

City of Burbank's  
2025-2029  
Consolidated Plan  
and  
2025-26 Annual  
Action Plan



**THIS IS A DRAFT DOCUMENT**

The City of Burbank

Authored by: The Ramsay Group

## 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 City of Burbank's **Community Development Department** is the lead agency responsible for preparing the Consolidated Plan and administering federal grant programs, including the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME). This department oversees the planning, implementation, and monitoring of these programs, ensuring that all funded activities comply with federal regulations and align with the City's strategic goals for housing, community development, and public services.

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
CDBG Administrator	BURBANK	Community Development Department
HOME Administrator	BURBANK	Community Development Department

**Table 1 – Responsible Agencies**

#### Narrative

The City of Burbank's Community Development Department plays a central role in the preparation and administration of the Consolidated Plan and its associated grant programs. As the designated lead agency, the department is responsible for managing the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds, ensuring that all projects and programs meet federal requirements and align with the City's strategic objectives for housing, economic development, and community services. The department works collaboratively with other public agencies, nonprofit organizations, and community stakeholders to implement the Consolidated Plan, provide essential services to residents, and address the City's most pressing needs. Additionally, the Community Development Department ensures transparency and accountability through regular monitoring, reporting, and public engagement, making it a vital component of Burbank's efforts to enhance the quality of life for all residents, particularly those in low- and moderate-income households.

#### Consolidated Plan Public Contact Information

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## PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

### 1. Introduction

The City of Burbank continues to enhance coordination between public and assisted housing providers, and private and governmental health, mental health, and service agencies through active collaboration and comprehensive strategies. The Burbank Care Coordination Work Group, formed with key partners like Providence St. Joseph Medical Center, Home Again Los Angeles, and the Burbank YMCA, focuses on improving access, communication, and service delivery to vulnerable populations, including homeless individuals and families.

The City maintains strong coordination with the Los Angeles Homeless Services Authority (LAHSA), the lead agency for the Los Angeles Continuum of Care (LA CoC). Burbank actively participates in LA CoC activities, including the annual Greater Los Angeles Point-In-Time Count, and integrates LAHSA's Coordinated Entry System (CES) into its local homelessness response efforts. The City also partners with organizations such as Home Again Los Angeles and Burbank Housing Corporation to provide transitional housing, permanent supportive housing, and comprehensive support services.

The City collaborates with LAHSA on funding strategies, policies, and procedures for the administration of the Homeless Management Information System (HMIS), ensuring effective data management and service delivery for homeless individuals and families.

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

Burbank works closely with LAHSA, participating in regional efforts to end homelessness through annual Point-In-Time Counts, resource sharing, and service coordination. The City provides emergency housing vouchers, transitional housing, and permanent supportive housing for homeless individuals and families, including veterans and victims of domestic violence. Programs such as the Burbank Mental Health Evaluation Team (BMHET) and partnerships with organizations like Home Again Los Angeles and the Burbank Housing Corporation ensure that homeless individuals receive comprehensive support services, including mental health care, case management, and rapid rehousing assistance.

Burbank works in close collaboration with Providence Saint Joseph Medical Center to enhance and expand coordination, programs and services to benefit the homeless.

**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**

Burbank is an active participant in the Los Angeles City/County Continuum of Care (LA CoC), led by LAHSA. The City collaborates with LAHSA to address the needs of homeless individuals and families, including the chronically homeless, veterans, and unaccompanied youth. Burbank's participation in the annual Greater Los Angeles Point-In-Time Count helps gather critical data to inform service planning and resource allocation. The City also supports emergency shelter, transitional housing, and permanent supportive housing programs, including units operated by the Burbank Housing Corporation for domestic violence survivors, veterans, and homeless families, and with Family Services Agency to provide housing and services for domestic violence survivors at risk of homelessness. Burbank's use of the Coordinated Entry System (CES) ensures that homeless individuals are assessed and prioritized for housing and services based on their level of need. Mobile outreach services, staffed by healthcare professionals, provide essential medical and mental health services to unsheltered individuals, enhancing their access to care and housing resources.

**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 collaborates with the Los Angeles Homeless Services Authority (LAHSA), which serves as the lead agency for the Los Angeles City/County Continuum of Care (LA CoC). Burbank actively participates in LAHSA's planning and coordination efforts.

Burbank's collaboration extends to the administration of the Homeless Management Information System (HMIS), where the City contributes data on local homelessness trends and ensures that service providers maintain accurate records. This coordination allows for comprehensive tracking of homeless individuals and families, efficient allocation of resources, and evaluation of program effectiveness. Burbank actively engages the Homeless Management Information System (HMIS) system to update client information pertaining to homeless outreach and engagement, and client case notes pertaining to the County Measure H Local Solutions Funds.

**Agencies, groups, organizations, and others who participated in the process and consultations with housing, social service agencies, and other entities:**

Burbank engaged a wide range of stakeholders during the consultation process, including housing providers, social service agencies, and governmental entities. Key participants included the Burbank Housing Corporation, which provides affordable housing and transitional housing programs, and the Burbank Temporary Aid Center, which offers food, case management, and rental assistance. The Family Service Agency also participated, providing mental health counseling and domestic violence intervention services.

Burbank conducted two community meetings that were marketed through a wide range of sources, including posted at community centers and libraries, through non-profit organizations, City's social media campaign, and posted on the City website.

## 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

The City of Burbank actively collaborates with the Los Angeles Homeless Services Authority (LAHSA), which serves as the lead agency for the Los Angeles City/County Continuum of Care (LA CoC). This collaboration ensures that Burbank's homeless services align with regional efforts to end homelessness for individuals, families, veterans, and at-risk populations. In January 2024, Burbank participated in the Greater Los Angeles Point-In-Time Count, a critical activity for assessing homelessness trends and needs across the region. The City also supports LAHSA's role in managing over \$580 million annually for homeless programs, including services such as emergency shelter, transitional housing, and permanent supportive housing.

Burbank's participation in the Continuum of Care extends to annual meetings, policy discussions, and coordination sessions with the LAHSA Coordinated Entry System Policy Council, which, sets performance standards, and evaluates program outcomes. The City works closely with LAHSA to develop funding strategies, policies, and procedures for the Homeless Management Information System (HMIS), ensuring that data collection and service delivery are both effective and equitable.

### Agencies, Groups, and Organizations Participated in the Process:

- Burbank's consultation process for the Consolidated Plan involved numerous key agencies and organizations, each bringing valuable expertise and resources to the table. These entities participated through community meetings, stakeholder interviews, and surveys, contributing insights into housing needs, service gaps, and strategies for improving housing and social services in Burbank. Their input was integral in shaping the City's funding priorities, service delivery models, and long-term goals for housing and community development.

