analysis of Impediments to Fair Housing Choice recognize them as special needs as they usually have larger families and more of a challenge finding adequate housing.

Describe the characteristics of special needs populations in your community:

Senior Households. 2013-2017 ACS estimates indicate that the Elderly and Frail special needs population older than age 65 comprise 15,783 households in Burbank, equating to 15% of the City's total households. The City's Housing Element states that 58% of the senior population are homeowners, and 42% are renters (Data from Census 2010). Of the senior population 37% have some form of a disability and approximately half of this population live alone. Burbank's Housing Element reports that more than 50% of senior households are low and moderate income (<80% AMI). More than 30% of seniors in Burbank are considered rent burdened, paying more than 30% of their monthly income towards rent, while 25% of the senior homeowners are cost burdened.

Persons with Disabilities. According to the 2014-2018 US Census Survey, approximately 5% of Burbank residents under the age of 65 have some type of disability. Seniors comprise approximately 33% of Burbank’s disabled population, many of whom are served by the City’s nearly 900 units of affordable senior rental housing.

Large Households. 2013-2017 ACS 5-Year Data approximate total of 8,427 large households in Burbank, representing 19% of the City’s total households. Approximately 51% of these large households are renters (4,265 households). An estimated 610 of these households are below moderate income, as well as renter occupied. 165 of these households are below moderate income, large owner households and experience a housing cost burden of greater than 30% (source: 2011- 2015 CHAS).

Female-Headed Households. In 2017, there were approximately 4,413 female-headed households with children in Burbank. The 2010 Census reports approximately 4,984 female-headed households in Burbank; 2,185 of these households had children. Of those households with children, nearly one-fifth lived in poverty.

Victims of Domestic Violence. While precise estimates for Burbank are not available, The National Domestic Hotline reports that approximately 35% of all women have been victims of violence committed by a spouse or intimate partner. Local social service agencies that assist victims of domestic violence report that spousal abuse has continued to increase in the last decade, with immigrant women particularly vulnerable to abuse and often reluctant to report incidences or seek assistance from local authorities.

Persons with HIV/AIDS. According to a report by the Los Angeles County Department of Public Health City and Community Health Profile for Burbank for 2018, there have been a total of 268 persons living with HIV.

Persons with Alcohol or Substance Abuse Problems. According to the Addiction Center, more than 15 million Americans suffer from alcohol dependencies. The National Survey on Drug Use and Health reports that in 2017, 19.7 million American’s over the age of twelve battled a substance use disorder. Furthermore, more than nine million children live with a parent dependent on alcohol and/or illicit drugs. People who suffer from alcohol/other drug abuse require counseling and rehabilitation services and may also need recovery homes or transitional sober living facilities.

Households with Children. 2013-2017 ACS Census data estimates that 50% of households in Burbank have children.

Homeless Individuals and Families. 2019 PIT data indicates a total of 282 homeless people living in Burbank, the majority of which live on the streets.

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

Burbank’s 2014-2019 Analysis of Impediments to Fair Housing Choice discuss the needs of each population as follows;

Persons with Disabilities: Depending on the nature and extent of the disability, the housing needs of persons living with disabilities include affordable and accessible housing, supportive housing, community care facilities, accessible transportation and easy access to healthcare. To provide accessible housing, special designs and/or accommodations may be necessary, including ramps, wider doorways, and lower sinks. Housing should be accessible through the use of special design features to accommodate wheelchairs and persons with mobility limitations.

Female-Headed Households: Tend to have lower-incomes and as a result often have greater needs for affordable housing, affordable childcare, close proximity to public transit, recreation centers and schools. Daycare centers include the Burbank Child Care Center and Mary

Alice O'Connor Family Center. Recreation centers include the Olive Recreation Center and Verdugo Recreation Center.

Households with Children: This group needs affordable housing options. Families with children, especially large lower-income families, are often challenged to find adequate and affordable housing. They may also face greater discrimination by landlords, who may be unfamiliar with fair housing laws and may be concerned about potential noise or property damage from children. Family households with children, similar to large families have unique needs, including larger housing units, close proximity to schools and child-care services.

Large Households: Face similar problems and needs as households with Children. Often find challenges in finding adequate and affordable housing to meet their needs, because of family size and low supply of housing with more than two bedrooms in the area. Large households can also face discrimination by landlords, who may be unfamiliar with fair housing laws and may be concerned about potential noise or property damage. The needs of large households include affordable housing with three or more bedrooms, childcare facilities, close proximity to schools and accessible recreation areas.

Persons with HIV/AIDS: Persons with (HIV/AIDS) require affordable housing, healthcare, counseling and other supportive services. Short-term housing needs for persons with AIDS may include hospice facilities, shelters or transitional housing. Long-term needs include affordable housing in close proximity to public transportation and healthcare facilities. Persons with HIV/AIDS may face discrimination that affects their access to housing due to fear, the need for reasonable accommodations or other factors.

Elderly and Frail Elderly: The elderly and frail elderly have a number of special needs including affordable housing, housing with disability accommodations, accessibility to transportation, accessibility to healthcare, and other services. Housing is a particular concern due to the fact that many of the elderly have fixed incomes.

Victims of Domestic Violence: This group needs transitional housing with counseling and supportive services including food and clothing. This population also may need similar services as large families including affordable housing, access to daycare and schools.

Homeless Individuals and Families: Need affordable housing, permanent supportive housing, social services, access to food banks, transitional housing and shelters.

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

Based on the 2017-2021 Los Angeles County Comprehensive HIV Plan prepared by the Los Angeles County Public Health Department in 2016, 6,861 persons are living with HIV (2014) in the San Fernando Valley. Between 2009 and 2013, 1,347 people were newly diagnosed with AIDS.

Discussion:

The City of Burbank’s special needs population includes seniors, female-headed households, persons with alcohol/substance abuse problems, people with HIV/AIDS as well as victims of domestic violence. One of the largest special needs populations for Burbank is the seniors. The senior population comprises more than 50% of the city’s Section 8 housing voucher program beneficiaries. Special need requirements for these populations may include handicap accessibility in housing units, assistance in paying for housing as well as proximity to medical facilities, and public transportation.

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

Burbank’s 2035 General Plan states that the Park Services Division of Burbank’s Park, Recreation and Community Services Department operates 26 park facilities ranging in size from less than .25 acre to a 500-acre regional park. The Division also operates four community/recreation centers, two older adult centers, two performance theatres, one outdoor amphitheater, one roller hockey

rink, one golf course, one tennis center, one youth BMX/skate park, and one nature center. These facilities provide a wide range of services and recreational opportunities to residents.

Describe the jurisdiction’s need for Public Facilities:

Park and recreation facilities, along with libraries, were ranked the highest need for public facilities based on the 2020-2025 Consolidated Plan Community Survey. These facilities support a special needs population, including large families, families with children, the elderly, and the homeless. Burbank’s 2035 General Plan further emphasizes the importance of park and recreation facilities, noting that they serve as spaces to help keep the community cool like that of a “health club” that requires no membership fee. Parks also serve as a home to habitat, providing active and passive recreation opportunities. Additionally, the General Plan highlights the goal of continuing to implement and expand the use of joint-use agreements to increase parks and open space resources available to Burbank residents, even if these are small open spaces built into private developments and open to the public. Specifically, the General Plan goal seeks to expand joint-use agreements with school districts and investigate the feasibility of conversion or joint use of surplus or otherwise underutilized lands, including railroad and public utility rights-of-way, for open space use.

Additionally, libraries create spaces for families and children, allowing them to borrow books, DVDs, and do school work. Additionally, libraries provide access to computers and the internet, allowing those who may not have access to those services elsewhere the ability to use them.

How were these needs determined?

These needs were determined by administering the 2020-2025 Consolidated Plan Community Survey. The Survey asked residents to rank public facility needs, including parks and recreation, health care facilities, youth centers, libraries, fire stations & equipment, community centers, childcare centers, and senior centers. Needs were also determined by assessing the Burbank 2035 General Plan.

Describe the jurisdiction’s need for Public Improvements:

Street/ alley improvements (39.6%) had the highest demand based on the Community Survey. Still, sidewalk improvements (34%), property maintenance/code enforcement (33.9%), street lighting (32.7%), and water/sewer treatment (31.6%) had a similar level of demand from the Survey at approximately 33% each. Survey results show that residents have concerns about multiple public improvements. All of these improvements highlighted by residents are important to assure the City is walkable, clean, safe, and accessible to all its residents, including families with children, the elderly, and people with disabilities.

How were these needs determined?

The needs were determined by administering the 2020-2025 Consolidated Plan Community Survey. The Survey asked residents to rank public improvement needs including street/ alley improvements, sidewalk improvements, property maintenance/code enforcement, street lighting, water/sewer treatment, and drainage improvements.

Describe the jurisdiction’s need for Public Services:

Both community services and neighborhood service questions were included in the 2020-2025 Consolidated Plan Community Survey. Mental health services (56%), transportation services (46%), and health services (45%) had the highest response rates concerning community service needs. Mental health services help multiple special needs populations, including the homeless, persons facing domestic violence, and persons with HIV/AIDS. Transportation and health services help special needs populations, including the elderly, persons with HIV/ AIDS, persons facing domestic violence, and the homeless population.

Trash & debris removal (47%), cleanup of abandoned lots and buildings (37%), graffiti removal (36%), and tree planting (36%) had the highest response rates when considering neighborhood service needs. Maintaining a clean city is essential in ensuring the city remains viable and welcoming to businesses and residents.

How were these needs determined?

These needs were determined by administering the 2020-2025 Consolidated Plan Community Survey. The survey asked residents to rank neighborhood service needs, including graffiti removal, trash & debris removal, cleanup of abandoned lots and buildings, parking facilities, and tree planting. The survey also asked residents to rank community service needs, including anti-crime programs, youth activities, health services, transportation services, mental health services, senior activities, childcare services, and legal services.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

According to ACS Estimates, the City of Burbank’s population growth has slightly increased between 2010 and 2018 with slight spikes of growth and then decline between the years of 2015 and 2018. The table below shows that Burbank’s population is estimated to grow by .3 %, which is 7.7% lower than the County rate of 8%. This is likely to change with the City Council adopted goal of building 12,000 units during the next 15 years along the transportation corridors. During the last two years, the City Council has approved 1,535 units (Accessory Dwelling Units and larger residential projects) including 282 affordable units, some of which are already under development and there are still project requesting entitlements. These efforts will help to relieve the jobs to housing ratio, which is about 3.1 and will increase if nothing happens as jobs continue to organically grow and relocate into Burbank.

Geography	April 1, 2010		Population Estimate (as of July 1 2018)								
	Census	Estimates Base	2010	2011	2012	2013	2014	2015	2016	2017	2018
City of Burbank, California	103,340	103,358	102,723	103,037	103,420	103,850	104,484	104,725	104,583	104,765	103,695

Table 28: Population Estimates for City of Burbank, Data from the US Census Website

In an effort to understand the City’s housing market in today’s economy, the Community Development Department held a series of strategic planning meetings with the City Council to develop residential housing goals [refer to housing strategy report provided to your organization]. The sections below evaluate housing supply, cost, homeless, and community facilities in Burbank as well as the age and condition of the City’s housing stock. The Market Analysis gives insights into the housing needs in the City as well as how regional and state agencies programs actualize local goals to improve housing in the jurisdiction. This section is broken down as follows:

- MA10- Number of housing units: Examine the current number of different types of housing and project future housing needs that can cater to the population within the city.
- MA 15- Housing Costs: Analyze the cost of housing putting into consideration projections of home values and comparing HOME rents as well as Fair housing rents.
- MA 20-Condition of housing: Evaluate the age of housing is looked at here to determine the quality of the housing stock.
- MA 25- Public and Assisted Housing: Asses the availability of affordable housing units and any growth potential for low income households are examined here.
- MA30- Homeless facilities and services: Outlines the programs and initiatives that support homeless persons within the jurisdiction.
- MA 35- Special Needs Facilities and Services: Explores the facilities and services available to special needs groups such as seniors and the disabled.
- MA 40- Barriers to Affordable Housing: Evaluates how government regulations can also prevent the growth of the housing market by preventing timely construction and/or rehabilitation of housing stock.
- MA 45- Non-Housing Community Development Assets: The labor force as an asset towards economic development is examined. The relationship between academic attainments, income level and ability to afford housing is examined here.
- MA 50 - Needs and Market Analysis Discussion: This section attempts to visualize the location of households that experience housing conditions or low-income areas within the jurisdiction.

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

Introduction

The 2013- 2017 ACS survey estimates that the City of Burbank has a total of 43,323 residential properties. 1- unit detached properties comprise the highest number of housing units in the city at 19,100 (44.1% of housing stock), decreasing by 302 units from the year 2013. This is followed by 20 or more unit structures at 18.6%, which has increased by approximately 200 units since 2013. Both 5 to 9 units and 10 to 19 units are third, each comprising about 12% of the housing stock. Furthermore, three or four-unit structures comprise 7% of the housing stock while 1 - unit attached structures, two-unit structures, mobile homes, RV, Van, Boat, etc. each comprise less than 4% of the housing stock. 2017 ACS data estimates that approximately 41% of housing units are owner-occupied while 59% are renter-occupied, percent owner-occupied has slightly decreased by 1.4% since 2013. Two or three-bedroom units are the highest among owner households at 80%. They are also the most among rental households at 53.5%. Sixteen percent (16.7%) of owners have four or more bedrooms in their homes, a significant difference when compared to rental households, with only .9% of units offering more than four bedrooms.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	19,100	44.1%
1-unit, attached structure	1,571	3.6%
2 units	1,076	2.5%
3 or 4 units	3,030	7%
5 to 9 units	5,225	12.1%
10 to 19 units	5,193	12%
20 or more units	8,074	18.6%
Mobile Home	54	.1%
Boat, RV, van, etc	0	0%

Total	43,323	100%
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Table 29 – Residential Properties by Unit Number

Data Source:	2013-2017 American Community Survey 5-Year Estimates, 2017 Estimates
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Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	79	.5%	2,149	8.7%
1 bedroom	457	2.7%	9,086	36.9%
2 or 3 bedrooms	13,678	80.2%	13,155	53.5%
4 or more bedrooms	2,848	16.7%	212	.9%
Total	17,062	100%	24,602	100%

Table 30 – Unit Size by Tenure

Data Source:	2013-2017 American Community Survey 5-Year Estimates, 2017 Estimates
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Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Assisted Rental Housing Inventory				
Project Name	Total Units	Affordable Units (Accessible Units)	Applicable Programs	Potential Expiration
Senior Housing Projects				
Harvard Plaza	149	149 VL (149)	Section 202, Section 8	Feb. 2021
Pacific Manor	167	166 VL (166)	236(j)(1), HOME, Sec 8	2016
Verdugo Towers	119	119 VL (119)	Sec 202, Sec8, RDA Set-Aside	Perpetuity
Wesley Towers	97	97 VL (5)	Section 202, Section 8	2027
Media Village/Silverwinds	144	29 VL, 115 L (144)	RDA Set-Aside	Perpetuity
Senior Artists Colony	141	29 VL, 14 L (141)	HOME, RDA Set-Aside, MHP	Perpetuity
Olive Plaza	183	46 Mod (183)	Density Bonus	2033
Olive Court	163	33 Low (163)	RDA Set-Aside	Perpetuity
Park Avenue	62	62 Mod (62)	RDA Set-Aside	Perpetuity
Total	1,225			
Special Needs Projects (*owned by BHC)				
Casa Providencia	18	17 VL (17)	Section 811, HOME, MHP	Perpetuity
CARE Cottages* Transitional Housing (women/children)	5	3 VL, 2 Low	RDA Set-Aside	2061

Linden House* Transitional Housing (at-risk youth)	4	3 VL, 1 Mod	HOME, RDA Set-Aside	Perpetuity
Home Front* Transitional Housing (families)	7	4 EL, 2 VL, 1 Mod	HOME, RDA Set-Aside	Perpetuity
Transitional Housing (veterans)*	11	EL, VL, Low	HOME, MHP	2069
Jerry's Transitional Housing (families)	3	1 EL, 2 VL	HOME, RDA Set-Aside	Perpetuity
Total	48			
Burbank Housing Corporation (BHC) Projects				
Elmwood Focus Neighborhood				
100 Block of Elmwood Ave.	65	5 EL, 14 VL, 23 L, 23 M	HOME, RDA Set-Aside	Perpetuity
Verdugo/Lake Focus Neighborhood				
237, 241-23, 257 W. Verdugo 220 W. Tujunga	30	2 VL, 26 Low, 2 Mod	CDBG, HOME RDA Set-Aside	Perpetuity
261 W. Verdugo Ave.	8	2 VL, 4 Low, 2 Mod	RDA Set-Aside	Perpetuity
275 W. Verdugo	34	3 EL, 12 VL, 12 L, 7 M	RDA Set-Aside	Perpetuity
Golden State Focus Neighborhood				
3000 Thornton	4	3 Low, 1 Mod	HOME, RDA Set-Aside	Perpetuity
3030 Thornton	1	1 Low	RDA Set-Aside	Perpetuity
2331 N. Fairview	3	3 Low	HOME	Perpetuity
2325 & 2335 N. Fairview	7	1 VL, 6 Low	HOME, RDA Set-Aside	Perpetuity
2321 N. Fairview & 2323 N. Catalina	14	1 VL, 6 Low, 7 Mod	Set-Aside	Perpetuity
2219 & 2329 N. Niagara	6	2 VL, 2 Low, 2 Mod	HOME	Perpetuity
2234 Catalina	7	2 EL, 2 VL, 3 Low	HOME, RDA Set-Aside	Perpetuity
2223-2235 Catalina	20	4 EL, 7 VL, 7 L, 2 Mod	RDA Set-Aside	Perpetuity
2300 Niagara	3	1 VL, 2 Low	HOME	Perpetuity
2300 Fairview	3	2 EL, 1 Low	HOME, Set-Aside	Perpetuity
Peyton/Grismer Focus Neighborhood				
1721 Elliott	7	3 VL, 1 Low, 3 Mod	CDBG, HOME	Perpetuity
1801-1815 Grismer, 1735 Elliott	70	13EL, 20 VL, 25L, 25M (5)	RDA Set-Aside	Perpetuity
Keeler/Elliott -Habitat homeownership*	8	8 VL	RDA Set-Aside	Perpetuity
Lake/Alameda Focus Neighborhood				
157 & 159 W. Linden, 160 W. Elm Ct.	9	5 VL, 4 Low	HOME, Set-Aside	Perpetuity
Total	299			
Other Affordable Rental Units				
Rental Rehabilitation (scattered site)	72	28 Low	RDA Set-Aside	15 years
1301 Hollywood Way	35	3 Low	Density Bonus	Perpetuity
Empire Landing	276	28 Low	Inclusionary	Perpetuity
Total	383			

GRAND TOTAL	1,955	1,373 Affordable (1,152 Accessible) units	
*Habitat for Humanity ownership units not included in totals for assisted rental housing			

In total, there are 1,367 affordable housing units set aside, assisted with federal, state, and local programs. Housing units have been set aside for extremely low, very low, low and moderate-income households. Habitat for Humanity ownership units is not included in the table above. Senior housing projects comprise a majority of affordable units, with a total of 715 affordable units, 445 reserved for very low-income seniors. The Burbank Housing Corporation has a total of 341 affordable units, 45, which are special needs projects. Former Redevelopment Agency (RDA) Set- Aside, Community Development Block Grant (CDBG), and HOME programs are the primary funding sources for the City of Burbank’s affordable projects.

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

During the 2020-2025 Consolidated Plan period, only one property's covenant is set to expire. Harvard Plaza has 149 very-low-income units that are accessible and catered to seniors only. The project has funding from both Section 8 and Section 202. Section 202 funding comes from HUD, meaning the property was either built or renovated using that funding. Section 8 is a housing choice voucher with a contract set to expire annually.

The City of Burbank's Analysis of Impediments to Fair Housing Choice (Fiscal Years 2014/15-2018/19) states that Harvard Plaza is managed by Falkenberg/Gilliam & Associates, Inc., a property management company focused on managing non-profit housing for the senior population. The analysis states that according to discussions with their Director of Operations, Harvard Plaza currently receives Section 8 contracts in five-year intervals but will qualify for a 20-year contract. They will apply for a new Section 8 contract before their affordability expiration date. In summation, Harvard Plaza may "technically" be considered at-risk of conversion to market rents in the next three years, the risk of conversion is very low. Furthermore, HUD prioritizes the renewal of Section 8 contracts for at-risk affordable apartment complexes that serve the elderly or disabled.

Development Name	Form of Assistance	Total Units	Affordable Units (Accessible Units)	Potential Expiration
Harvard Plaza	Section 202, Section 8	149	149 VL (149)	Feb 2021
Rental Rehabilitation (Scattered Sites)	RDA Set -Aside	72	28 Low	15-year covenants

Data Acquired from City of Burbank's 2014-2019 Analysis of Impediments to Fair Housing Choice, pg II, 51.

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

The availability of housing units does not meet the affordable and special needs for the city's population. This will be further discussed in the following section for Cost of Housing.

Describe the need for specific types of housing:

Not enough of the following housing types are being provided for in the market without some level of public assistance:

- Rental housing that is affordable to very low and low-income households.
- Rental housing with three or more bedrooms affordable to moderate income households.
- Homeownership housing that is affordable to low and moderate-income households.
- Homeownership housing for low and moderate-income households with large families.
- Affordable, accessible housing for persons living with disabilities.
- Permanent supportive housing for persons with special needs, including homeless individuals and families, persons living with HIV/AIDS and their families, female only households, transition age (emancipated foster care) youth, persons with chronic mental illness and seniors.

Discussion

More than 40% of Burbank's housing stock is one-unit detached structures, demonstrating a lack of density in housing. Approximately 90% of renters live in bedrooms ranging between 1-3 bedrooms, and homeowners have a disproportionately more substantial amount of homes with four or more bedrooms (16.7%) when compared to renting households (less than 1%) illustrating a reason why renters with large families may experience overcrowding. Burbank has

a sizable affordable housing stock, comprised of 1,367 affordable units, a majority (715) for the senior population. The likelihood of affordable units expiring during the following consolidated plan period is very unlikely.

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

Introduction

Housing issues such as housing cost burden and overcrowding are major housing problems that are caused by the high costs of housing. When housing costs are disproportionately higher when compared to a household income, housing problems are likely to occur. This section will analyze whether housing is affordable for lower-income households for the City of Burbank.

In recent years, the State of California has begun to experience a housing crisis, with the price of housing and rents continuing to increase. The City of Burbank is no exception to the housing boom as both rent, and median home value has risen substantially. Table 31 below shows a 6.2% increase in home value over seven years for the City of Burbank. Median contract rent has also increased by 18.4%. Table 32 estimates that more than 65% of tenants paying rent in Burbank pay between \$1,000 to \$1,999. If rent and housing prices continue to increase, housing will become more unaffordable for households earning low and moderate incomes. The section below will further discuss housing affordability in the City of Burbank.

Cost of Housing

	Base Year: 2010	Most Recent Year: 2017	% Change
Median Home Value	\$608,800	\$646,000	6.2%
Median Contract Rent	\$1,299	\$1,539	18.4%

Table 31 – Cost of Housing

Data Source:	2010 ACS (Base Year), 2013-2017 ACS (Most Recent Year)
---------------------	--------------------------------------------------------

Rent Paid	Number	%
Less than \$500	896	3.7%

Consolidated Plan	ATTACHMENT 2	70
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\$500-999	2,259	9.3%
\$1,000-1,499	8,370	34.5%
\$1,500-1,999	7,545	31.1%
\$2,000 to 2,499	2,8683	11.8%
\$2,500 to 2,999	1,443	6%
\$3,000 or more	854	3.5%
Median Dollars	\$1,539	100%

Table 32 - Rent Paid

Data Source:	2013-2017 ACS 5-Year Estimates, 2017 Estimates
---------------------	------------------------------------------------

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	915	No Data
50% HAMFI	1,775	119
80% HAMFI	9,240	277
100% HAMFI	No Data	677
Total	11,930	1,073

Table 33 – Housing Affordability

Data Source:	2011-2015 CHAS
---------------------	----------------

Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,158	1,384	1,791	2,401	2,641
High HOME Rent	1,158	1,253	1,506	1,730	1,911
Low HOME Rent	913	979	1,175	1,357	1,515

Table 34 – Monthly Rent

Data Source:	HUD FMR and HOME Rents
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Is there sufficient housing for households at all income levels?

Overcrowding in housing is an indicator that rent is unaffordable, especially for low and very low-income populations. Housing cost burden (more than 30% of income going towards housing costs) is another indicator of an insufficient amount of affordable housing units. Table 7 - Housing Problems Table in section NA- 10 shows that more than 80% (5,300) of renters with an AMI between 0 - 50% are experiencing a housing cost burden greater than 50%. This demonstrates insufficient housing for lower-income households.

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

The State of California continued facing a housing crisis, with the cost of housing rising as well as the homeless social crisis across the state. Housing affordability will likely continue to decrease as the cost of housing has increased by 6.2% between the years 2010 and 2017. Rents have also increased by 18.4% over a seven-period. In order to address this issue, Burbank has set a goal to facilitate the building of 12,000 housing units over the next 15 years, in an effort to reduce the current housing shortage in the next two decades. In addition, due to the COVID -19 Pandemic, the purchasing power of residents has decreased due to reduced incomes. This may reduce the home values in the short term before the housing market stabilizes.

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

Fair market rent is determined by analyzing supply and demand of housing in the area. HOME rents are the amounts beneficiaries of affordable housing pay and are determined by HUD. HUD calculates HOME rent by ensuring the “rent does not exceed 30 percent of the annual income of a family whose income equals 50 percent of the median income for the area, as determined by HUD, with adjustments for smaller and larger families.”

HOME Rents for studio apartments to 4-bedroom units ranges between \$913 to \$1,515 at the low end of the HOME rent spectrum and \$1,158 to \$1,911 at the high end of the HOME rent limits. Fair market rent is the same at the HOME rent spectrum range when considering a studio apartment at \$1,158, but is higher, for two-bedroom apartments with fair market rents at \$1,791 while high HOME rents for two-bedroom units are \$1,506, demonstrating a \$285 difference. Fair market rent for three-bedroom units is \$671 higher than High HOME rents and \$1,044 more than low HOME rents for three-bedroom units. Finally, four-bedroom fair market rents are \$730 to \$1,126 more when compared to high and low HOME rent standards.

2017 ACS estimates median rent for housing at \$1,539, with a majority of tenants paying between \$1,000 to \$2,000 a month and 28% spending \$2,000 of their monthly income or more in rent. ACS rent estimates are similar when compared to HOME/ Fair market rent standards for Burbank. Burbank City Council has also established a goal to facilitate the building of 12,000 housing units in the next 15 years. Working together with residents and the development community, the City's housing goal is intended to establish policy direction helping all those involved in the review, approval and building to collectively address housing affordability by increasing supply of housing that is affordable to all economic segments of the community including the building of workforce housing. It is important to note that efforts should be made to ensure that senior and special needs populations housing are susceptible to market rate conversions, while at the same time addressing the need to maintain and build affordable housing in the coming years, assuring displacement and homelessness does not hit Burbank's most vulnerable populations as new housing enters the area.

Discussion

The price of rent continues to increase at a disproportionate rate when compared to income. Indications that housing is expensive can be seen through overcrowding households as well as a high number of residents facing overpayment (more than 30% of household income is used towards paying rent). Fair Market Rents are similar to area median rent, potentially indicating the affordability of housing in Burbank. Consequently, when compared to HOME rents, Fair

Market rents are higher, ranging between \$245 and \$1,126, showing a disparity in rent limits. Furthermore, the City Council is committed to increasing housing supply in the next 15 years, to help address housing affordability.

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

Introduction

The City of Burbank’s population substantially grew between 1920 and 1943 from 2,913 people to 53,899. With the growth in population, came a rise in housing developments in the city. This section will evaluate housing conditions, the age of housing, risk of lead paint hazard, and vacancy rate for housing in the City of Burbank. Table 35 below indicates that renter-occupied housing units have more units with one housing condition than owner-occupied households. Most structures were built from 1960-1979, which means they are 40- 59 years old. They, therefore, require constant rehabilitation to remain habitable. Details of this are discussed below.

Definitions

According to the State of California housing law and regulations, a housing unit is considered substandard when its condition endangers “the life, limb, health, property, safety, or welfare of the public or the occupants.” Under that definition, substandard conditions pursuant to the State Health and Safety Code 17920.3, would involve a dwelling with any of the following conditions that would pose a danger to health or safety: (a) inadequate sanitation, (b) structural hazards, (c) nuisances, (d) wiring, (e) plumbing, (f) mechanical equipment, (g) faulty weather protection, (h) risk of fire or explosion, and other unsafe conditions. Examples of such conditions include inadequate or lack of sanitation facilities such as poor water supply, lavatory and shower; Structural Hazards such as poor or deteriorating flooring, foundations and walls as well as poor condition of wiring and plumbing. The U.S. Census defines overcrowding as at least 1.01 persons per room excluding kitchen, bathrooms, and hallways. Severe overcrowding is defined as more than 1.5 persons per room.