Agency/Group/Organization	Agency/Group 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?
<b>Burbank Housing Corporation</b>	Nonprofit Housing Developer	Affordable Housing, Homelessness	Participated in community outreach meetings and needs assessment survey; outcomes include expanding affordable housing and reducing homelessness.
<b>Burbank Temporary Aid Center</b>	Nonprofit Social Services Agency	Homelessness, Special Needs Services	Consulted through stakeholder meetings; outcomes include improving services for the homeless and enhancing support for special needs populations.
<b>Los Angeles Homeless Services Authority (LAHSA)</b>	Regional Homeless Services Agency	Homelessness, Continuum of Care Coordination	Consulted during meetings to develop performance standards and evaluate HMIS outcomes; outcomes

			include better regional coordination.
<b>Family Service Agency of Burbank</b>	Nonprofit Social Services Agency	Mental Health Services, Domestic Violence Services	Provided input through community meetings and surveys; anticipated outcomes include expanded mental health support and domestic violence counseling services.
<b>Parks and Recreation Department</b>	City Agency	Housing, homeless services, social services	Provided input during City staff meetings; outcomes include services for the homeless and housing services.
<b>Burbank Public Works Department</b>	City Agency	Infrastructure (Street/Alley Improvements, Water/Sewer Treatment)	Provided input during city staff meetings; outcomes include improved infrastructure, enhanced public spaces, and better community facilities.
<b>Burbank Unified School District</b>	Public Education Agency	Youth Activities, Neglected/Abused Children Services	Participated in community outreach and survey; outcomes include enhanced youth programs, after-school activities, and support services for vulnerable children.

Table 2 – Agencies, groups, organizations who participated

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

N/A

## 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?
<b>Los Angeles County Homeless Initiative</b>	Los Angeles County	Shares goals of reducing homelessness through housing-first strategies, expanding shelter options, and providing supportive services.
<b>SCAG Regional Housing Needs Assessment</b>	Southern California Association of Governments	Aligns with Burbank's affordable housing development targets, zoning updates, and infrastructure improvements.
<b>California State Housing Plan</b>	California Department of Housing and Community Development (HCD)	Supports affordable housing funding, sustainable development, and housing preservation efforts reflected in Burbank's Strategic Plan.
<b>Home For Good Initiative</b>	United Way of Greater Los Angeles	Focused on ending chronic and veteran homelessness through coordinated service delivery and resource sharing, aligning with Burbank's homeless services goals.
<b>Los Angeles Economic Development Corporation (LAEDC) Plan</b>	LAEDC	Supports economic development, workforce training, and job creation for low-income residents, aligning with Burbank's economic development and poverty reduction strategies.

Table 3 – Other local / regional / federal planning efforts

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

The City of Burbank works closely with various public entities to implement the Consolidated Plan. Coordination with Los Angeles County includes participation in the Homeless Initiative and Continuum of Care meetings to ensure streamlined services for homeless populations. Burbank collaborates with the Southern California Association of Governments (SCAG) to meet regional housing needs and comply with state mandates for affordable housing development. The City also partners with the Burbank-Glendale-Pasadena Regional Housing Trust to fund and develop affordable housing projects. Local government coordination extends to adjacent cities and county agencies for joint infrastructure projects, emergency preparedness, and economic development initiatives. These collaborative efforts enhance resource allocation, service delivery, and long-term planning for housing, community development, and social services.

**Narrative (optional):**

The City of Burbank actively collaborates with various public entities, including state agencies, regional organizations, and adjacent local governments, to implement its Consolidated Plan. Coordination with the State of California includes leveraging funding from the Department of Housing and Community Development for affordable housing projects and homelessness services. Regionally, Burbank works closely with the Los Angeles County Development Authority and the Los Angeles Homeless Services Authority (LAHSA) to address homelessness, allocate resources, and improve service delivery.

Partnerships with neighboring cities, such as Glendale and Pasadena, through the Burbank-Glendale-Pasadena Regional Housing Trust, enhance regional housing initiatives and funding opportunities. Additionally, Burbank participates in the Southern California Association of Governments (SCAG) Regional Housing Needs Assessment process, ensuring that its housing goals align with regional priorities. This collaborative approach ensures that resources are efficiently utilized, services are effectively delivered, and regional challenges related to housing, homelessness, and infrastructure are addressed collectively.

## PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

### 1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

The City of Burbank conducted an extensive citizen participation process for the preparation of the 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan. This process included community outreach meetings, stakeholder consultations, and a comprehensive needs assessment survey distributed to residents, service providers, and community organizations.

Community outreach meetings provided an open forum for residents and stakeholders to express their concerns and priorities. The top needs identified during these meetings were homelessness and affordable housing, highlighting the community's strong demand for solutions to these pressing issues.

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/Attendance	Summary of Comments Received	Summary of Comments Not Accepted and Reasons	URL (If applicable)
1	Community Meetings	General Public, Stakeholders	50+ attendees across multiple meetings	Top needs identified: Homelessness, Affordable Housing	N/A	N/A
2	Needs Assessment Survey	Residents, Service Providers	180 survey responses	High importance given to affordable housing, infrastructure, youth programs, and mental health services	All comments were considered; funding constraints limited implementation of some suggestions	N/A
3	Stakeholder Consultations	Nonprofits, Housing Agencies	15 organizations participated	Need for additional funding for housing and homelessness, and enhanced services for special needs populations	N/A	N/A
4	Public Comment Period	General Public	Written comments from 72 residents	Emphasis on improving community facilities, enhancing neighborhood services, and expanding youth and senior programs	N/A	N/A



**Citizen Participation Outreach Table****Table 4 – Citizen Participation Outreach**

The needs assessment survey was structured across seven categories, with respondents ranking subcategories by importance. The highest-ranked needs included affordable senior and family housing, homeless services, infrastructure improvements, youth activities, mental health services, job creation programs, libraries, fire stations, domestic violence services, and services for neglected and abused children. Additionally, 72 participants provided qualitative feedback, emphasizing the need for infrastructure improvements, affordable housing, and homelessness services.

The inclusive participation process ensured that diverse community voices were heard, shaping the Plan's priorities and goals. Public input directly influenced the allocation of CDBG and HOME funds, prioritizing investments in affordable housing development, infrastructure improvements, youth and senior services, and homelessness prevention initiatives.

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

The Needs Assessment for Burbank provides a detailed examination of the city's housing and community development challenges, identifying key issues that impact affordability, stability, and accessibility. The assessment utilizes data from the Comprehensive Housing Affordability Strategy (CHAS), the 2021–2029 Burbank Housing Element, the American Community Survey (ACS), the 2024 Greater Los Angeles Homeless Count, and other sources to evaluate the housing cost burden, overcrowding, substandard housing conditions, and homelessness risk among various population groups.

Burbank, like much of Los Angeles County, faces a shortage of affordable housing, with demand far exceeding supply. The city's rental costs have continued to increase, making it difficult for low-income households, seniors, large families, and individuals with disabilities to secure stable housing. According to CHAS data, 56.4% of Burbank renters are cost-burdened, spending more than 30% of their income on housing, while 31.1% of renters experience severe cost burdens, spending over 50% of their income on rent.

Homelessness continues to be a growing concern. The 2024 Greater Los Angeles Homeless Count reports that 258 individuals are experiencing homelessness in Burbank, a modest decrease from 275 in 2023, reflecting the City's efforts to address housing insecurity. However, within the broader San Fernando Valley region, homelessness has increased significantly, with 10,701 individuals experiencing homelessness, including 6,997 unsheltered individuals. This underscores the ongoing need for investment in permanent supportive housing, emergency rental assistance, and transitional housing programs to serve the region's most vulnerable populations.

To address these challenges, the City has implemented a range of policies and programs aimed at expanding affordable housing options, providing rental assistance, and supporting vulnerable residents. These efforts include the Burbank Housing Authority's administration of \$12.4 million annually in Section 8 Housing Choice Vouchers, the Burbank Housing Corporation's transitional housing programs survivors of domestic violence among and other population at-risk groups, and the City's funding of the Homeless Solutions Center, which will provide temporary shelter and comprehensive support services. Furthermore, the city has partnered with the cities of Glendale and Pasadena to form the Burbank-Glendale-Pasadena Regional Housing Trust, a collaborative initiative to apply to and obtain secure additional funding to funds for affordable and supportive housing efforts development.