Table 37 below presents Conditions of Units, citing the number of housing units in Burbank with one or more housing problems, including: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, and 4) cost burden greater than 30%. Table 35 shows that 36% of owner units have one of these problems (or “conditions”), with 50% of renter units with one problem and an additional 5% with two problems. There is no statistically significant percent of owner or renter occupied housing units experiencing three or more of these conditions.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,135	36%	12,305	50%
With two selected Conditions	195	1%	1,295	5%
With three selected Conditions	20	0%	40	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	10,470	62%	10,905	44%
Total	16,820	99%	24,545	99%

Table 35 - Condition of Units

Data Source:	2011-2015 ACS
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Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2014 or later	0	0%	34	.1%
2010 to 2013	9	.1%	280	1.1%
2000 to 2009	1,021	6%	1,678	6.8%
1980 to 1999	1,539	9%	6,406	26%
1960 to 1979	1,443	8.5%	7,696	31.3%

1940 to 1969	9,044	53%	7,048	28.6%
1939 or earlier	4,006	23.5%	1,461	5.9%
Total	17,062	100.1%	2	99.8%

Table 36 – Year Unit Built

Data Source:	2013-2017 ACS
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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	14,493	85 %	16,204	65.8%

Housing Units built before 1980 with children present	1,210	7%	370	2%
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Table 37 – Risk of Lead-Based Paint

Data Source:	2013-2017 ACS (Total Units) 2011-2015 CHAS (Units with Children present)
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Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 38 - Vacant Units

Need for Owner and Rental Rehabilitation

Evaluating the overall age of the housing stock can be one indicator of the conditions of housing in the City of Burbank. Housing more than 30 years old is usually in need of rehab as the quality of housing materials begin to deteriorate or become faulty. According to 2013-2017 ACS estimates, more than 59% of rental units were built between 38 and 48 years ago, indicating that the majority of Burbank’s housing rental stock is aged with a majority of rental tenant’s residing in those units. More than 75% of Burbank’s owner-occupied units were built before 1970.

Additionally, 65.8% of renter-occupied and 85% of owner-occupied units are at risk of inhaling lead-based paint, considered to be a hazard for health. The age of Burbank’s housing stock alone indicates that landlords and homeowners must be proactive in rehabilitating their units to adhere to state standards.

Estimated Number of Housing Units Occupied by Low or Moderate-Income Families with Lead-Based-Paint Hazards

The age of the housing stock is a key variable for estimating the number of housing units with Lead-Based-Paint. Starting in 1978, the use of Lead-Based-Paint on residential properties was prohibited. National studies estimate that 75% of all residential structures contain Lead-Based-Paint. As shown on Table 37, a total of 7% of owner units were built before 1980 that have children and 2% of renter units were built before 1980 with children present.

Discussion:

Pre-1980 housing units with children pose the greatest risk to lead based paint poisoning. With 1,580 such household’s in Burbank, the City is proactive in addressing Lead-Based-Paint dangers by educating tenants and landlords and referring households to the County of Los Angeles Department of Public Health for services.

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

Introduction

The Section 8 rental assistance program is administered by the Burbank Housing Authority. Table 39 below indicates that the Housing Authority can administer 1,014 Housing vouchers to people in need of housing assistance. The city does not have public housing projects. The city does have an inventory of over 1,100 affordable housing units, with the majority catering to the senior and disabled population as indicated in their affordable housing table in section MA 10, showing the high demand for affordable housing for both the senior and disabled people.

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				1,014			0	0	0
# of accessible units									

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

Table 39 – Total Number of Units by Program Type

Data Source:	PIC (PIH Information Center)
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Describe the supply of public housing developments:

The City of Burbank’s Analysis of Impediments to Fair Housing Choice (Fiscal Years 2014/15-2018/19) states that there is no public housing located in Burbank. Burbank Housing Authority administers the Section 8 housing voucher program, a total of 1,014 vouchers are available.

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:

There is no public housing in Burbank

Public Housing Condition

Public Housing Development	Average Inspection Score
n/a	n/a

Table 40 - Public Housing Condition

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

There is no public housing in Burbank.

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

The City of Burbank’s 2014- 2021 Housing Element set forth the following five housing goals:

GOAL 1: Conserve and Improve the Existing Housing Stock in Burbank.

GOAL 2: Provide Housing Sites to Accommodate a Range of Housing Types to Meet the Diverse Needs of Existing and Future Burbank Residents.

GOAL 3: Assist in the Development of Housing Affordable to All Economic Segments of the Community.

GOAL 4: Address and Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing.

GOAL 5: Promote Equal Housing Opportunities for all Persons.

Furthermore, The Housing Element establishes policies and programs to implement the five overall housing goals listed above, which also address housing choice. The following summarizes the 18 programs contained in the Housing Element:

Existing Housing and Neighborhood Conditions

1. Focus Neighborhood Revitalization/Community Building
2. Code Enforcement
3. Preservation of Assisted Housing
4. Housing Choice Vouchers (Section 8 Rental Assistance)
5. Condominium Conversion Program

Variety of Housing Sites

1. Land Use Element and Zoning Code

2. Second Dwelling Units

Development of Affordable Housing

- 1. Affordable Housing Development Assistance
- 2. Inclusionary Housing Ordinance
- 3. Housing for Persons with Disabilities
- 4. Sustainability and Green Building

Remove Constraints to Housing

- 1. Transitional and Supportive Housing
- 2. Development Standards and Procedures

Equal Housing Opportunities

- 1. Fair Housing
- 2. Landlord/Tenant Mediation
- 3. Emergency Shelter and Emergency Services
- 4. Accessible Housing and Universal Design
- 5. Residential Lifeline Program

Discussion:

Table 39 above indicates that Burbank has 1,014 Section 8 Vouchers to distribute to residents. Furthermore, Burbank does not provide any public housing in the area. The City’s Housing Element goals include: conserving and improving the city’s existing housing stock as well as providing housing sites to accommodate a range of housing types to meet the diverse needs of Burbank’s current and future residents.

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

Introduction

LAHSA’s annual PIT count reports that in 2019, there has been an increase in Burbank’s homeless population by 43% when compared to the 2018 PIT data totaling 282 people. As discussed in the Needs Assessment section of this report, 209 of Burbank’s homeless are living on the streets unsheltered while only 73 are sheltered. Table 41 below illustrates how many shelters, transitional, and permanent supportive housing beds are within HUD’s Defined Los Angeles City and County Continuum of Care (CoC) region for 2018. Burbank is part of that region, with a HUD identified CoC number of CA-600 for Los Angeles City and County.

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)	5,582	-	1,545	5,474	-
Households with Only Adults	3962	-	2,839	13,720	-
Chronically Homeless Households	-	-		9,749	-
Veterans	120		831	6,961	-
Unaccompanied Youth	349	-	901	70	-

Table 41 - Facilities and Housing Targeted to Homeless Households

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

Burbank has multiple partnerships focused on helping their homeless population. Some of the partnerships include:

Community Development Department (CDD): A year-round Burbank Street Outreach program created in partnership with a Glendale non-profit homeless services agency. The program has

hired a full-time homeless services liaison benefiting the city's homeless neighbors and service providers. Work CDD has done thus far include directing services to homeless residents as well as responding to community issues about homelessness in Burbank.

Burbank Police Department: Has partnered with the LA County Department of Mental Health, to have a mental health team to help with the homeless population suffering from mental illness and homelessness. Together, they created the Burbank Mental Health Evaluation Team, pairing a police officer with a social worker to respond to calls of service when a person appears to have a mental problem.

Burbank Temporary Aid Center: Serves both homeless individuals and low-income families with multiple services, including food, clothing, medical cost assistance, laundry, showers, and referrals to nearby shelters.

Family Service Agency: This is a non-profit social service agency geared towards fighting homelessness as well as providing quality mental health care. This organization gives counseling and preventive services on 18 of the city's school campuses, as well as have three residential treatment facilities.

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.

Shelters

The City of Burbank does not provide any year-round shelters, but there are three shelter programs adjacent to Burbank that are used by its homeless population. They are listed below:

Winter Shelter Program: In recent years, Burbank has begun to run a winter shelter program in partnership with the City of Los Angeles as well as the City of Glendale. Recently a shelter was held between December to March, providing a 120-bed shelter that was operated by Hope of the Valley, located in Sunland. The City of Burbank provided funding for shuttle services to pick and drop off shelter users to and from Burbank. 157 homeless individuals were serviced from

Burbank in those three months. As a result of the COVID-19 pandemic, the shelter in Pacoima was extended through November 2020.

Ascencia Emergency Housing: This shelter is located in Glendale, providing 40 beds for 60- 90 days of shelter for both families and individuals who go through the Ascencia’s case management program.

Valley Shelter: This shelter is located in North Hollywood, providing 165 shelter spaces for single homeless adults.

Sylmar Armory: The LA County Board of Supervisors voted to convert a winter shelter into a year-round facility for homeless women. The property was recently purchased in 2019 and will soon go through the construction phase.

Outline below provides additional homeless shelters near the City of Burbank:

Shelter Name	Location	Services	Duration of Programs	Beds
Glendale YWCA Domestic Violence Project	Glendale	The Glendale YWCA Domestic Violence Project, is strictly a domestic violence emergency shelter and does not provide homeless services.	Domestic Violence Emergency shelter ONLY`.	Must call for Vacancy.
Back to Life Community Living House Transitional Housing	Pasadena	Back To Life, Located in Northwest Pasadena, has over 15 years’ experience working with adults in transition. The comfortable Community Living House is centrally located with easy access to public transportation, provides one meal a day, and a supportive group of peers and colleagues.	Must be Screened	Transitional Housing.
Union Rescue Mission	Los Angeles	Union Rescue mission is one of the nation’s largest	Permanent/ Temporary/	1094+

		<p>providers of continuous emergency shelter services. Union Rescue Mission provides comprehensive care for men, women, and children who are experiencing homelessness. A person's first point of contact with Union Rescue Mission is with the emergency (Guest) Services, where their immediate physical needs are met. The day rooms provide shelter and rest from the streets. Guests can sign up for beds, eat three meals a day, take showers and get haircuts, pick up fresh clothes and receive medical care. Counselling from is also available to guests, regarding options to join recovery programs or to utilize other service providers in the area.</p>	One Night	
The Midnight Mission	Los Angeles	The Midnight Mission's goal is to provide life changing services to people experiencing homelessness in Southern California. Midnight Mission offers addiction treatment, emergency services and family housing	12 Step Recovery Program	
LAFH- Los Angeles Family Housing	North Hollywood	Los Angeles Family Housing Connects homeless individuals with affordable, temporary, supportive housing, and low-income housing. The residents served in their shelter and apartment, represent a broad spectrum of income, geographic and ethnic diversity		
San Fernando Valley Rescue	Northridge	The Mission provides food rescue programs, holiday	90 days max (May return	For 90 people only

Mission of Rescue Mission Alliance		assistance, homeless support services, shelter and thrift shops for people in San Fernando Valley. There are no geographic restrictions.	after 1 year.)	
Lutheran Social Services	San Fernando Valley	Lutheran Social Services Authority has a Community Care Center in San Fernando Valley, which primarily focuses on homeless and at-risk individuals and families	Permanent Transitional Housing	8+ permanent and transitional affordable housing units
Los Angeles Homeless Services Authority	Canoga Park	The Los Angeles Homeless Services Authority is the lead agency in the Los Angeles Continuum of Care, which is the regional planning body that coordinates housing services for homeless families and individuals.		

Source: City of Burbank, Draft 3 Year Homelessness Plan

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

Introduction

Special needs populations were discussed in detail in the Needs Assessment portion of this document. The City of Burbank’s Analysis of Impediments to Fair Housing Choice (Burbank’s Housing Element Draft) defines the special needs population as including the elderly, frail elderly, persons with disabilities, female-headed households, persons with HIV/AIDS, victims of domestic violence and persons suffering from substance abuse. As a result, these people have special needs for housing and services as well as lower incomes due to their special needs.

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

The discussion below pertains to what populations are in need of supportive housing and what those needs may be:

Senior Households- There are 15,783 senior households in Burbank, equating to 15% of the city’s total households. Of this, thirty seven percent (37%) of the senior population has some form of disability, and approximately half of this population lives alone. Burbank’s Housing Element reports that more than 50% of senior households are low and moderate-income (0-80% of AMI), making the cost of housing a huge concern for this population due to their limited income. More than 30% of seniors in Burbank are considered rent burden, paying more than 30% of their monthly income towards rent. At the same time, 25% of seniors who are homeowners are experiencing a housing cost burden.

This population’s unique needs include health care, affordable housing, housing with special amenities, and transportation services. Senior housing and adult daycare facilities can help seniors who are unable to live on their own, providing on-site healthcare, social services, transportation services as well as affordable housing. The City of Burbank has more than 1,200 senior housing units, with 1,030 of these units for moderate, low, or very low-income seniors. Burbank’s Analysis of Impediments to Fair Housing Choice states that there are 31 licensed residential care facilities as well as three adult daycare centers located in Burbank. Residential Care facilities assist Burbank’s growing senior population with social services, health care, and other needs. The table below illustrates that Burbank has four group homes, nine adult residential facilities as well as 18 elderly residential facilities, with 733 beds total. The city also has three adult daycare centers with a full capacity of 140 beds.

Licensed Facilities	Facilities	Capacity (Beds)
Group Home	4	19
Adult Residential	9	38
Elderly Residential	18	676
Total	31	733
Adult Day Care	3	140

Source: Dept of Social Services, Community Licensing Division, 2013

Accessed from City of Burbank’s Analysis of Impediments to Fair Housing Choice:

Persons with Disabilities- According to the 2014-2018 US Census Survey, approximately 5% of Burbank residents under the age of 65 have some disability. The 2010 Housing Element for the City of Burbank defines a disability as a long-lasting physical, mental, or emotional condition that impairs an individual’s mobility, ability to work, or the ability for self-care. Seniors comprise approximately 33% of Burbank’s disabled population, many of whom are served by the city’s nearly 1,000 units of affordable senior rental housing. Depending on the nature and extent of the disability, the housing needs of persons living with disabilities include affordable and accessible housing, supportive housing, and community care facilities.

Furthermore, persons with disabilities have more of a challenge finding housing to accommodate their needs due to discrimination from landlords unaware of protections from the Fair Housing Act as well as to people with disabilities with assistive animals such as guide dogs. People with disabilities homes may need special accommodations such as ramps, wider doorways, and lower sinks. The Redevelopment Agency partnered with United Cerebral Palsy to develop Casa Providencia in 2008. The development provides 17 units of very low-income supportive housing for adults with a developmental disability. Furthermore, there are nine licensed adult residential facilities focused on working with disabled people as well as provide 38 beds for the population.

Large Households- Large households consist of five or more persons. They are considered a special need population due to the limited availability of affordable and adequately sized housing, particularly for lower-income large renter households. 2013-2017 ACS 5-Year approximate 8,427 large households in Burbank, representing 19% of the city’s total households. Approximately 51% of these large households are renters (4,265 households). An estimated 610 below moderate-income renter-occupied large households and 165 below moderate-income large owner households in Burbank experienced a housing cost burden of greater than 30% (source: 2011-2015 CHAS).

The needs of large households include affordable housing with three or more bedrooms, childcare facilities, and accessible recreation areas. Burbank’s Analysis of Impediments to Fair Housing Choice states that while there is an adequate amount of large rental units, they may be rented by smaller households, or unaffordable to large households. As a result, the Burbank Housing Corporation has committed to providing three-bedroom units in their new projects whenever they are financially feasible.

Female-headed households- Female households tend to have lower-incomes and, as a result, often have more significant needs for affordable housing and childcare. In 2017, there were approximately 4,413 female-headed households with children in Burbank. Of those households with children, about 20% live in poverty. Without affordable housing and government assistance, many female-headed households are at risk for homelessness.

Female-headed households need access to affordable housing near public transportation, schools as well as affordable childcare centers. The Fair Housing Council identifies female-headed households as the most significant special needs population that continues to face discrimination in Burbank. The Burbank Redevelopment Agency developed two childcare centers with 20% of the spaces at both facilities reserved at affordable rates. The Analysis of Impediments to Fair Housing Choice, states that unaffordable childcare serves as a barrier to entry for female-headed households.

Victims of Domestic Violence- While precise estimates for Burbank are not available, The National Domestic Hotline reports that approximately 35% of all women have been victims of violence committed by a spouse or intimate partner. Local social service agencies that assist victims of domestic violence report that spousal abuse has continued to increase in the last decade, with immigrant women particularly vulnerable to abuse and often reluctant to report incidences or seek assistance from local authorities. This needs group needs transitional housing with counseling and supportive services.

The Analysis of Impediments to Fair Housing Choice states that the former Burbank Redevelopment Agency also granted financing for the Family Services Agency and the Burbank

Housing Corporation to run five units of transitional housing and counseling for victims of domestic violence. Furthermore, Glendale and Pasadena have emergency shelter and transitional housing services for victims of domestic violence and counseling services. Glendale has it in their YMCA, while Pasadena provides a program called Haven House.

Persons with HIV/AIDS- Persons with HIV/AIDS are considered a special needs group due to their need for affordable housing, health care, counseling, and other supportive services. According to a report by the Los Angeles County Department of Public Health City and Community Health Profile for Burbank for 2018, there have been a total of 268 persons living with HIV.

The Analysis of Impediments to Fair Housing Choice states that Burbank, as well as neighboring cities, have agencies that provide hospice care as well as emergency shelter and transitional housing for the HIV/AIDS community. Organizations include People in Progress, the LA Family Housing Corporation, Friends Research Institute, and Pioneer Home. Furthermore, SAFE House Friends, located in North Hollywood, provides 13 permanent housing units for persons with HIV/AIDS. Moreover, the city provides Section 8 vouchers for the HIV/AIDS population to use, making housing more affordable.

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

According to the Addiction Center, more than 15 million Americans suffer from alcohol dependencies. The National Survey on Drug Use and Health reports that in 2017, approximately 20 million American's over the age of twelve battled a substance use disorder. Furthermore, more than nine million children live with a parent dependent on alcohol and/or illicit drugs. People who suffer from alcohol/other drug abuse require counseling and rehabilitation services and may also need recovery homes or transitional sober living facilities.

Police Department: The LA County Department of Mental Health has teamed up with Burbank's Police department to create the Burbank Mental Health Evaluation Team (MHET). This program partners a police officer with a psychiatric social worker to go out in the field for four days a week, assessing one's mental health and offering services for them.

Ascencia: Provides services specifically for the Burbank population, including referral services for mental health and addiction treatment. Ascencia also provides emergency transitional and permanent supportive housing.

LAHSA Continuum of Care: Provides financial support for transitional housing programs focused on people with mental health disorders, offering mental health counseling and treatment. One instance is JWCH's Recuperative Care Transitional Housing, which was created to assist homeless people after being discharged from the hospital with physical health issues who still need to recover. JWCH provides case management, nursing, and counseling.

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)

Housing: Burbank intends to receive limited funding towards housing programs during the Consolidated Plan period (2020/21 - 2024/25). Annually, the City's Action Plan will prioritize affordable housing in the following manner.

- Develop affordable housing opportunities for low to moderate income households, as funding permits;
- Support the use of Section 8 Housing Choice Vouchers to its fullest capacity;
- Monitor restricted affordable rental/owner units throughout the City; and
- Acquire and rehabilitate residential units for permanent and transitional housing for homeless and persons at-risk of homelessness.

Special Needs:

- Work toward reducing impediments to fair housing choice for low to moderate income households;
- Continue an Economic Stabilization Program with low-income households that reduces poverty through strategic mentoring, planning, and family support;
- Assist renters with information on accessibility to decent and safe living conditions;

- Work toward enhancing coordination between public and private organizations, public institutions, and social service agencies; and
- Facilitate the development and investment of programs and activities that accomplish the Consolidated Plan Goals and Objectives.

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))

The City of Burbank is not an entitlement/consortia grantee. This does not apply.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Government regulations at all levels can have unintended negative consequences on housing affordability and residential investment. The State of California continues to fight the housing crisis, with the newly elected Governor of the State making it a priority to create more forms of affordable housing, including the passing of recent legislation on rent control (AB 1482).

AB 1482 - Expands rent control to cover units built more than 15 years ago and places an annual cap on rent to 5% plus inflation. AB 1482 was signed by Governor Newsom on October 8, 2019, and went into effect until January 1, 2020. The unintended consequence of the passing of this bill has been the surge of eviction notices and a substantial increase in rent towards tenants, specifically for low-income households. The Los Angeles Times reports that due to this legislation, more than 25 households in Burbank have been given no-fault eviction notices.

Zoning regulations- The City’s Zoning Ordinance establishes requirements for how land can be developed and used and serves to implement Burbank 2035 General Plan land use goals and policies over time through specific development requirements. By establishing the quantity and type of housing that can be built in different areas of the city, zoning and land use controls can have consequences on housing cost by potentially contributing to disproportionate demand versus supply of housing units on the market in Burbank and the region. The City’s zoning and

development standards allows a diverse range of housing types to be built, including manufactured housing secondary dwelling units and mixed-use residential and commercial development. Currently, emergency shelters for the homeless are permitted in one zoning district by-right and permitted through a Conditional Use Permit in two additional zones. Burbank’s Zoning Code allows transitional housing in multifamily residential zones by-right, and through a Conditional Use Permit in several commercial zones.

The tables below show the Burbank2035 General Plan’s anticipated housing development growth as well as build out capacity. For residential development, areas of the City with a General Plan Land Use designation of Low-Density developments have the highest potential capacity, with approximately 3,175 acres that could accommodate up to 18,476 dwelling units. Medium Density Residential rank second, comprising 426 acres of land, or approximately 13,997 dwelling units. The General Plan Land Use designation of High-Density Residential covers approximately 370 acres, which equates to up to 13,754 dwelling units under the allowable densities. Table LU-3 below shows the density potential of the various land use designations in the City’s General Plan including the development potential resulting from the corresponding maximum density allowed for low density residential (0-14 units per acre), medium density residential (27 units per acre) and high density residential (43 units per acre).

**Table LU-2
Burbank2035 Development Capacity**

Land Use Designation	Acres (Approximate)	Total Estimated Dwelling Units (2035)	Population (2035)	Non Residential Square Feet (2035)
Low Density Residential	3,175	18,476	42,867	210,483
Medium Density Residential	426	13,997	32,475	
High Density Residential	370	13,754	31,911	

Corridor Commercial	262	300	696	5,625,193
Regional Commercial	206	0	0	4,643,665
Downtown Commercial	126	2,091	4,851	5,929,956
South San Fernando Commercial	106	566	1,313	3,246,131
North Victory Commercial/Industrial	135	483	1,121	3,549,567
Media District Commercial	301	552	1,281	16,218,091
Rancho Commercial	58	0	0	1,046,450
Golden State Commercial/Industrial	334	0	0	7,530,222
Open Space	2,677	0	0	246,500
Institutional	382	0	0	3,556,417
Airport	436	0	0	217,000
Undesignated Right-of-Way	1,972	0	0	0
Total (2035)	10,966	50,219	116,516	52,019,676
Existing (2010) Totals	10,966	44,309	103,340	39,971,550
Change (2010-2035)	0	5,910	13,176	12,048,126
<p>1. Notes:</p> <p>2. 2010 dwelling units and population from US Census (2010).</p> <p>3. 2035 Population estimate based on 2010 Census data of 2.45 persons per household and 5.3% vacancy</p>				

Source: Burbank 2035 General Plan

**Table LU-3
Residential Unit Capacity and Measure One Consistency**

Land Use Designation	Acres	Maximum Density (dwelling units per acre)	Maximum Build Out	Estimated Build Out
Low Density Residential	3, 175	7/4	22,225	18,476
Medium Density Residential	426	27	11,502	13,997
High Density Residential	370	43	15,910	13,754
Various Commercial	931	27-87	12,010	3,992
Total			61,647	50,219
<p>Notes:</p> <ol style="list-style-type: none"> 1. Estimated Build out exceeds maximum build out because the estimated buildout densities for Medium Density Residential and High-Density Residential Land uses exceeds densities used in Measure One to calculate maximum build out. Total estimated residential build out of Burbank2035 remains below the maximum buildout of Measure One. 2. Assumes that 30% of all commercial land area citywide would develop at an average density of 43 units per acre. 				

Source Burbank 2035 General Plan

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

Introduction

A healthy economy is vital to ensuring a city remains viable as well as a prosperous place to live. A strong job market assures residents have a stable income and can afford basic staples such as housing, food, and healthcare. This section will discuss Burbank’s business activity, labor force, worker’s travel time, education, as well as earnings.

Economic Development Market Analysis

Table 45 below indicates that information, education, and health care services, and arts, entertainment, and accommodations have the most significant number of workers in the City of Burbank, making up a little more than 50% of workers. Furthermore, Table 45 also shows that Agriculture, transportation, and warehousing work are the smallest sector of work in the area, making up approximately 2% of the total number of workers.

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	286	83	1	0	-1
Arts, Entertainment, Accommodations	6,064	19,227	12	10	-2
Construction	1,341	1,964	3	1	-2
Education and Health Care Services	9,177	12,453	18	6	-12
Finance, Insurance, and Real Estate	3,043	3,652	6	2	-4
Information	10,415	118,173	21	60	39
Manufacturing	2,799	5,604	6	3	-3

Other Services	1,786	2,699	4	1	-2
Professional, Scientific, Management Services	5,164	14,296	10	7	-3
Public Administration	0	0	0	0	0
Retail Trade	4,347	8,555	9	4	-4
Transportation and Warehousing	836	1,611	2	1	-1
Wholesale Trade	1,980	2,928	4	1	-2
Total	47,238	191,245	--	--	--

Table 43 - Business Activity

Data Source:	2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)
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Labor Force

Total Population in the Civilian Labor Force	58,515
Civilian Employed Population 16 years and over	53,525
Unemployment Rate	8.54
Unemployment Rate for Ages 16-24	21.09
Unemployment Rate for Ages 25-65	6.40

Table 44 - Labor Force

Data Source:	2011-2015 ACS
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Occupations by Sector	Number of People
Management, business and financial	18,255

Farming, fisheries and forestry occupations	2,540
Service	4,800
Sales and office	13,180
Construction, extraction, maintenance and repair	2,495
Production, transportation and material moving	2,050

Table 45 – Occupations by Sector

Data Source:	2011-2015 ACS
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Travel Time

Travel Time	Number	Percentage
< 30 Minutes	28,805	59%
30-59 Minutes	15,750	32%
60 or More Minutes	4,450	9%
Total	49,005	100%

Table 46 - Travel Time

Data Source:	2011-2015 ACS
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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	2,825	495	1,440
High school graduate (includes equivalency)	7,080	600	2,240
Some college or Associates degree	15,630	1,370	3,260

Bachelor's degree or higher	21,415	1,410	2,820
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Table 47 - Educational Attainment by Employment Status

Data Source:	2011-2015 ACS
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Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	20	165	335	1,435	2,495
9th to 12th grade, no diploma	785	235	775	1,815	1,330
High school graduate, GED, or alternative	1,915	2,300	2,295	5,320	3,845
Some college, no degree	3,350	3,960	3,600	6,480	3,235
Associate's degree	670	1,690	2,040	2,475	900
Bachelor's degree	1,095	6,920	4,850	6,465	2,185
Graduate or professional degree	50	2,045	2,325	3,070	1,170

Table 48 - Educational Attainment by Age

Data Source:	2011-2015 ACS
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Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	23,190
High school graduate (includes equivalency)	28,789
Some college or Associates degree	41,170
Bachelor's degree	52,194
Graduate or professional degree	70,218

Table 49 – Median Earnings in the Past 12 Months

Data Source:	2011-2015 ACS
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Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The four major employment sectors within Burbank in terms of number of workers are:

- Information (21%) - Includes motion picture, sound recording, broadcasting, telecommunications and publishing.
- Education and health care services (18%)
- Arts, entertainment and accommodations (12%)
- Professional, scientific, management services (10%)

When considering the number of jobs, the four major employment sectors within Burbank are:

- Information (60%)
- Arts, entertainment and accommodations (10%)
- Professional, scientific, management services (7%)
- Education and health care services (6%)

Burbank is known for its large media industry, serving as home to companies including The Walt Disney Company World Headquarters, ABC, KCET, Warner Bros Studio, Nickelodeon, and Cartoon Network. The city also houses hundreds of post-production studios.

Describe the workforce and infrastructure needs of the business community

Recognizing that more than 50% of Burbank’s employment is media-related, it is apparent that the city’s economy depends on a highly specialized workforce. The US Bureau of Labor Statistics states that the Los Angeles/ Long Beach/Glendale region of California had an unemployment rate of 4.6% in June 2019. Table 46 above indicates that Burbank’s unemployment rate was 8.5% for the population between ages 16-65 (2011-2015 ACS). Twenty one percent (21%) of the unemployed were between the ages of 16 - 24, while only 6% of those unemployed were between the ages of 25-65. The Bureau of Labor and statistics indicate that in March 2018, Burbank’s unemployment rate decreased to 4.6%. Burbank and the greater Los Angeles

Metropolitan area have the same unemployment rate (4.6%) but have .4% higher unemployment rate when compared to the State of California and 1% higher unemployment when compared to the United States (3.6%). Due to the Covid-19 virus, the National unemployment rate has gone up to 13.3% and by 23.6% in California as of May 2020.

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.