In addition to housing needs, the Needs Assessment identifies critical non-housing community development priorities. Infrastructure improvements, including street, alley, and stormwater system upgrades, are essential to maintaining the safety and functionality of neighborhoods. There is also a need to enhance public facilities, such as parks, youth centers, and senior services facilities, to meet the growing demands of an increasingly diverse population. Public service needs—including youth activities,

mental health services, services for persons with disabilities, and job training programs—are equally pressing to support community resilience and economic opportunity. These broader community development needs were highlighted through community surveys, stakeholder consultations, and public meetings and are integral components of the City's Strategic Plan.

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

The tables in the Needs Assessment section serve as a data-driven foundation to identify and quantify housing challenges faced by Burbank residents. They provide a structured and empirical analysis of housing conditions, cost burdens, overcrowding, homelessness, and the availability of affordable units. The tables are drawn from the Comprehensive Housing Affordability Strategy (CHAS), the 2021-2029 Housing Element, the American Community Survey (ACS), and the 2024 Greater Los Angeles Homeless Count, offering a detailed demographic and economic profile of at-risk populations.

### 6. Number of Households

Household Category	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI	Total
<b>Total Households</b>	220	255	345	220	975	2,015
<b>Small Family Households</b>	95	120	160	100	470	945
<b>Large Family Households</b>	50	65	90	60	200	465
<b>Household contains at least one person 62-74 years of age</b>	45	60	80	55	230	470
<b>Household contains at least one person age 75 or older</b>	40	55	75	50	210	430
<b>Households with one or more children 6 years old or younger</b>	65	80	115	75	270	605
<b>Total</b>	515	635	865	560	2,355	4,930

Source: 2016-2020 CHAS

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

Housing Problem	Renter 0-30% AMI	Renter >30- 50% AMI	Renter >50- 80% AMI	Renter >80- 100% AMI	Total Renters	Owner 0-30% AMI	Owner >30- 50% AMI	Owner >50- 80% AMI	Owner >80- 100% AMI	Total Owners
<b>Substandard Housing</b>	5	10	15	10	40	3	5	10	5	23
<b>Severely Overcrowded</b>	20	25	30	20	95	5	10	15	10	40
<b>Overcrowded</b>	50	60	70	50	230	15	20	25	15	75
<b>Housing Cost Burden &gt;50%</b>	130	145	70	20	365	15	20	50	15	100
<b>Housing Cost Burden &gt;30%</b>	160	155	185	125	625	50	90	150	85	375
<b>Zero/Negative Income</b>	30	20	10	5	65	10	5	3	2	20
<b>Total</b>	395	415	380	230	1,420	98	150	253	132	633

Source: 2016-2020 CHAS

**8. Severe Housing Problems (Households with one or more Severe Housing Problems)**

Severe Housing Problem	Renter 0-30% AMI	Renter >30-50% AMI	Renter >50-80% AMI	Renter >80-100% AMI	Total Renters	Owner 0-30% AMI	Owner >30-50% AMI	Owner >50-80% AMI	Owner >80-100% AMI	Total Owners
Having 1+ Severe Housing Problems	130	145	70	20	365	15	20	50	15	100
Having None of Four Housing Problems	30	10	115	105	260	35	70	150	85	340
Household has Negative Income	5	10	5	3	23	3	5	2	1	11
<b>Total</b>	<b>165</b>	<b>165</b>	<b>190</b>	<b>128</b>	<b>648</b>	<b>53</b>	<b>95</b>	<b>202</b>	<b>101</b>	<b>451</b>

Source: 2016-2020 CHAS

**9. Cost Burden > 30%**

Household Type	Renter 0-30% AMI	Renter >30-50% AMI	Renter >50-80% AMI	Total Renters	Owner 0-30% AMI	Owner >30-50% AMI	Owner >50-80% AMI	Total Owners
Small Related	50	60	70	180	20	30	40	90
Large Related	30	40	50	120	10	15	20	45
Elderly	20	30	40	90	10	20	30	60
Other	60	25	25	110	10	25	60	95
<b>Total</b>	<b>160</b>	<b>155</b>	<b>185</b>	<b>500</b>	<b>50</b>	<b>90</b>	<b>150</b>	<b>290</b>

Source: 2016-2020 CHAS

**10. Cost Burden > 50%**

Household Type	Renter 0-30% AMI	Renter >30-50% AMI	Renter >50-80% AMI	Total Renters	Owner 0-30% AMI	Owner >30-50% AMI	Owner >50-80% AMI	Total Owners
Small Related	30	40	30	100	10	20	25	55
Large Related	20	30	20	70	5	10	10	25
Elderly	10	20	10	40	5	5	5	15
Other	70	55	10	135	10	15	10	35
<b>Total</b>	<b>130</b>	<b>145</b>	<b>70</b>	<b>345</b>	<b>15</b>	<b>20</b>	<b>50</b>	<b>85</b>

Source: 2016-2020 CHAS &amp; 2021-2029 Housing Element

**11. Crowding (More than one person per room)**

Household Type	Renter 0-30% AMI	Renter >30- 50% AMI	Renter >50- 80% AMI	Renter >80- 100% AMI	Total Renters	Owner 0-30% AMI	Owner >30- 50% AMI	Owner >50- 80% AMI	Owner >80- 100% AMI	Total Owners
Single Family Households	20	25	30	20	95	5	10	15	10	40
Multiple, Unrelated Family Households	15	20	25	15	75	3	5	10	5	23
Other, Non-Family Households	10	15	15	10	50	2	5	5	5	17
<b>Total</b>	45	60	70	45	220	10	20	30	20	80

Source: 2016-2020 CHAS

**Table 12 – Crowding Information – Households with Children Present**

Household Type	Renter 0-30% AMI	Renter >30-50% AMI	Renter >50-80% AMI	Total Renters	Owner 0-30% AMI	Owner >30-50% AMI	Owner >50-80% AMI	Total Owners
Households with Children Present	65	85	120	270	25	35	50	110
<b>Total</b>	65	85	120	270	25	35	50	110

Source: 2016-2020 CHAS

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

The Needs Assessment for Burbank and the 2021-2029 Housing Element highlight the growing presence of single-person households in the city and their specific housing needs. These households, which include young professionals, seniors, and individuals with disabilities, make up a significant portion of Burbank's rental market. According to 2016-2020 CHAS data, approximately 30% of all households in Burbank are single-person households, many of whom are renters with limited incomes.

Many single renters, particularly those earning below 30% of the Area Median Income (AMI), face challenges in affording market-rate housing. The data shows that over 50% of extremely low-income single-person households are severely cost-burdened, meaning they spend more than 50% of their income on rent. Among those earning between 30-50% AMI, a significant portion still experiences cost burdens, allocating more than 30% of their income toward housing costs.

For seniors living alone, the need for affordable and accessible housing is particularly important. The Housing Element identifies that a substantial number of single-person households in Burbank are aged 62 or older. Many of these individuals rely on fixed incomes and require housing that accommodates their financial and mobility needs. The city has recognized this by identifying a need for more affordable senior-friendly units, particularly as the senior population continues to grow.

Single-person households with disabilities also represent an important segment of the community. Many individuals in this group require housing with accessibility features while also managing

affordability challenges. According to the Needs Assessment, a significant number of renters with disabilities are cost-burdened, reinforcing the importance of affordable, accessible housing options within the city.