Overall, Burbank has experienced an increase in many new developments of both residential and commercial spaces that are undergoing construction or are under review. These projects include new office space for Warner Brothers Studios, a Hollywood Burbank Airport Replacement Terminal, Avion Burbank Project, a new Urgent Care and Emergency Room center at Providence St. Joseph Medical Center, hotels, and more spaces for community members to dine and shop in. It is anticipated that these new developments will bring more jobs in the medical, hospitality, retail, information, and transportation as well as temporary work in construction.

Most of these projects include new investment in public infrastructure to address potential increased traffic demand in the surrounding areas including new services at the new airport terminal and emergency/urgent care center.

The City of Burbank's Business and Economic Development division lists four commercial districts within the area: Downtown, Magnolia Park, Media District, and Airport District.

Burbank's Business and Economic Developments core elements are:

- Attraction
- Entrepreneurship
- Retention
- Tourism

Below is a list of developments that are being proposed or in the process of being built in Burbank that may affect job and business growth during the current planning period:

- AC Hotel (2020)
- Avion Burbank Project (2020)
- Warner Bros. Second Century Project (2023)
- Airport Replacement Terminal (2024)
- Providence St Joseph ER and Urgent Care Project (2022)
- ALOFT and Residence Inn Hotels (Proposed)
- Burbank Town Center (Proposed)
- Burbank Common (Proposed)

Developments listed above are catered towards the hospitality, light industrial, tourism, health, and human services, and media industries. These projects will bring more temporary work in the construction field in the coming years. Additionally, these projects will provide in the long term more work in retail, hospitality, medicine, media and light industrial uses, therefore increasing economic growth in the area by providing a diverse set of jobs for people with different skill sets.

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

Table 49 above shows a total of 46,950 civilian’s over the age of 16 who are currently in the labor force. Of those employed, more than three-quarters (79%) either have at least some college education or higher, with 46% of those employed having a Bachelor Degree or higher. Table 47 above indicates that Management, business, and financial is the largest occupation in Burbank (42%). Sales and office come in second in the profession with 30%. Table 45 shows that Information continues to grow as the business sector with the most significant number of workers from 16% (2005-2009 ACS Data) to 22% (2011 - 2015 ACS Data).

While the majority of Burbank’s civilians employed in the labor force have at least obtained some level of college education, approximately 22% (9,905 people) have attained a high school degree

or less than a high school degree. This data indicates that some of Burbank’s workforce may benefit from job training or workforce development programs, therefore possibly increasing their opportunities for career growth.

Burbank will continue to increase its demand in the information sector, building larger office space for Warner Brother Studios. Also, more work will become available in hospitality, giving those with Bachelor Degree or lower more opportunities to work in the hotels, airports, health care, or retail/ dining spaces that are planned for development post-pandemic. The priority for the City will be to support small businesses that have been affected by the COVID-19 lockdown measures.

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.

The City of Burbank provides job training programs for high school students including:

- **The Burbank Employment and Student Training (BEST) Program** - Places high school and college students (ages 18-21) to work with local business or non-profit organizations, gaining hands on work experience that can be added to their resume.
- **The Summer Trails Enhancement (STEP) Program**- Offers high school students (ages 14-15) a summer job dedicated to professionalism and life skills through training in the classroom as well as time spent in Verdugo Hills, participating in beautification projects as part of teams.
- **The CREST Program** - Offers high school students (ages 16-17) paid employment where they receive job skills training as well as on the job training within a City of Burbank Department. Students are assigned a City department to work in based on personal career interests.

Programs offer students paid employment, opportunities to gain job skills training, professional work etiquette, as well as other pertinent skills to prepare them for employment post-graduation.

The Spark! Media Digital Lab- In January 2020, The Spark! Media Digital Lab opened. It is a new technology learning space that will provide equipment for video/ audio production, animation, video games, virtual reality production, and 3D printing. Lab access will be for teenagers or adults with a valid Burbank Public Library card who attend an orientation session. This lab will also provide opportunities to learn from experts, creating one's portfolio as well as give people the ability to practice skills to be better equipped to work within the popular media industry in Burbank.

WorkForce Connection Program- Burbank's Management Services Department is responsible for this program and it is funded by the Workforce Investment Act (WIA). Space is provided with computer access, internet access, Microsoft Word, and other resources to help those seeking employment. The center also serves as the space for job training and assistance to both job seekers and employers.

Burbank Adult School-Provides multiple educational/ workforce programs for the adult population including:

- Adult Basic Education
- Adult Secondary Education
- Career & Technical Education
- English As A Second Language (ESL)
- Enrichment
- FACTS
- Parent Education

Small Business Support (CARES Act)-Many small businesses, struggling to survive during the for Los Angeles County Department of Public Health's Safer At Home Order are applying to the

federal Small Business Administration (SBA) for assistance. Many have limited access to capital and need support and may not qualify for SBA funding. Additionally, the demand for assistance is greater than what is available under the SBA loan programs. To assist, staff is recommending that a portion of CDBG funds be used for forgivable loans for small businesses that have been declined for a SBA grant or loan. Those that are a micro-enterprise (self-employed, gig workers, and contractors who are low-income) could receive up to \$5,000 in assistance. A small business (fewer than 20 full-time or part-time employees) could qualify for assistance up to \$10,000. Funds will be distributed to those who qualify on a first-come, first served basis until the money is exhausted.

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

No

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.

Not applicable.

Discussion

The City of Burbank is recognized for hosting multiple players in the media industry, including Cartoon Network, Disney, Nickelodeon, and Warner Brothers Studios. The majority of Burbank’s labor force has at least some level of a college education. Furthermore, more than 50% of Burbank’s labor force travel less than 30 minutes a day to work, and approximately 30% travel between 30 - 59 minutes to work a day. Planned developments in the city will complement its media industry, bringing more tourism, office space as well as an airport renovation. New events will create more work both short term and long term in the retail, construction, hospitality, and media/ information industries. Furthermore, Burbank launched “The Spark” in January 2020, a Media Digital Lab allowing space for teenagers and adults to expand their skill- sets on topics such as video production and animation.

MA-50 Needs and Market Analysis Discussion

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

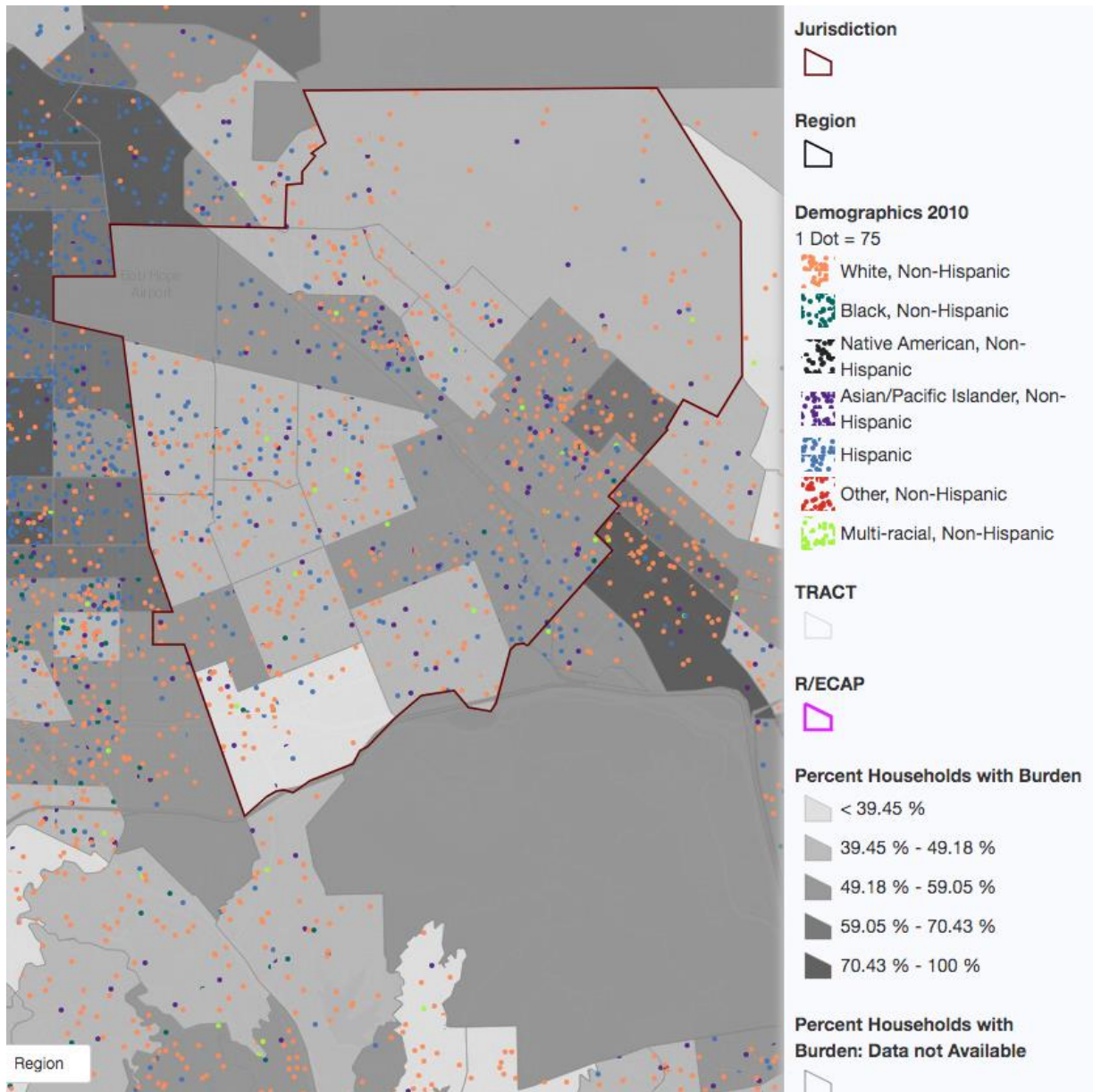
Burbank’s Analysis of Impediments to Fair Housing Choice (2014-2019) defines a minority “concentration” as a census tract that exceeds the countywide average of minorities, measured at 72.2% in the 2010 census. Spatially, all demographics, including White, Asian, Black, and Hispanic, are each somewhat evenly distributed throughout the City.

As discussed in the Needs Assessment of this report, low and moderate-income households face the most housing problems. Housing cost burden greater than 50% of income was the most significant problem for renters and owners with an AMI between 0 - 80%. Table 8 of the Needs Assessment shows that more than 70% of renters indicate having one or more of four housing problems (Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden). In 2019, the Department of Housing and Urban Development (HUD) defined an area of low or moderate concentration as a census block group where at least 51% of households earn 80% or below the AMI.

Also, minority groups are more affected by multiple housing problems. The 2012-2017 ACS estimates that Burbank’s minority population includes: Hispanic (24.5%), Asian (11.5%), Two or more races (3.5%), Black/African American (2.6%), and American Indian and Alaska Native Alone (.3%).

The map below uses data from HUD’s AFFH program to identify areas with large concentrations of rent burden, comparing it to race and ethnicity. The map indicates that the central northeast, as well as southwest areas, have at least 49.18% of households who are experiencing one or more of four housing burdens. There is one census tract in that area with at least 59.05% of households facing one or more of four housing burdens (Tract Code:310202, block groups 1 and 2). The White, Non-Hispanic population of the northeast and southwest areas are the race with the most burden, followed by Hispanic and then Asian/Pacific Islander.

Overall, the map below illustrates that both White and Hispanic populations are the ethnicities facing the most housing burden. This conclusion makes sense since they are the larger ethnic/racial groups in Burbank when compared to the Asian/Pacific Islander population, Black/African American population, or other minority populations.



Source: 2010 HUD AFFH Map for City of Burbank, Percent Households with Burden and Demographics

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

The City of Burbank’s Analysis of Impediments to Fair Housing Choice defines a “minority” concentration as a census tract that exceeds the countywide average of minorities, which was 72.2% in the 2010 Census. The HUD AFHH Map above shows households with 49%- 59% burden in the southeast, northwest, and southwest areas of Burbank. Demographics in those areas include mostly White than Hispanic, Asian/ Pacific Islander, as well as a few multi-racial households. Burbank has one census tract experiencing the most percent household with burdens between 59% to 70%, located in the northeast. The most popular demographic there are White Households, followed by Asian /Pacific Islander. The analysis also summarizes five low-income, minority neighborhoods that are within HUD designated Low and Moderate-Income areas. Since the late 1990s, the city has implemented a program to revitalize these neighborhoods:

- Elmwood
- Verdugo/Lake
- Golden State
- Peyton/Grismer
- Lake/Alameda

These neighborhoods have historically experienced high rates of crime and older, deteriorating housing conditions. The City has been investing efforts to add more affordable housing in these areas as well as funding more acquisition and rehabilitation projects for long-term affordable rental housing.

In addition to these five low-income, minority neighborhoods, the Analysis of Impediments to Fair Housing shows areas of high Asian, Hispanic, and All Minority concentration neighborhoods (See NA 30 for maps). High Hispanic concentrations are located on the northeast corridor, adjacent to the Hollywood Burbank Airport as well as south of the Interstate 5, showing that this concentration is living in less desired neighborhoods near both air and noise pollution from the

freeway and airport. Asian concentrations are primarily north of the five freeway, adjacent to the highway or further away near Wildwood Canyon Park.

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

Market characteristics for these areas are geared towards both lower and minority group populations, especially for both the Hispanic and Asian groups. Elmwood, Verdugo/Lake, Golden State, Peyton/Grismer, and Lake/ Alameda are recognized as focus neighborhoods; therefore, known for having denser populations, an increase in rental properties, less care for property maintenance by the landlord, and less access to public amenities.

Are there any community assets in these areas/neighborhoods?

The Burbank Housing Corporation (BHC) has created activity and resource centers in each of the five areas of Elmwood, Verdugo/Lake, Golden State, Peyton/Grismer, and Lake/Alameda. These programs allow children to participate in mentoring and after school mentoring programs. Elmwood has a community garden that is utilized by children at their local activity center.

Are there other strategic opportunities in any of these areas?

The City will continue to focus efforts on investing into and revitalizing these neighborhoods.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The Housing and Community Development Strategy is the centerpiece of the Consolidated Plan.

The Strategy describes:

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

The Strategic Plan also addresses the following areas:

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

In establishing five-year priorities for assistance with CDBG and HOME funds, the City of Burbank has taken several factors into consideration: 1) person's most in need of housing and community development assistance, as determined through the Consolidated Plan Needs Assessment, Agency consultation, Community Needs Survey, and the citizen participation process; and 2) the extent of other non-federal resources and programs available to address the needs.

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

Geographic Area

Table 52 - Geographic Priority Areas

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

Establishing the City of Burbank’s CDBG and HOME five-year funding allocation priorities take into consideration the following factors: 1) Priorities in the community (housing and non-housing as determined by the Community Needs Assessment and Consolidated Plan surveys, 2) Ongoing citizen participation from residents, nonprofits, and stakeholders on community priorities, and 3) The extent of federal and non-federal funding that is available to address the needs.