Additionally, there is a portion of single renters who share housing to reduce costs. While severe overcrowding (more than 1.5 persons per room) is uncommon among single-person households, moderate overcrowding (1.01-1.5 persons per room) does occur when individuals share living spaces due to financial constraints. Ensuring that rental units remain safe, well-maintained, and affordable allows these residents to continue benefiting from shared housing arrangements.

Burbank's housing market reflects a diverse range of single-person households, each with unique needs. With nearly one-third of all households consisting of a single occupant, the city recognizes the importance of offering housing that is affordable, accessible, and sustainable.

The City of Burbank has implemented several programs and policies to ensure that housing is affordable, accessible, and sustainable. These efforts are outlined in the 2021-2029 Housing Element and focus on increasing affordable housing supply, enhancing accessibility, and promoting sustainable development.

#### Burbank's Efforts to Address the Housing Needs of Single-Family Residents

Burbank has implemented several initiatives to maintain and expand housing opportunities for single-family residents. These efforts focus on preserving neighborhood character, expanding housing options through Accessory Dwelling Units (ADUs), promoting sustainable development, and facilitating homeownership opportunities. The 2021–2029 Housing Element, adopted as part of the City's General Plan, outlines these strategies and their expected impact on housing availability and affordability.

#### **Preservation of Single-Family Neighborhoods**

The City of Burbank has adopted single-family development standards to preserve the character of existing neighborhoods while allowing for appropriate modifications and new construction. The Single-Family Special Development Permit process ensures that new homes and additions maintain architectural variety and compatibility with surrounding areas. These standards also include regulations for hillside developments and limits on the scale of new homes to maintain the integrity of single-family neighborhoods (2021–2029 Housing Element, p. 1-47 to 1-48).

#### **Accessory Dwelling Units (ADUs) and Housing Expansion**

To increase housing availability while maintaining the character of single-family neighborhoods, Burbank has implemented policies to streamline ADU development. In 2020, the City Council adopted Ordinance 20-3,932, which simplifies the approval process for ADUs and Junior ADUs across all residential zones. This ordinance allows for by-right approval of ADUs under 850 square feet for one-bedroom units and 1,000 square feet for two-bedroom units. It also establishes an expedited 60-day approval process, reduces development fees, and exempts ADUs from parking requirements if they are within half a mile of public transit. To further encourage ADU construction, the city offers pre-approved ADU designs to lower costs and streamline permitting. These policies have led to a significant increase in ADU

development, with over 380 ADU permits issued between 2017 and 2021, and continued growth in applications (2021–2029 Housing Element).

### **Sustainability and Green Building Standards**

Burbank encourages environmentally friendly and energy-efficient construction in single-family housing. The city enforces California’s Green Building Standards Code, promotes solar installations and water conservation incentives, and integrates climate-resilient design features into new home developments. These efforts align with Burbank’s broader goals of reducing greenhouse gas emissions and promoting long-term environmental sustainability in residential neighborhoods (2021–2029 Housing Element, p. 1-102).

Burbank remains committed to balancing neighborhood preservation with sustainable growth while ensuring that single-family residents have access to housing options that meet their needs. Through ADU incentives, green building policies, and homeownership assistance programs, the city is fostering a more inclusive and adaptable housing market for all residents. The strategies outlined in the 2021–2029 Housing Element reflect the city’s proactive approach to addressing housing challenges while maintaining the integrity of single-family neighborhoods.

### **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.**

Burbank has a significant population of families and individuals in need of housing assistance due to disabilities or experiences of domestic violence, dating violence, sexual assault, and stalking. According to 2018 American Community Survey (ACS) data cited in the Housing Element, approximately 11,216 residents, or 10.8% of Burbank’s population, report having a disability. Of this group, 21.1% are employed, and 55.1% are seniors, underscoring the dual challenges of fixed incomes and accessibility needs that many residents face in securing stable housing (2021- 2029 Housing Element, p. 1-23).

While many individuals with disabilities reside with family members, the City supports long-term care through 14 licensed adult residential facilities, which collectively accommodate up to 60 residents in need of supportive housing and services (2021-2029 Housing Element, p. 1-23).

Additionally, data from the California Department of Developmental Services, as reported in the Housing Element, indicates that over 2,500 Burbank residents have developmental disabilities, with approximately two-thirds under the age of 18. This finding highlights the growing need for both independent and supportive housing options tailored to the needs of residents with intellectual and developmental disabilities (2021-2029 Housing Element, p. 1-24).

In addition to the disabled population, Burbank faces a housing need for survivors of domestic violence, sexual assault, and stalking. Domestic violence remains one of the leading causes of homelessness for women and children in the city. According to the 2024 Greater Los Angeles Homeless Count, 75,312 individuals are experiencing homelessness in Los Angeles County, with 45,252 of these individuals within the City of Los Angeles. In the San Fernando Valley, which includes Burbank, the count identified 10,701 individuals experiencing homelessness, comprising 6,997 unsheltered and 3,704 sheltered individuals.



The data also indicates that over 90% of homeless women have experienced severe physical or sexual violence, and 63% have been victims of intimate partner violence as adults. While emergency shelters and transitional housing provide immediate safety, many survivors require long-term, affordable housing solutions to rebuild their lives.

Additionally, the Reasonable Accommodation Program allows individuals to request modifications to zoning and building codes when needed to ensure equal access to housing (2021–2029 Housing Element, p. 1-59).

To assist survivors of domestic violence, the City collaborates with organizations such as the Family Service Agency (FSA), Burbank Housing Corporation (BHC), the Glendale YWCA, and Haven House in Pasadena. FSA operates transitional housing paired with counseling and therapy services targeted at women and children. BHC provides 19 transitional and permanent supportive housing units—including five units for domestic violence survivors.

The city acknowledges the growing need for housing assistance among disabled individuals and survivors of domestic violence. Through a combination of affordable housing units, financial assistance programs, and collaborative partnerships with service providers, Burbank continues to expand its efforts to provide housing stability for these vulnerable populations. While emergency and transitional housing solutions address immediate needs, the long-term challenge remains ensuring affordable, permanent housing options that allow individuals to live with dignity and security.

### **What are the most common housing problems?**

Burbank faces several housing challenges that are consistent with broader trends observed across Los Angeles County and the State of California, including high rates of housing cost burden, overcrowding, and substandard housing conditions. In Burbank, 56.4% of renter households are cost-burdened, closely mirroring the countywide rate of 55% and the statewide rate of 52% (CHAS 2016–2020). Overcrowding also presents a significant issue, with 11.5% of Burbank households living in overcrowded conditions, comparable to 13.2% across Los Angeles County and 8.3% statewide (ACS 2018–2022). Substandard housing conditions, while more difficult to quantify, remain a concern both regionally and locally due to an aging housing stock, particularly among low-income households, seniors, and large families. These shared challenges highlight the widespread and systemic nature of housing pressures throughout Southern California and the state overall.

Housing cost burden is among the most widespread issues affecting Burbank residents. According to data from the 2021–2029 Housing Element (p. 1-44), 56.4% of renter households spend more than 30% of their income on housing, while 31.1% experience severe cost burden, spending more than 50% of their income on rent. Among homeowners, 31.5% spend over 30% of their income on housing costs, with 13.9% experiencing severe cost burden. Lower-income renters, seniors, and small families are particularly affected, as rising rents increasingly strain household budgets, leaving less income available for other essential expenses such as healthcare, food, and transportation.

Overcrowding is another housing challenge, particularly among renter households. The American Community Survey (ACS) 2014–2018 data shows that 7.4% of renters in Burbank live in overcrowded conditions, defined as more than one person per room, compared to only 2.4% of owner households (2021–2029 Housing Element, p. 1-43). The problem is most severe for large families and lower-income households, who often must share smaller, less affordable units due to the limited supply of larger, affordable rental housing.

Substandard housing conditions also contribute to Burbank's housing needs. Based on 2016–2020 CHAS data, a portion of Burbank's households — particularly lower-income and renter households — live in units lacking complete kitchen or plumbing facilities, or units requiring significant rehabilitation. These conditions are often found in the City's aging housing stock, where deferred maintenance can lead to health and safety risks (2021–2029 Housing Element, p. 1-32). Households living in substandard units are at greater risk of displacement and housing instability if conditions deteriorate further or if costs to repair units are passed on to tenants through rent increases.

To address these issues, Burbank has implemented a series of policies and programs aimed at increasing affordability, expanding housing options, and improving housing conditions. The City provides rental assistance through Section 8 Housing Choice Vouchers, administered by the Burbank Housing Authority, helping low-income households cover rental costs. This federal program requires Housing Quality Standard (HQS) inspections to ensure units meet basic health and safety conditions and to mandate improvements if necessary. Additionally, the City's affordable housing partner, the Burbank Housing Corporation, has acquired and rehabilitated more than 300 units while incorporating sustainability measures to reduce long-term costs for residents (2021–2029 Housing Element, p. 1-100; Burbank Housing Authority Annual Report 2023).

Burbank continues to work toward solutions that will make housing more accessible and affordable for all residents. By expanding rental assistance, increasing affordable housing stock, and supporting home rehabilitation efforts, the city aims to reduce housing instability and improve living conditions for vulnerable populations.

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

Certain populations in Burbank experience housing challenges at a disproportionately high rate, with the most affected groups including low-income households, elderly residents, large families, persons with disabilities, and female-headed households with children. These populations struggle with housing cost burdens, overcrowding, and limited access to suitable housing options.

Low-income households face the most severe housing cost burdens in Burbank. According to the Burbank 2021-2029 Housing Element, 80% of renter households earning below 80% of the Area Median Income (AMI) face housing overpayment, with 50% experiencing extreme overpayment, meaning they spend more than 50% of their income on housing costs. Among lower-income homeowners, 64% overpay for housing, and 45% are severely overpaying (2021-2029 Housing Element, Table 1-28, p. 1-45).

Elderly residents are another population significantly impacted by housing costs. Data from the Burbank 2021-2029 Housing Element reveals that 67% of elderly renter households are overpaying for housing, and 40% are severely overpaying. Similarly, 22% of elderly homeowners overpay, with 15% experiencing severe overpayment. Since many seniors live on fixed incomes, rent increases and other living expenses make it difficult for them to afford stable housing.

Large families, defined as households with five or more members, also experience significant housing challenges. Burbank has 2,738 large households, representing 6.6% of total households in the city (2021–2029 Housing Element, p. 1-22), and these families may struggle to find adequately sized and affordable housing. More than 50% of lower-income large-family renters experience housing cost burdens (2021–2029 Housing Element, p. 1-22). Furthermore, there is a shortage of rental units with three or more bedrooms, which exacerbates overcrowding and forces many large families into smaller, inadequate housing arrangements (2021–2029 Housing Element, p. 1-22).

Female-headed households with children also face higher housing instability. Over 40% of female-headed households with children live in poverty, making it difficult to secure stable housing options. The ACS 2014–2018 estimates that 4,246 female-headed households reside in Burbank, and nearly two-thirds of them live below the poverty line.

To address these challenges, Burbank has implemented several programs targeting these vulnerable populations. The Burbank Housing Authority administers \$12.4 million annually in Section 8 Housing Choice Vouchers, which helps low-income renters afford housing. The city also allocates Community Development Block Grants (CDBG) and HOME funds to support affordable housing initiatives, including emergency rental assistance and transitional housing for families facing homelessness respectively.

To assist seniors, Burbank has developed nine dedicated senior housing projects that collectively offer nearly 1,000 affordable rental units for low- and moderate-income elderly residents. These developments, undertaken in partnership with nonprofit housing organizations and supported through City facilitation efforts, provide stable, affordable housing options with on-site amenities and supportive services tailored to the needs of seniors. Projects such as the Burbank Senior Artists Colony, Golden State Towers, and the Burbank Housing Corporation's senior units demonstrate the City's ongoing commitment to expanding affordable housing opportunities for older adults, many of whom live on fixed incomes and are highly vulnerable to displacement (2021–2029 Housing Element, p. 1-22).

For large families, Burbank's Inclusionary Housing Ordinance incentivizes developers to construct more three-bedroom units, addressing the shortage of larger rental options. The Burbank Housing Corporation (BHC) prioritizes the inclusion of three-bedroom units in its affordable housing projects whenever possible.

Burbank continues to seek solutions to address these housing disparities. Through a combination of rental assistance programs, affordable housing development, accessibility modifications, and homeownership support, the city aims to ensure that all residents, regardless of income or special needs, have access to safe and stable housing.

**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**

Burbank has a growing population of low-income individuals and families with children who are at risk of becoming homeless due to high housing costs, limited affordable housing, and insufficient financial resources. These households, especially those categorized as extremely low-income (ELI), often spend a disproportionate share of their income on rent, leaving them vulnerable to economic instability. According to the 2021–2029 Burbank Housing Element, extremely low-income (ELI) households—defined as earning less than 30% of the Area Median Income (AMI)—comprise approximately 16% of all households in Burbank. Of this group, 82% are renters, and 81% of those ELI renter households spend more than half their income on rent, classifying them as experiencing severe housing cost burden (2021–2029 Housing Element p. 1-20).

Families with children, especially female-headed households, are among the most at risk of housing instability. Data from the American Community Survey (ACS) 2014-2018 indicates that Burbank has 4,246 female-headed households, with 40.4% having a child under 18 years old. Nearly two-thirds of these households live below the poverty line, making them highly vulnerable to eviction and displacement. The lack of large, affordable rental units further exacerbates the problem, as the city has approximately 3,600 large family households but only 2,500 rental units with three or more bedrooms. Among lower-income families, there are 940 large-family renter households but only 590 adequately sized and affordable units available, leading to overcrowding and increased housing stress.

Seniors and persons with disabilities in Burbank face significant housing challenges, including affordability constraints and accessibility barriers. According to the American Community Survey (ACS) 2018 data, approximately 11,216 individuals, or 10.8% of Burbank’s population, have a disability. Among this group, 55.1% are seniors aged 65 and older, many of whom live on fixed incomes and struggle with rising rents and a limited availability of accessible housing options. To address these needs, the City of Burbank has supported the development of nine senior housing projects, offering approximately 1,225 affordable rental units designated for low- and moderate-income elderly residents (Burbank 2021–2029 Housing Element, p. 1-21).

**Needs of Formerly Homeless Families Nearing the End of Rapid Re-Housing Assistance and Partnerships with Homeless Agencies**

Burbank has implemented rapid re-housing programs to provide temporary rental assistance and supportive services for homeless families and individuals. The City utilizes funds from the Permanent Local Housing Allocation (PLHA) to provide rapid rehousing and housing navigation services to approximately 480 individuals (2021–2029 Housing Element, p. 1-119). These programs are designed to transition families from homelessness into stable housing by offering short-term rental subsidies, case management, and employment assistance.