Identify the neighborhood boundaries for this target area.

The City describes the focus neighborhood boundaries and city-wide neighborhoods using census tract numbers and street names (when applicable) and an assessment of problems the city must address in each area. Progress that has already been made to confront community issues and reasoning is also explained below.

Elmwood Focus Neighborhood is located in Census Tract: 3118.04 on the 100 W. Elmwood block.

Verdugo-Lake Focus Neighborhood is located in Census Tract: 3118.03 and is on the South side of Lake Street and north of Victory Blvd between Tujunga Avenue and Verdugo Avenue.

Lake-Alameda Focus Neighborhood is located in Census Tract: 3118.01, South of the Interstate 5 freeway and north of Victory Blvd between Alameda Avenue and Linden Street.

Golden State Focus Neighborhood is located in Census Tract: 3105.03, and is situated north of Empire Avenue and South of San Fernando between Lincoln Street and Ontario Street.

City-wide (CDBG Eligible Neighborhoods) located in CDBG Eligible Census Tracts, unless the activity serves a limited clientele under CDBG regulations.

Peyton/Grismer Focus Neighborhood is located in Census Tract: 3106.03 and 3106.04, and is located north of San Fernando Rd and South of Peyton Avenue between Grismer Avenue and Keeler Avenue.

Include specific housing and commercial characteristics of this target area.

The following summarizes neighborhood and housing conditions the areas of focus and highlights some of the recent revitalization projects in each area.

Elmwood Focus Neighborhood: 30 years ago this neighborhood was decaying and overwhelmed with gang activity. The City used this area as a pilot program, purchasing and rehabilitating ten of the most run down properties. Furthermore, the City put forth an innovative gang suppression program. In the last three decades, this area has seen huge progress, with at least 65 improved and affordable housing units, an Activity Center for its children, and a Community Garden.

Golden State Focus Neighborhood: This area is adjacent to the Hollywood Burbank Airport and completely surrounded by a former Redevelopment Project Area adopted in 1970 to address the physical deterioration, little use and public infrastructure deficiencies as a result of fast industrial development. The residential neighborhood is identifiable by numerous decaying and subpar properties, many of which are overcrowded. BHC has been active in this area, working with the city to revitalize this neighborhood, and thus far has a portfolio of 65 affordable units within 14 properties either completed or under construction. The Catalina Activity Center opened in 2006, serving the area’s youth.

Verdugo/Lake Focus Neighborhood: Following the success in the Elmwood neighborhood, in the year 2000, BHC replicated the model and has obtained six properties, providing 72 units of affordable rental housing. Furthermore, this neighborhood was where BHC began to trial with providing necessary units for larger families, connecting smaller one-bedroom apartments to create three-bedroom units. A second Activity Center was also developed to service the youth in this neighborhood.

Peyton/Grismer Focus Neighborhood: This small area is recognized as one of the largest rental regions in Burbank characterized by many extremely crumbling large apartment complexes as well as gang activity. The City and BHC purchased and revitalized 99 decaying apartment units in this focus neighborhood, making it their most impressive revitalization project to date. The undertaking of this project has greatly improved neighborhood conditions and involved major rehabilitation improvements, including reducing the number of apartment units to 70 creating more space to accommodate families and room to build an Activity Center. BHC also owns seven additional rental units located at 1721 Elliot Street. The City and BHC also collaborated with Habitat for Humanity of Greater Los Angeles for the development of eight affordable ownership units in this neighborhood. This was done as part of the City’s goal to expand homeownership opportunities to lower income families within the Five Focus Neighborhoods. The Keeler -Elliott project was completed in 2011 and provides eight units of energy efficient (LEED certified), very low-income family housing, further contributing to the stabilization of the Peyton-Grismer Neighborhood.

Lake/Alameda Focus Neighborhood: This small neighborhood is characterized by a mixture of very small rental properties and single-family homes with rental units in the rear, many of which are not well maintained. Property maintenance is a continuing issue in this neighborhood with illegal trash and furniture dumping, especially along the flood control channel, which is part of the neighborhood’s southern boundary. To address pressing issues in the area, in 2011 the City partnered with Los Angeles County, building a quarter-mile pedestrian pathway along the flood control channel. The most significant concentration of substandard housing in this area is located east of Lake Street to the I-5 freeway, an area recognized by narrow streets, crumbling single-family homes and freeway noise impacts. In 2007, BHC acquired three properties east of Lake Street, rehabilitating them to provide nine affordable units.

Citywide Basis: City staff also recognizes several opportunities for affordable housing development on a Citywide basis if it creates a safe, beautiful, and thriving community. For example, the City may undertake a motel acquisition and conversion for affordable rental

housing in a commercial or high-density neighborhood or creation of housing in the City's Transit Corridor, along Interstate 5.

How did your consultation and citizen participation process help you to identify this neighborhood as a target area?

As part of the consultation process, City staff consulted with its' local Community Housing Development Organizations (CHDO), the Burbank Housing Corporation (BHC), and mutually recognize a continued need to focus affordable housing efforts in the City's five focus neighborhoods that meet certain criteria, such as denser population, lower income households, more rental properties, little maintenance, limited access to public amenities, etc. By focusing attention and resources to these designated areas, the positive impact of the City's work is more likely to have a positive impact on the entire neighboring community.

Identify the needs in this target area.

The Focus Neighborhood program involves a multi-prong approach to bettering designated neighborhoods and meeting the needs of its residents. Properties are selectively acquired and rehabilitated to accommodate the needs of the residents of those neighborhoods, including expanding unit sizes, improving unit conditions, adding necessary community facilities for family and youth, such as activity centers, community gardens, and childcare facilities to provide a service-enriched environment. Work done through the Focus Neighborhood program is part of the city's overall goals to improve living conditions and provide affordable rental housing. In total, BHC has provided at least 312 units of upgraded affordable and market-rate housing within the Focus Neighborhoods.

Additionally, the City understands that housing alone is not enough to ensure the health of families and residents. There are many families and individuals with very special circumstances that require even more specialized forms of support. From 2007, the City, coupled with the Burbank Housing Corporation, began to address the housing needs of these special families. Today, the City of Burbank and BHC, in collaboration with the Family Services Agency (FSA), owns and operates three transitional housing programs. FSA is responsible for the selection and assignment of residents for the three transitional housing programs. After being housed by FSA,

residents can remain in these affordable homes for a two-year limit. During that time, residents work to equip themselves for independent living. The city’s transitional housing programs are diverse in who they serve. Puerta Nueva provides transitional housing for women and children who are surviving domestic violence and abuse. The Home Front program offers housing and support to homeless families with children, and Linden House serves homeless, at-risk, or emancipated young persons between the ages of 18 and 22.

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

Priority Needs

1	Priority Need Name	Preserving Affordable Housing
	Priority Level	High
	Population	Extremely Low Income, Very low, Low, and Moderate-Income Persons
	Geographic Areas Affected	Citywide
	Associated Goals	Provide Decent and Affordable Housing
	Description	The provision of affordable housing for lower-income households is a key concern due to the high cost of housing in Burbank. This has also been continuously mentioned as a key area of concern through the consultation process. Approximately 50% of households in Burbank experience a housing cost burden greater than 50 % putting them at risk of homelessness due to the high cost of housing. Renters experience this housing problem at a higher prevalence than homeowners.
2	Priority Need Name	Infrastructure Improvements
	Priority Level	Low
	Population	Low to Moderate-Income

	Geographic Areas Affected	Citywide, CDBG Eligible Neighborhoods, Slum and Blight areas, Spot Basis, or areas where limited clientele are served.
	Associated Goals	Infrastructure development
	Description	While most residents were satisfied with the work the city has done in improving public works and infrastructure, this was Identified as a high priority need for the purposes of maintaining the work that supports city businesses and residential developments. This may include well managed code enforcement activities, addressing public health and safety by removing trash and debris, and recycling.
3	Priority Need Name	Community Facilities
	Priority Level	High
	Population	Extremely Low Income, Very low, Low, and Moderate-Income Persons
	Geographic Areas Affected	City-wide
	Associated Goals	Provide accessibility or improved access to substandard programs
	Description	Address the community non-housing needs of youth, adults, seniors, families, special needs populations, disabled, emancipated minors, and homeless.
4	Priority Need Name	Public Services
	Priority Level	Medium
	Population	Extremely low, very low, low, and moderate-income residents
	Geographic Areas Affected	Citywide
	Associated Goals	Promote accessibility and new services to low to moderate-income residents

	Description	Address the needs of youth, adults, seniors, families, special needs populations, disabled, emancipated minors, etc.
5	Priority Need Name	Economic Development
	Priority Level	Medium
	Population	Extremely Low Income Low Income individuals
	Geographic Areas Affected	Citywide
	Associated Goals	Promote Economic Development
	Description	Address the need of assisting small businesses, create job growth in technology and media, expand job training opportunities, provide capacity building and technical assistance to increase economic stability and growth for small businesses and nonprofits, and collaborate on workforce housing projects.
6	Priority Need Name	Homelessness
	Priority Level	High
	Population	Extremely Low Income Low Income Moderate Income Large Families Families with Children Individuals Families with Children Veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly

		<p>Frail Elderly</p> <p>Persons with Mental Disabilities</p> <p>Persons with Physical Disabilities</p> <p>Persons with Developmental Disabilities</p> <p>Persons with Alcohol or Other Addictions</p> <p>Persons with HIV/AIDS and their Families</p> <p>Victims of Domestic Violence</p>
	Geographic Areas Affected	Citywide
	Associated Goals	Provide services for homeless persons and “at-risk” populations
	Description	Address the needs of homeless individuals and those at risk of homelessness through allocation of ESG funds to support local efforts to prevent and address homelessness. The City will also continue to participate in the Orange County Continuum of Care System for the Homeless.
7	Priority Need Name	Provide for Necessary Planning and Administration
	Priority Level	High
	Population	none applicable
	Geographic Areas Affected	Citywide
	Associated Goals	Provide for Planning and Administration Activities/ Promote Equal Access to Housing
	Description	The City will provide for necessary planning and administration activities to address housing and community development needs in the City. 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 administer the CDBG, HOME, and Continuum of Care programs in compliance with program regulations and requirements.

	The City will actively promote services provided by the City’s fair housing provider at public counters, on the City’s website, et cetera. The City will also continue to comply with fair housing planning requirements (Analysis of Impediments to Fair Housing Choice) and incorporate actions in the annual Action Plan.
Basis for Relative Priority	<p>To ensure the effective use of limited CDBG and HOME funds, the City must allocate money towards planning and monitoring.</p> <p>The City enforces State and federal fair housing laws. To achieve fair housing goals, the City has contracted with a fair housing service provider to provide information, mediation, and referrals to residents. The City also collaborates with the County of Los Angeles and local agencies to complete a comprehensive Regional Analysis of Impediments to Fair Housing Choice. Included in promoting fair housing, the City will continue to work toward providing and maintaining equal housing opportunities for special need residents.</p>

Table 50 – Priority Needs Summary

Narrative (Optional)

Through the community survey, the following needs were identified as the highest priority areas in Burbank by percentages of responses:

- Promote affordable Family rental housing -61.02%
- Street/ alley improvements- 39.66%
- Trash and debris removal- 47.46%
- Provision of mental health services -55.93%
- Promote job creation/retention programs- 40.68%
- Provision of library services and programs- 47.46%
- Provision of homeless shelters and/or services- 63.79%

These needs inform the goals that the City will set over the next 5 years. The disbursement and expenditure of CDBG and HOME grants will be informed based on the following criteria:

- High Priority: The City will make every effort to address this need using available CDBG or HOME funds during the five-year period.
- Medium to Low Priority: If additional CDBG or HOME 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)	Not applicable.
TBRA for Non-Homeless Special Needs	Not applicable.
New Unit Production	As discussed in both the Needs Assessment and Market Analysis section of this document, HUD CHAS data reports that thousands of residents with an AMI between 0 - 80 % report cost burden as the most prominent housing problem they face, secondary to that is overcrowding. These housing problems demonstrate the need to expand the supply of both market-rate and affordable housing to meet the demand of making housing more affordable. Due to limited funds, the City will continue to use regulatory tools- such as density bonus, inclusionary ordinance, private and public partnerships, workforce housing, micro units, Accessory Dwelling Units, and other incentives to support the expansion of needed affordable housing.
Rehabilitation	As discussed in both the Needs Assessment and Market Analysis section of this document, the majority of housing units in Burbank were built before 1980, and risk towards lead-based paint hazard applies to the majority of Burbank's housing stock. Focus on most rehabilitation needs have and continue to be put towards Burbank's Five Focus Neighborhoods, especially for their rental housing stock. As mentioned in the 2014 - 2019 Analysis of Impediments to Fair Housing Choice, rental stock in these focus neighborhoods experience at least one of four housing problems (lack of complete plumbing facilities, a lack of complete kitchen facilities, overcrowding conditions, and/or a cost burden).

Acquisition, including preservation	As discussed in Strategic Plan Section 10, Needs Assessment and Market Analysis portions of this report, Burbank’s Five Focus Neighborhoods are in most need of both acquisition and preservation of their housing stock. Residents in these neighborhoods experience substantial housing cost burdens, overcrowding. They also are most likely eligible (due to income status) to live in new or rehabilitated affordable housing units, if the city has units available. When enough funding is available, the City’s resources support both the acquisition and rehabilitation of projects that leverage city dollars with other sources of financing. Uncertainty in the cost of land, material, and labor affects total development costs, thus the number of units that the city can build annually. In addition to the uncertainty in total development costs, the city also lacks stability in permanent supportive financing sources. The dissolution of the Burbank Redevelopment Agency, as well as continued reductions in HUDs HOME entitlement, leads to challenges in continuing to address Burbank’s housing priority needs.
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Table 51 – Influence of Market Conditions

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

Introduction

Table 52 below summarizes the major sources of funding available to carry out housing and community development activities during this Consolidated Plan period.

Anticipated Resources (*The projected funding amount available for the five-year Consolidated Plan is based on an annual estimated funding allocation. Total funding during the Consolidated Plan period may change year by year).

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	Admin and Planning, Economic Development, Housing, Public Services, Infrastructure	1,045,087			1,045,087	5,225,435*	Grants awarded to City on a formula basis for housing and community development activities

		e Improvements Public facility improvements						primarily benefiting low and moderate- income households.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership Tenant- Based Rental Assistance	624,408	0	0	624,408	3,122,040*	Entitlement grant awarded to City on formula basis for housing activities.
Section 8	public - federal	Other	8,000,000	0	0	8,000,000	40,000,00 0*	Rental assistance payments to owners of private market rate units on behalf of very low-income (50% MFI) tenants. Administered by the Burbank Housing Authority.