The Burbank Housing Authority administers approximately \$13 million annually in Section 8 Housing Choice Vouchers, providing critical support for low-income renters. However, demand for these vouchers far exceeds the available supply, and many families remain on waitlists for extended periods (2021–2029 Housing Element).

A challenge for families completing rapid re-housing programs is the lack of access to supportive services once financial assistance ends. Families with young children, individuals with disabilities, and survivors of domestic violence often require ongoing case management, childcare support, mental health services, and job training to achieve long-term stability. Without access to these services, many families struggle to sustain independent housing and may be forced into overcrowded or substandard living conditions, double up with relatives, or return to emergency shelters.

#### City of Burbank's Efforts to Assist These Populations

Burbank has adopted a multi-faceted strategy to address the needs of low-income individuals, families at risk of homelessness, and those exiting rapid re-housing assistance. Recognizing the importance of long-term stability, the City has invested in permanent supportive housing, emergency rental assistance, and affordable housing development to help families secure sustainable housing beyond the rapid re-housing timeframe (2021–2029 Housing Element, p. 1-119).

One of the City's most effective resources is the Burbank Housing Corporation (BHC), which operates transitional housing for homeless families and survivors of domestic violence. This program provides up to two years of stable housing, along with case management and supportive services, allowing families time to regain financial security before transitioning to permanent housing. Through partnerships with local organizations, BHC also offers job training programs, childcare services, and mental health counseling to address the underlying barriers that contribute to housing instability (2021–2029 Housing Element, p. 1-26).

To further expand housing availability, Burbank has committed funding to the development of the Homeless Solutions Center, which will offer 52 modular homes on public land, providing temporary shelter for up to 52 individuals. The city is also working with Home Again Los Angeles (HALA) to develop a center that will assist homeless families and those on the verge of being homeless. The center will incorporate four tiny homes for transition housing for these families. HALA will also provide case management and assistance to finding permanent housing. This project is currently in plan approval and will obtain environmental approval in June 2025. Construction is slated to begin in August and be completed by August 2026. Additionally, the City is also facilitating the development of Accessory Dwelling Units (ADUs) to expand rental options. To encourage more homeowners to participate, the City has introduced pre-approved ADU designs and reduced permitting fees for low-income households, making it easier to create affordable rental units (2021–2029 Housing Element, p. 1-56).

For families with extremely low incomes, Burbank has allocated Community Development Block Grant (CDBG) and HOME funds to support emergency, transitional, and permanent housing solutions. These funds assist in rental assistance programs, homelessness prevention services, and the development of low-income housing units.

### Partnerships with Homeless Agencies

Burbank has developed strong partnerships with multiple agencies that provide emergency shelter, transitional housing, permanent supportive housing, and case management services for individuals and families experiencing homelessness. Los Angeles Family Housing (LAFH) serves as the lead supportive service agency for individuals and families experiencing homelessness in Burbank, operating an access center, permanent supportive housing, and a Transitional Living Center in North Hollywood. The center provides 260 beds of emergency and transitional housing for families, along with job placement assistance and mental health counseling (2021–2029 Housing Element, p. 1-26).

Home Again in Los Angeles provides temporary shelter and supportive services for situationally homeless families, offering a comprehensive approach that includes outreach, transitional housing through local congregations, and case management focused on securing full-time employment. The Ascencia Emergency Housing Program, located in nearby Glendale, offers 60–90 days of emergency and transitional housing for Burbank’s homeless population, along with case management, mental health services, and addiction treatment referrals.

For homeless youth, Village Family Services, in partnership with Hope of the Valley, operates The Landing, which provides 38 beds of interim housing for individuals aged 18–24. This program specifically addresses the needs of transition-aged youth (TAY) experiencing homelessness, offering case management, supportive services, and behavioral health counseling.

Burbank also collaborates with the Los Angeles Homeless Services Authority (LAHSA) to connect homeless individuals with regional resources through the Coordinated Entry System (CES). The Winter Shelter Program, operated by Hope of the Valley, provides temporary winter shelters and shuttle services from Downtown Burbank to emergency shelter locations. Additionally, the City funds the Burbank Temporary Aid Center (BTAC), which offers food assistance, rental and utility aid, transportation support, and emergency motel vouchers for individuals and families in crisis.

**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:**

Burbank identifies at-risk populations as individuals and families who are housed but face a significant risk of losing their housing due to economic hardship, severe rent burden, overcrowding, or other destabilizing factors. Data from the Comprehensive Housing Affordability Strategy (CHAS) and the American Community Survey (ACS) highlight the most vulnerable groups in the city, including extremely low-income households (ELI), seniors, large families, female-headed households with children, and persons with disabilities.

Extremely low-income households, which earn 30 percent or less of the Area Median Income (AMI), experience the highest level of housing instability. CHAS data indicates that 82 percent of ELI households in Burbank are renters, and among them, 81 percent are severely cost-burdened, meaning they spend over 50 percent of their income on housing costs. This high level of rent burden puts them at significant

risk of eviction or displacement, particularly in a city where rental costs continue to rise faster than income levels. Elderly households are also highly vulnerable, with 67 percent of elderly renters and 40 percent of elderly homeowners overpaying for housing, making it difficult for many seniors to remain in stable housing as their incomes remain fixed while costs increase.

Families with children, particularly female-headed households, face additional housing instability. Over 40% of female-headed households in Burbank have children under the age of 18, and a significant portion of these households live at or below the poverty line (Burbank 2021–2029 Housing Element, p. 1-22). Large families experience similar challenges, with nearly 20% of renter households in the city living in overcrowded conditions, defined as having more than one person per room (Burbank 2021–2029 Housing Element, p. 1-43). The demand for larger rental units far exceeds supply, leaving many low-income families in housing situations that fail to meet their space and affordability needs (2021–2029 Housing Element, p. 1-22).

Persons with disabilities make up another population at high risk of housing instability. Burbank has approximately 11,216 residents living with a disability, accounting for 10.8% of the city's total population, and 55.1% of these individuals are seniors (2021–2029 Housing Element, p. 1-23). Many individuals with disabilities require accessible and affordable housing options, yet the availability of units with necessary accessibility features remains limited. Additionally, with only about 21.1% of disabled residents employed, many live on fixed incomes, making it difficult to compete in Burbank's high-cost private rental market without rental assistance or specialized housing options (2021–2029 Housing Element, p. 1-23).

Homelessness prevention strategies depend on a comprehensive understanding of the factors that push households toward instability. In Burbank, local service providers and housing agencies track trends in eviction rates, requests for emergency rental assistance, and enrollment in rapid re-housing programs to better estimate the number of residents at risk of displacement. According to the 2024 Greater Los Angeles Homeless Count, the number of individuals experiencing homelessness in Burbank has decreased from 275 in 2023 to 258 in 2024. This decline reflects the city's ongoing efforts to address homelessness through comprehensive strategies and community partnerships. A significant percentage of these individuals had previously been housed but lost their housing due to job loss, rent increases, or family crises. Among those receiving rapid re-housing assistance, families with limited earning potential and those requiring ongoing supportive services face the highest risk of returning to homelessness once financial aid expires.

The 2021-2029 Housing Element points to additional factors that have contributed to increased housing instability in Burbank. The impact of regional housing shortages and economic fluctuations has led to an increase in rental costs, disproportionately affecting lower-income households. At the same time, access to long-term rental assistance remains constrained by funding limitations, resulting in long waitlists for Section 8 Housing Choice Vouchers and other rental subsidy programs. The ability to transition from emergency and transitional housing into permanent, stable housing remains a challenge for many families, particularly those with young children or individuals facing long-term disabilities.

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

Housing instability and the risk of homelessness in Burbank are closely tied to specific housing characteristics. One of the primary factors contributing to housing instability is severe cost burden, where households spend more than 50 percent of their income on housing. According to CHAS data, 82 percent of extremely low-income (ELI) renter households in Burbank are cost-burdened, and 81 percent of these households experience severe housing cost burdens, leaving them vulnerable to displacement.

Overcrowding is another issue, particularly for low-income renters. CHAS data shows that 7.4 percent of renter households and 2.4 percent of owner households in Burbank experience overcrowding, with nearly 20 percent of renter households living in conditions with more than one person per room

Housing instability and the risk of homelessness in Burbank are closely tied to specific housing characteristics. One of the primary factors contributing to housing instability is severe cost burden, where households spend more than 50 percent of their income on housing. According to CHAS data, 82 percent of extremely low-income (ELI) renter households in Burbank are cost-burdened, and 81 percent of these households experience severe housing cost burdens, leaving them vulnerable to displacement.

Overcrowding is another significant issue, particularly for low-income renters. CHAS data shows that 7.4 percent of renter households and 2.4 percent of owner households in Burbank experience overcrowding, with nearly 20 percent of renter households living in conditions with more than one person per room. Overcrowding often results from a lack of affordable large-family units, forcing multiple households to share limited space, increasing stress on tenants and landlords, and elevating the risk of eviction.

Substandard housing conditions further contribute to instability. In Burbank, an estimated 40 renter households and 23 owner households live in units that lack complete plumbing or kitchen facilities (2016–2020 CHAS). While the percentage of housing units classified as substandard is relatively small, these households could be at a heightened risk of displacement due to health and safety concerns..

Victims of domestic violence are particularly vulnerable to housing instability. According to the National Network to End Domestic Violence, domestic violence is the leading cause of homelessness among women and children. Over 80 percent of domestic violence survivors entering shelters identify "finding housing I can afford" as a critical need.

Aging housing stock also plays a role in housing instability in Burbank. Approximately 74.7% of the City's occupied housing units were built before 1980, meaning that a large share of homes are over 40 years old and may require substantial repairs and rehabilitation (Burbank 2021–2029 Housing Element, p. 1-32). The Housing Element further identifies that between 600 and 800 multifamily buildings—comprising approximately 2,760 dwelling units—are soft-story structures that may require seismic retrofitting, representing 12% of the city's multifamily housing stock (2021- 2029 Housing Element, p. 1-32). While the document does not specifically state that older homes lack energy-efficient features, it highlights that the City promotes energy conservation through Burbank Water and Power programs,



including rebates for Energy Star appliances, residential shade tree incentives, and other efficiency measures aimed at reducing utility costs for low- and moderate-income households (2021- 2029 Housing Element, p. 1-102). In response to these challenges, Burbank has implemented policies to increase affordable housing options, prevent evictions, and support vulnerable populations through rental assistance and supportive housing programs. The city continues to work with nonprofits, local service providers, and housing developers to expand resources and create long-term housing solutions for those most at risk.

## Discussion

Burbank's housing market presents challenges for many residents, particularly low-income households, seniors, large families, and individuals with disabilities. The city's high rental costs, lack of affordable housing units, and long waitlists for rental assistance place many at risk of housing instability. According to the 2021-2029 Housing Element, 80% of renters earning below 80% of the Area Median Income (AMI) experience housing cost burdens, and 50% face extreme overpayment, spending more than 50% of their income on housing (2021-2029 Housing Element, p. 1-45, Table 1-29).

Overcrowding is another issue, particularly for low-income renters and large families. The American Community Survey (ACS) reports that 7.4% of renter households and 2.4% of owner households in Burbank experience overcrowding, with many families forced to share limited space due to the shortage of larger, affordable rental units. This lack of adequately sized housing contributes to increased stress, potential eviction, and homelessness risk.

Substandard housing conditions further compound the issue, particularly for low-income renters living in older housing stock. According to 2020 CHAS data, at least 40 renter households and 23 owner households lack complete kitchen or plumbing facilities, placing them at higher risk of displacement and adverse health outcomes.

To address these challenges, Burbank has expanded emergency rental assistance programs, increased funding for transitional housing, and prioritized the development of affordable units through the Inclusionary Housing Ordinance. The city has also invested in supportive housing initiatives, such as the Homeless Solutions Center, to provide temporary housing solutions for individuals facing chronic homelessness.

Burbank's long-term housing strategy includes the expansion of affordable housing developments, increased investment in rental subsidy programs, and stronger partnerships with nonprofit service providers. By leveraging federal, state, and local resources, the city aims to reduce housing instability, prevent homelessness, and support vulnerable populations in securing long-term housing solutions.

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

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

### Introduction

Housing cost burden remains a widespread housing problem in Burbank, disproportionately impacting low-income and minority households. The 2021-2029 Housing Element reports that Black/African American and Hispanic households are more likely to experience cost burdens than their White and Asian counterparts. Among extremely low-income households (0-30% AMI), 100% of Black/African American households report experiencing at least one severe housing problem, compared to 84% of Hispanic households and 75% of White households.

Among households earning 30-50% of AMI, 100% of Black/African American households experience housing problems, compared to 80% of White households. While cost burden is an issue across all racial and income groups, Black and Hispanic households experience more severe financial constraints that make it difficult to maintain stable housing.

At moderate income levels (50-80% AMI), housing instability remains an issue, with Hispanic households continuing to report higher levels of cost burden and overcrowding. This suggests that despite earning higher wages, these households still face affordability barriers due to rising rental costs and a lack of affordable housing units. At 80-100% AMI, racial disparities begin to decrease, but Black and Hispanic households still experience cost burdens at higher rates than White and Asian households.

### 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
<b>Jurisdiction as a whole</b>	6,495	1,555	<b>0</b>
<b>White</b>	4,900	1,180	<b>0</b>
<b>Black / African American</b>	325	0	<b>0</b>
<b>Asian</b>	320	190	<b>0</b>
<b>American Indian, Alaska Native</b>	40	0	<b>0</b>
<b>Pacific Islander</b>	0	0	<b>0</b>
<b>Hispanic</b>	<b>835</b>	<b>160</b>	<b>0</b>

**Table 5 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2016-2020 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
<b>Jurisdiction as a whole</b>	3,665	770	0
<b>White</b>	2,055	475	0
<b>Black / African American</b>	120	0	0
<b>Asian</b>	370	80	0
<b>American Indian, Alaska Native</b>	35	50	0
<b>Pacific Islander</b>	0	0	0
<b>Hispanic</b>	965	160	0

**Table 6 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2016-2020 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
<b>Jurisdiction as a whole</b>	4,750	2,965	0
<b>White</b>	2,545	1,595	0
<b>Black / African American</b>	255	70	0
<b>Asian</b>	470	255	0
<b>American Indian, Alaska Native</b>	0	0	0
<b>Pacific Islander</b>	0	0	0
<b>Hispanic</b>	1,275	880	0

**Table 7 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2016-2020 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
<b>Jurisdiction as a whole</b>	1,890	2,350	0
<b>White</b>	1,190	1,385	0
<b>Black / African American</b>	80	85	0
<b>Asian</b>	240	215	0
<b>American Indian, Alaska Native</b>	0	4	0
<b>Pacific Islander</b>	0	0	0
<b>Hispanic</b>	250	475	0

**Table 8 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2016-2020 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

### Overcrowding and the Shortage of Affordable Large Units

Overcrowding remains a challenge in Burbank, particularly for Hispanic households and large families. Data from the American Community Survey (ACS) and CHAS shows that 20% of Hispanic renter households experience overcrowding, compared to 7% of White renter households. The 2021-2029 Housing Element further indicates that Burbank lacks sufficient affordable multi-bedroom rental units, driving many low-income families to live in shared housing arrangements that may not meet their needs.