Table 52 - 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

As a federal entitlement jurisdiction, Burbank receives HOME and CDBG funds directly from HUD. The City's annual HOME entitlement is approximately \$624,408 and annual CDBG funds total \$1,045,087. While HOME funds are directed entirely towards affordable housing

activities, CDBG funds are typically directed towards community development activities. The annual entitlement allows the City to leverage local funding notices through the Los Angeles Homeless Services Authority, Measure H, and State and Federal funding grants.

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

Not applicable.

Discussion:

Please see above.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Burbank Community Development Department	Government	Economic development, Neighborhood improvements, Public facilities / services	Jurisdiction
Burbank Parks, Recreation and Community Services	Government	Public Facilities/services	Jurisdiction
Burbank Public Works	Government	Infrastructure	Jurisdiction
Burbank Housing Corporation	CHDO	Rental Public/services	Jurisdiction
Armenian Relief Society	Subrecipient	public services	Jurisdiction
Boys & Girls Club of Burbank	Subrecipient	public services	Jurisdiction
Build Rehabilitation Industries, Inc.	Subrecipient	public services	Jurisdiction
Burbank Center for the Retarded	Subrecipient	public services	Jurisdiction
Burbank Family YMCA	Subrecipient	public services	Jurisdiction
Burbank Coordinating Council	Subrecipient	public services	Jurisdiction

Burbank Housing Authority	PHA	Public Housing	Jurisdiction
Burbank Temporary Aid Center	Subrecipient	Homelessness, public services	Jurisdiction
Burbank Unified School District	Public institution	public facilities, public services	Jurisdiction
Housing Rights Center	Non-profit organizations	public services	Jurisdiction
Family Promise of the Verdugos	Subrecipient	Homelessness, Public services	Jurisdiction
Family Service Agency of Burbank	Subrecipient	public services	Jurisdiction
Kids Community Dental Clinic	Subrecipient	public services	Jurisdiction
Salvation Army	Subrecipient	Homelessness, public services	Jurisdiction
Los Angeles Homeless Services Authority	Regional Organization	Homelessness	Region
Los Angeles Family Housing	Partner	Homelessness	Jurisdiction
Los Angeles County Development Agency	Housing Authority	Housing and Homelessness	Region
Supervisor Kathryn Barger	Government	Housing, Infrastructure, Public Safety, Homelessness	Region
San Fernando Valley Council of Governments	Regional Organization	Housing, Transportation, Homelessness	Region

Table 53 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The City works with both non-profit agencies and for-profit developers in planning affordable housing through various programs. As funds are limited, Burbank will use regulatory tools, such as density bonuses, inclusionary housing ordinance, and other incentives to support the expansion of needed affordable housing. The City further helps developers by working with City

Departments to streamline the process of project approval. Lastly, Burbank expands its existing relationships with local jurisdictions, regional governments, and the Continuum of Care for Los Angeles through technical assistance, collaboration on competitive bidding announcements, letters of support, and leveraging of resources to increase opportunities in applying and receiving funds for producing affordable housing or supportive services.

The Community Development Department (CDD) maintains direct communication with other City departments when revising or updating housing policies, issues, and services. Through daily contact and inter-working relations, City staff implements programs and services and tracks issues of concern. This process allows easy access to data on building activity, housing conditions, code requirements, zoning, growth issues, employment trends, and other demographic data. The Burbank Housing Authority and the Burbank Housing Corporation are integral to implementing the City's affordable housing program, including activities for acquisition/rehabilitation, preservation of assisted housing, utilization of housing rent subsidies, and development of affordable housing.

In addition to the City's internal network, through its federal entitlement and other resources, Burbank interacts with various non-profit agencies and public service groups in the delivery of programs. These agencies are assisted by City staff in planning programs and projects, ensuring activity eligibility and costs, complying with federal regulations and requirements, and monitoring the timely expenditure of annually allocated program funds. The City requires agencies to submit quarterly and annual reports to meet federal requirements and periodically conducts sub-recipient audits and on-site reviews.

Furthermore, the City of Burbank performs project monitoring of all rent-restricted affordable units assisted with HOME, CDBG, and the former Redevelopment Agency Set-Aside Funds by the Burbank Housing Authority (Successor Housing Agency).

- Annually, audits are performed to ensure compliance with regulatory agreements and affordability covenants; and
- Periodic, on-site visits are conducted, which will include a property inspection and an in-depth review of all of the rent restricted affordable unit files assisted with HOME, CDBG, and the former Redevelopment Agency.

As part of the Consolidated Plan process, the City received input from approximately 20 housing and public service agencies utilizing consultation workshops, interviews, and a Needs Assessment Survey. These agencies provided a significant contribution to the identification of needs and gaps in service and the advancement of the City’s five-year Strategic Plan. Burbank City staff continues their representation on a variety of local committees, acting as advisors/liasons to several groups including, but not limited to:

- Burbank Advisory Council on Disabilities
- Burbank Landlord Tenant Commission
- Burbank Senior Citizen’s Board
- Burbank Planning Board
- Community Development Goals Committee

These entities address a range of housing and community development issues including tenant’s rights; services for children, youth, seniors and persons with disabilities; affordable housing; job training; and the CDBG and HOME funding process.

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		
Mortgage Assistance			
Rental Assistance	x		
Utilities Assistance	x	x	

Street Outreach Services			
Law Enforcement	x	x	
Mobile Clinics			
Other Street Outreach Services	x	x	

Supportive Services			
Alcohol & Drug Abuse	x	x	
Child Care	x		
Education	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 54 - 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 following are among the primary service programs available to help address the needs of Burbank’s homeless and at-risk homeless populations:

Homeless Prevention Services

- ✓ **Burbank Temporary Aid Center (BTAC)** – Provides case management, assistance with rent and utilities to the homeless, chronically poor and others in need
- ✓ **Bet Tzedek** - Provides free legal advice and representation to low-income residents of Los Angeles County, including eviction prevention and foreclosure prevention services
- ✓ **Housing Rights Council** – Provides counseling on foreclosure and renter laws and protections

- ✓ **Family Promise of the Verdugos** – Provides a Rental Re-housing Program serving people experiencing homelessness. In 2020, in response to COVID 19, Family Promise of the Verdugos added an emergency Rent Assistance Program providing 3 months of rent arrears to eligible renters.
- ✓ **Burbank Family Service Agency** - Provides transitional housing for victims fleeing from domestic violence and emancipated youth.

Street Outreach Services

- ✓ **Burbank Mental Health Evaluation Team (BMHET)** – Collaboration between Burbank Police Dept and LA County Dept of Mental Health to provide mental health intervention and treatment for homeless in need.
- ✓ **Ascencia** - provides a City-wide Street Outreach Program 12 months out of the year. The team connects homeless to the Coordinated Entry System, shelter, and housing.

- ✓ Streetplus - provides a City-wide Street Outreach Program 12 months out of the year. The team creates relationships with the hardest-to-serve and creates a plan of action. Streetplus implements the plan to reduce homelessness in Burbank.

Supportive Services

- ✓ **BTAC** – In addition to BTAC’s homeless prevention services described above, the agency also provides daily lunches, food and clothing supplies, transportation assistance, assistance with medical costs, laundry and showers.
- ✓ **Housing Rights Center** – Provides services to eliminate housing discrimination and ensures that Burbank residents have an equal opportunity to live in housing they desire and can afford regardless of race, color, familial status, religion, sex, mental and physical disabilities, national origin, marital status, age, source of income, and sexual orientation.
- ✓ **Salvation Army** – Provides a safe storage program and navigation center for people experiencing homelessness. The program also offers a Training To Work Program for people experiencing homelessness or at-risk of homelessness.
- ✓ **BUILD Rehabilitation Industries** – Provides vocational training for low and moderate-income adults with developmental disabilities.
- ✓ **Burbank Family Service Agency** - Provides mental health services to homeless persons, including formerly homeless individuals and families residing in Burbank’s 3 transitional housing facilities.
- ✓ **Ascencia** - Maintains a mental health professional on-site at their emergency shelter facility.
- ✓ **Family Promise of the Verdugos** – Provides extensive life skills education/counseling for homeless families, focused on obtaining full-time employment for each adult.
- ✓ **Burbank Housing Corporation and YMCA** - Provides low cost, subsidized childcare at 3 different facilities in Burbank and at the YMCA Child Development Center.
- ✓ **Burbank Boys & Girls Club** - Provides afterschool tutoring and reading programs.

- ✓ **Burbank Arts for All** conducts fundraising to maintain art education in Burbank public schools.
- ✓ **Burbank Council PTA** advocates for quality education and provides scholarships for graduating seniors.
- ✓ **Kids Community Dental Clinic** and **Burbank Noon Lions** provide free/low cost dental and eyecare to persons in need.

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

Burbank has multiple agencies that work to support special needs populations as well as the homeless. Burbank offers homeless prevention services, street outreach services, as well as supportive services. Strength in the service delivery system is the ability of its non-profit working with each other, leveraging their limited resources to help clients in need.

The central gap in the City’s service delivery system is the cuts in programing from both public and private agencies, including the dissolution of the Redevelopment Agency, and cuts to funds from both the CDBG and HOME programs in recent years. The need for funding support from these agencies is much needed as issues of both housing affordability and homelessness have exponentially grown in past years both locally and regionally.

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 continues to work to bridge the gap in its institutional structure, enhancing coordination between public and private housing as well as social service agencies. Burbank continues to build partnerships and collaborations with local service providers and City departments that have been vital in meeting the demands and needs of low-income individuals, families, other special needs, and homeless. The City plans to grow these partnerships in the coming years.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

The Goals Summary will provide the City’s intent of allocating estimated HOME, CDBG, and Section 8 federal funds to address the Goals and Objectives of the Consolidated Plan.¹ The five-year funding levels are based on prior HUD allocations and on the following assumptions: 1) five-year funding projections based on the estimated FY 2020-21 CDBG, HOME, and Section 8 allocations; 2) a review of the City’s’ funding allocations for programs and activities in the past five years; and 3) those households most in need of housing and community development assistance, as determined through the Consolidated Plan Needs Assessment, Agency consultation, Community Needs Survey, and public participation process. The Goal Outcomes were based on quantifiable measures over the term of the Consolidated Plan and the extent of other non-federal resources and programs available to address these goals.

Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Five Year Funding	Goal Outcome Indicator
Preserving Affordable Housing	2020	2025	Affordable Housing	Affordable Housing Focus Neighborhoods	Sustain and Strengthen Neighborhoods	HOME: \$2,809,836	Rental units rehabilitated: 15 Household Housing Units
Section 8 Rental Assistance	2020	2025	Housing Rental Assistance	City-wide	Preserve Existing Affordable Housing	Section 8: \$40,000,000	Other: 1,014 households annually
Community Facilities	2020	2025	Non-Housing Community Development	City-wide	Provide New and Improve Existing Public Facilities	CDBG: \$3,125,000	Other: 285 people served annually
Infrastructure Improvements	2020	2025	Non-Housing Community Development	City-wide	Infrastructure Improvements in LMI Areas	CDBG: \$271,533	Other: 2 Projects
Public Services	2020	2025	Non-Housing Community Development	City-wide	Community Services to LMI Persons	CDBG: \$250,000	Public service activities other than Low/Moderate Income Housing Benefit: 3,000 Persons Assisted

¹ The projected five-year planning and funding for activities and programs is based on a consistent funding allocation by HUD for federal programs during fiscal years 2020/2021 – 2024/2025. However, actual revenues may significantly decrease as has been the recent trend.

Homelessness	2020	2025	Non-Housing Community Development	City-wide	Housing and Services for the Homeless Community Services to LMI Persons	CDBG: \$350,0000	Public service activities other than Low/Moderate Income Housing Benefit: 1,425 Persons Assisted
Economic Development	2020	2025	Non-Housing Community Development	City-wide	Community Services to LMI Persons	CDBG: \$183,815	Public service activities other than Low/Moderate Income Housing Benefit: 150 Persons Assisted

Table 55 – Goals Summary

Goal Descriptions

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)

See table above.

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)

Not applicable.

Activities to Increase Resident Involvements

Not applicable.

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

No

Plan to remove the ‘troubled’ designation

Not applicable.

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

Barriers to Affordable Housing

Government regulations at all levels can have unintended negative consequences on housing affordability and residential investment, including Burbank’s zoning and land use regulation, which are outlined in the Burbank2035 General Plan as well as in the Market Analysis portion of this report. Limitations in land use plans, zoning and ordinances can affect the supply of housing that can be built in the City, making it insufficient to meet demand, allowing developers to sell or rent for units at a premium price.

The State of California continues to fight the housing crisis, with the newly elected Governor of the State making it a priority to create more forms of affordable housing, including the passing of recent legislation on rent control (AB 1482). Yet, AB 1482 has also had unintended consequences leading to some evictions of tenants before the legislation going into effect.

Insufficient public funding readily available to meet the need of creating affordable housing in the community continues to serve as a barrier, as affordable housing developers compete with market-rate developers for limited available parcels of land to build housing on. Market rate developers usually have the advantage of having money readily available to immediately purchase the property, something affordable housing developers do not have.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City continues to actively pursue legislation that addresses funding mechanisms to preserve and develop more affordable housing in the City of Burbank. Also, Burbank2035 Land Use Element allows for a diverse range of housing types to be built in the coming years, including accessory dwelling units, inclusionary housing and density bonus housing units as well as accommodating new proposals for manufactured housing in order to produce more housing and reduce the current housing shortage with a diversity of affordability to address local household affordability and demand.

SP-60 Homelessness Strategy – 91.215(d)

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

As discussed in SP 40, MA 30 and in Burbank’s Homelessness Plan, the City approaches addressing the needs of the homeless using a four-prong approach of: Street Outreach, Supportive Services, Housing, and Legal Enforcement when necessary.

Street Outreach: This service is administered throughout the year as a way to continuously reach out to homeless persons. Throughout a 12-month period, this program connects homeless on the streets to the Regional Winter/year-round shelter programs in Los Angeles County/City as well as other affordable housing programs. The Street Outreach program also promotes the City’s participation in the Los Angeles Continuum of Care Coordinated Entry System, pairing the homeless to mental health/supportive services, permanent supportive housing, case management, and emergency assistance, when necessary. In March of 2019, the Downtown Business Improvement District approved a 12-month contract with Streetplus to dedicate homeless outreach in downtown Burbank. The Streetplus team is available seven days a week to perform outreach.

In 2012, the Burbank Police Department (BPD), in coordination with the Los Angeles County Department of Mental Health, formed a co-response police/mental health clinician model called the Burbank Mental Health Evaluation Team (BMHET) to address the growing needs of those facing mental illness and homelessness. BMHET includes BPD officers and a licensed Department of Mental Health clinician. The program is used to answer calls for service where subjects appear to have mental health disorders. Once on-site, BHMET decides if further mental health treatment is necessary, using the various resources available through the LA County Department of Mental Health. By providing sustained mental health care for the homeless in need, the City hopes to reduce the number of individuals facing chronic homelessness.

Supportive Services: The City of Burbank is a part of the Los Angeles Homeless Services Authority (LAHSA), the lead agency in the Los Angeles City/County Continuum of Care (LA CoC). In current years, Burbank has expanded its’ relationship with LAHSA and the County’s Homeless Initiative to support regional efforts of ending homelessness for individuals, families, and veterans. As a result, Burbank has received funding for the implementation of programs and projects to serve

the homeless. In addition, the City leverages CDBG funds with County funding to provide supportive services to homeless people.

Strategic Plan 40 further outlines other partnerships Burbank has with local organizations in supporting homeless persons and their individual needs, including Burbank Temporary Aid Center, Family Promise of the Verdugos, the Salvation Army, a Work Readiness Program, and the Burbank Family Service Agency.

Housing: Through the Cities' Homelessness Plan Implementation, the City will 1) conduct a feasibility study for interim or permanent housing and 2) develop an inclusionary zoning ordinance implementation strategy during the Consolidated Plan period. These activities align with the City's goal of creating 12,000 residential units in the next 15 years.

Legal Enforcement: Court rulings, injunctions, and settlement agreements limit our enforcement of laws to restrict homeless encampments and create a heavy financial and health burden on cities. These legal complexities proliferate homeless encampments. Meanwhile, cities like Burbank are facing a high-risk for a public health crisis. Therefore, the City approved a multi-tiered approach to enforcing a Nuisance Ordinance: 1) collaboration; 2) resources; 3) storage for belongings; and 4) abatement enforcement.

While enforcement is an important tool for promoting public health, safety, and access to public property throughout the City, it is important to recognize that enforcement addresses the issue of encampments only, not the underlying causes of homelessness. Further, the proposed Nuisance Ordinance is not to criminalize or punish people who are experiencing homelessness rather to protect all city residents.

Addressing the emergency and transitional housing needs of homeless persons

Shelters: The City's Annual Action Plan for 2019-2020 confirms that Burbank addresses the emergency needs of the homeless and other persons needing emergency shelter by actively participating in programs administered by public and quasi-public agencies. While no permanent year-round low-barrier shelter exists within Burbank, from December 1 up until March 31,

various winter shelter beds in Los Angeles County/City are available to Burbank homeless. The Pacoima Winter Shelter is located within 10-mile proximity to Burbank. The program provides 170-beds and is operated by Hope of the Valley. The shelter is located at 11066 Norris Ave, Pacoima. The City of Burbank and Hope of the Valley provide a shuttle pick-up & drop-off during the shelter operations. The City of Burbank also provided bus fare to the homeless who wish to access the winter shelters.

Furthermore, the City supports Burbank Temporary Aid Center (BTAC), providing one-time rental or utility assistance to homeless persons and families. Also, the non-profit organization Family Promise of the Verdugos, serves homeless families, offering emergency shelter, transitional housing, Rapid Rehousing, and supportive services. Family Promise is committed to moving families with children from homelessness to lasting self-sufficiency.

Transitional Housing: In addition, Burbank’s Analysis of Impediments to Fair Housing Choice and Annual Action plan from 2019-2020 state that Burbank Housing Corporation (BHC), in partnership with Family Services Agency (FSA), Family Promise of the Verdugos, and the City, owns and operates four transitional housing facilities within city limits, consisting of 29 transitional and permanent supportive housing units. Residents are identified, assessed, and placed in these programs by FSA. Once housed, the residents can remain in these affordable homes for up to two years while they work to prepare themselves for independent living. Seven units are for homeless families in the Golden State Focus Neighborhood (2406 Naomi Street and 2615 Thornton Avenue); three units for young adults/emancipated youth in the Lake-Alameda Focus Neighborhood (225 Linden Avenue), five transitional units for victims of domestic violence, 11 permanent housing units for veterans (1101 W. Verdugo Ave), and three units of transitional housing for homeless families exiting emergency shelter (1932 Ontario Street).

There are also multiple transitional housing programs in close proximity to Burbank including 1) Transitional Living Center in North Hollywood, providing 260 beds of emergency and transitional housing for families with supportive services; 2) Ascencia’s Scattered Site Transitional Housing Program in Glendale for families with children located within 12 apartments scattered among

different properties in the city; 3) Ascencia, located in Glendale, can house up to 40 individuals for a period of up to 60-90 days; 4) Los Angeles Family Housing also operates a Transitional Living Center for families in North Hollywood, providing housing for up to two years; and 5) Village Family providing a 38-bed interim housing program for youth between 18 - 24 years of age. The program is located in the City of Burbank.

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.

As already discussed above, local government efforts such as the Burbank Mental Health Evaluation Team and Street Outreach Team as well as organizations such as the Burbank Housing Corporation, Family Promise of the Verdugos and Family Services Agency (FSA) work to provide services as well as temporary housing for Burbank’s homeless population. The City also has an interagency agreement with the Housing Authority of the County of Los Angeles for a Veterans Affairs Supportive Housing Program. Furthermore, Burbank has a multi-partner consensus between Ascencia and the City of Burbank to fund a full-time Homeless Service Liaison to organize and direct services to homeless residents and address community concerns with regards to homelessness in Burbank. Library staff also works closely with BTAC, Ascencia, and Family Services Agency to refer people in need of services. Because many people experiencing homelessness spend extended time in libraries, staff may have the opportunity to build relationships that help people resistant to services ultimately accept help.

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

Providing housing and services to low-income individuals and families is vital in order to prevent homelessness. The City of Burbank works collaboratively with non-profits, housing advocates and local organizations to assist low-income families and individuals from becoming homeless.

Fair Housing: The City will contract for fair housing services that will include a range of services to make sure equal housing opportunities are available for its residents as well as homeless prevention. The City’s Landlord-Tenant Commission serves to limit evictions as well as unjust rent increases, mediating disputes between the two parties. The City recognizes tenant-landlord disputes are a contributing factor to homelessness.

Case Management Program: Homeless individuals and those at-risk have the chance by choice to participate in a Case Management Program administered by the Burbank Temporary Aid Center. Through this program, participants are connected to treatments, public resources, supportive services, and support groups.

For more than two decades, the Family Service Agency of Burbank continues to provide comprehensive programming geared towards intervention and prevention. This program was created to serve all members of the family living with domestic violence in their household. Services are provided by teams which include: clinical staff, peer advocates, legal advocates, resource specialists, parent/ financial educators, and supervisors who are committed to the care of clients 24 hours a day/7 days a week.

In addition, Family Promise of the Verdugos, a non-profit organization, serves homeless families by providing emergency shelter, transitional housing, economic development programs, and supportive services. Family Promise is dedicated to moving families with children from homelessness to lasting self-sufficiency. Associated with the national network of the same name, Family Promise advances a highly effective, sustainable and expandable service delivery drawing on resources of the faith community, churches, synagogues, mosques, and temples.

United Way of Greater Los Angeles: In the last eight years, the City has supported the United Way of Greater Los Angeles’ Home For Good Initiative dedicated to ending chronic and veteran

homelessness in greater Los Angeles. The organization assists communities with leveraging public resources, providing technical assistance, and providing solutions to end homelessness.

Other Programs and Activities: Homelessness is never solved by one entity; therefore, City departments continue to work together with local nonprofits, the business community, and faith-based/charitable organizations to deliver services and find solutions to homelessness. Historically, the City has demonstrated its support in delivering services to the most vulnerable individuals and families. In partnership with a number of experienced service organizations, the City has been able to create housing and public services with the use of federal funds from Community Development Block Grant (CDBG) and HOME Investment Partnership Programs.

Homelessness Plan 2018-2021: By working together with local, County, and City of Los Angeles partners, the City of Burbank approved a comprehensive Homeless Plan for 2018-2021. The Homeless Plan will be a proactive approach on homelessness by 1) creating action oriented solutions that address the ongoing systemic social issues of homelessness impacting our community; 2) A coordination of efforts to address homelessness with City Departments, public and private entities, businesses, and community involvement; and 3) a description of funding, barriers, and measurable outcomes.

SP-65 Lead Based Paint Hazards – 91.215(i)

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

As a means of better protecting children and families against lead poisoning, in 1999 HUD instituted revised lead-based paint regulations focused around the following five activities:

- Notification
- Lead Hazard Evaluation
- Lead Hazard Reduction
- Ongoing Maintenance
- Response to Children with Environmental Intervention Blood Lead Level

The City has implemented HUD Lead-Based Paint Regulations (Title X), which requires federally

funded rehabilitation projects to address lead hazards. To reduce lead-based paint hazards in existing housing, all acquisition and rehabilitation projects undertaken by recipients of federal funds must test for lead and asbestos. If a lead-based paint hazard is present, the City or recipient of federal fund contracts with a lead consultant for abatement or implementation of interim controls, based on the findings of the report. The recipient of federal funds must notify tenants of the results of the test and the clearance report.

In Section 8 Programs, staff annually inspects units on the existing program and new units as they become available. In all cases, defective paint surfaces must be repaired. In situations where a unit is occupied by a household with children under the age of six, corrective actions will include testing and abatement, if necessary, or abatement without testing.

Further, the City places brochures on the risks of lead-based paint in the offices of the Community Development Department for the benefit of the public. The documents are provided by the Los Angeles County Childhood Lead Prevention Program (CCLLP) and HUD. CCLLP is responsible for enforcement of L.A. County's Lead Abatement Ordinance, including inspection, regulations, and consultation. The CCLPP may also provide the City with the address of any household where there is evidence of lead poisoning or elevated blood levels in children or any other evidence of lead from a physical inspection of the property.

Finally, the Apartment Association of Greater Los Angeles facilitates information training and workshops for its members throughout the County. Workshop topics include the discussion of lead-based paint hazards.

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

As already discussed in the Market Analysis portion of this report, the majority of Burbank's current housing stock was built between 1940 and 1979, a time where lead-based paint was used in housing development. The 2011- 2015 CHAS identifies that 44% (18,350 households) of Burbank households as earning less than 80% HAMFI, translating to an estimated 2,145 low and moderate-income households with children at high risk for lead exposure. The ongoing

education and abatement of pre-1979 housing will continue to reduce the risks for lead exposure to children.

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

As already discussed above, all government-funded housing projects undergoing rehabilitation or acquisition, including the work of Burbank Housing Corporation (BHC), must undergo lead and asbestos testing. If lead-based paint hazard is present, the City works with a lead consultant to undergo abatement or implementation of interim controls, depending on the findings of the report. Tenants are also notified of the results of the test as well as the clearance report. Also, as part of Burbank’s Rehabilitation Program, the City includes lead-based paint testing as an option for homeowners and property owners to add in their rehabilitation loans. Section 8 programs staff annually check units of tenants using the voucher program as well as new units as they become available and ensure that all defective paint surfaces undergo repair. When a household occupies a group with children under the age of six, corrective actions include testing and abatement if needed, or abatement with no testing.

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

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

The City recognizes that economic and workforce development are vital in reducing the number of poverty-level families.

WorkForce Connection Program-The City of Burbank, along with Glendale and La Canada Flintridge, continues to be part of the Verdugo Consortium, which provides job training and programs to residents in the area. This program is funded by the Workforce Investment Act (WIA) and offers multiple activities to help increase employment, job retention, earnings and occupational skills. Burbank’s Management Services Department is responsible for the Burbank office of this program, which is located at 301 E Olive Avenue. Space is provided with computer access, internet access, Microsoft word, and other resources to help those seeking employment.

The center also serves as the space for job training and assistance to both job seekers and employers.

Pilot Economic Stabilization Program: In the 2019-2020 year, Burbank implemented a two-year pilot Economic Stabilization Program with low-income households that reduces poverty through strategic mentoring, planning, and family support.

Additionally, the City plans to allocate available resources (CDBG and HOME) to support public service programs for the benefit of low to moderate-income residents. The City will also expand and create new partnerships with service providers and community-based organizations to provide community enrichment programming, affordable housing, case management services, and the development of life skills and self-sufficiency. These actions will be achieved by:

- Seeking opportunities to create new affordable housing by leveraging limited funding resources with private, federal, and state governmental subsidies and grants;
- Supporting permanent supportive housing for chronically homeless veterans by fostering effective supportive services that will promote self-sufficiency;
- Allocating 15 percent of CDBG entitlement funds for public services;
- Supporting case management services for homeless individuals and families and those at risk of becoming homeless; and
- Providing a range of economic development opportunities for economic growth that may benefit low to moderate income residents.

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

The City of Burbank understands the significant role affordable housing plays in reducing the number of families and individuals living in poverty in the area. Examples of programs include:

- **Family Self Sufficiency Program (FSS):** This program is administered by the Burbank Housing Authority and works with Section 8 participants to become more economically self-sufficient. Program participants sign a program contract, specifying actions they will take to become financially independent from welfare cash aid. In addition, the Housing

Authority establishes a savings account for the participant, to encourage successful completion of the program.

- **Transitional Housing Program:** This program is implemented by the Burbank Housing Corporation (BHC) in partnership with Family Services Agency (FSA) and Family Promise of the Verdugos. The program provides formerly homeless and at-risk residents with an affordable, supportive living environment for up to two years, allowing them time to prepare for independent living. BHC has four properties with units used for this program.
- **Family Promise:** A local chapter of this program was established in Burbank in 2010, with the goal of moving families with children from homelessness to self-sufficiency. Family Promise of East San Fernando Valley serves at-risk and homeless families through three major components: outreach and screening; transitional housing through local faith-based organizations; and extensive counseling/case management focused on obtaining full-time employment for adults.

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

The City follows monitoring procedures for sub-recipients, which includes in-house review of quarterly progress reports and expenditures, and an annual on-site visit to ensure compliance with federal regulations. The monitoring system encourages uniform reporting to achieve consistent information on beneficiaries. Technical assistance is provided when necessary.

The City also performed project monitoring of all rent restricted affordable units assisted with HOME, CDBG, and the former Redevelopment Agency Housing Set-Aside Funds, and in accordance with 24 CFR 92.504 (d):

- Annual audits for compliance with regulatory agreement affordability covenants; and
- On site visits, which include property inspections of randomly selected units assisted with HOME, CDBG, and former Redevelopment Agency Housing Set-Aside Funds.

In addition, the City encourages minority business outreach in all of its federally assisted (CDBG and HOME) construction work in excess of \$2,000. As part of the Notice Inviting Bid procedures, the City requires sub-recipients undertaking improvements, reconstruction, or rehabilitation of community and private facilities, infrastructure projects, and affordable housing development to comply with the City's Good Faith Effort Policy. The policy encourages contract participation by small/minority/women/ disadvantaged business enterprises and require equal employment opportunity for all individuals and business concerns.