Overcrowding often results from economic constraints that make it difficult for low-income families to afford adequately sized rental units. Families that cannot afford single-family homes or large apartments must double up with other households, increasing the risk of eviction and displacement. Additionally, overcrowded conditions pose health and safety risks, particularly during public health crises such as the COVID-19 pandemic, when social distancing became necessary.

The shortage of affordable housing units in Burbank has placed additional pressure on the rental market, making it more difficult for low-income households to find adequate accommodations. The 2021-2029 Housing Element reports that Burbank's rental vacancy rate remains below 5%, which

contributes to increased rental prices and makes it more difficult for lower-income households to secure stable housing.

#### Substandard Housing and Housing Quality Issues

Substandard housing conditions can further exacerbate housing instability. According to 2016-2020 CHAS data, 40 renter households and 23 owner households in the city lack complete plumbing or kitchen facilities, putting them at greater risk of displacement. While this may seem like a small number relative to the overall population, these conditions disproportionately affect low-income renters living in older housing stock that has not been properly maintained.

Many of these substandard units are located in lower-income neighborhoods, where landlords may lack the financial resources or incentives to make necessary repairs. Tenants living in substandard housing often face higher risks of eviction, as landlords may choose to redevelop older properties rather than invest in maintenance and repairs. Additionally, tenants who complain about substandard conditions may face retaliation in the form of eviction threats or increased rent prices.

Housing quality issues also contribute to higher energy costs for low-income households, as older housing units may lack energy-efficient features. This creates an additional financial burden for low-income renters, many of whom are already struggling to keep up with rising rental costs.

#### Homelessness and Housing Instability

The 2024 Greater Los Angeles Homeless Count, conducted by the Los Angeles Homeless Services Authority (LAHSA), reports that 258 individuals are experiencing homelessness in the City of Burbank, with a broader total of 10,701 individuals across the San Fernando Valley Service Planning Area (SPA 2) (LAHSA, 2024 Greater Los Angeles Homeless Count, Burbank City Profile and SPA 2 Summary). Among those experiencing homelessness, many previously lived in cost-burdened or overcrowded conditions before losing stable housing. The combination of rising rental costs and limited access to affordable housing assistance has contributed to increased housing instability for low-income renters. Without sufficient affordable housing options, families and individuals who lose their housing often face prolonged periods of homelessness, further exacerbating the region's housing insecurity challenges.

Survivors of domestic violence, sexual assault, and stalking are particularly vulnerable to homelessness, as many are forced to leave unsafe living situations without securing stable housing alternatives. According to the 2024 Greater Los Angeles Homeless Count, 4% of newly homeless individuals cited domestic violence as the primary cause of their homelessness, highlighting the critical need for emergency shelter and transitional housing options (2024 Greater Los Angeles Homeless Count, LAHSA).

Additionally, individuals with disabilities face significant barriers to securing stable housing due to the limited availability of accessible units and higher costs associated with specialized housing needs. In Burbank, approximately 11,216 residents, or 10.8% of the population, live with a disability (2021–2029 Housing Element, p. 1-23). Many disabled individuals rely on fixed incomes or disability benefits, which

are often insufficient to cover the high rental costs in Burbank, placing them at a greater risk of experiencing severe cost burdens or displacement.

#### Addressing Housing Disparity in Burbank

Burbank is committed to creating a more inclusive and equitable housing market by addressing affordability challenges and ensuring that all residents have access to safe and stable housing. While some communities, particularly Black/African American and Hispanic households, experience a higher incidence of cost burden, overcrowding, and housing instability, the city is actively working to reduce these disparities through innovative housing policies and targeted support programs.

The Burbank 2021-2029 Housing Element outlines a proactive approach to expanding affordable housing opportunities, increasing rental assistance programs, and developing more multi-bedroom affordable units to better accommodate larger families. These efforts aim to create diverse and accessible housing options that cater to a range of income levels and household needs.

With rental costs rising and vacancy rates remaining low, Burbank continues to prioritize long-term solutions that support housing affordability and stability. Investments in affordable housing development, enhanced tenant protections, and expanded financial assistance programs are key strategies in ensuring that all residents—especially lower-income households—can thrive in a secure housing environment.

By strengthening partnerships with housing organizations, leveraging state and federal resources, and fostering community-driven solutions, Burbank is making significant progress toward creating a housing landscape that is both inclusive and sustainable

## 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

Housing affordability remains a critical concern in Burbank, as rising rental costs and limited housing availability continue to affect residents across income levels. The city's housing needs assessment evaluates the housing challenges faced by households at various income levels, specifically those earning 0-30% of the Area Median Income (AMI), 30-50% AMI, 50-80% AMI, and above 80% AMI. The primary focus of this section is to assess how affordability constraints impact these different groups and identify the extent of cost burden and housing instability within the community.

According to 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, a significant percentage of Burbank's low- and moderate-income households experience cost burdens, overcrowding, or substandard housing conditions. The 2021-2029 Housing Element further highlights that over 56% of renters in the city are cost-burdened, spending more than 30% of their income on housing, while 31.1% of renters experience severe cost burdens, spending over 50% of their income on rent. These affordability challenges disproportionately impact lower-income households, limiting their ability to find stable and adequate housing.

Households earning 0-30% of AMI face the greatest affordability constraints, with many relying on rental assistance programs, transitional housing, or shared living arrangements to maintain housing stability. The Burbank Housing Authority's administration of Section 8 Housing Choice Vouchers helps alleviate some of this burden, but demand far exceeds supply, resulting in long waitlists for assistance. For households earning 30-50% AMI, affordability remains a significant challenge, with many renters spending over half their income on housing, making it difficult to cover other basic necessities.

For moderate-income households (50-80% AMI), affordability issues persist, particularly as Burbank's rental vacancy rate remains below 5%, leading to increased competition for available units and driving up rental prices. While these households may not qualify for traditional rental assistance programs, they still face financial strain due to rising housing costs that outpace income growth. Households earning above 80% AMI generally experience fewer affordability issues, but high home prices and limited availability of for-sale units create barriers to homeownership, particularly for first-time buyers.

This assessment provides a comprehensive look at how housing affordability varies across income groups and identifies key challenges that must be addressed to ensure that all residents have access to safe, stable, and affordable housing

**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
<b>Jurisdiction as a whole</b>	5,680	2,370	<b>0</b>
<b>White</b>	4,270	1,805	<b>0</b>
<b>Black / African American</b>	320	4	<b>0</b>
<b>Asian</b>	265	245	<b>0</b>
<b>American Indian, Alaska Native</b>	40	0	<b>0</b>
<b>Pacific Islander</b>	0	0	<b>0</b>
<b>Hispanic</b>	<b>720</b>	<b>275</b>	<b>0</b>

**Table 9 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2016-2020 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
<b>Jurisdiction as a whole</b>	2,495	1,940	<b>0</b>
<b>White</b>	1,400	1,125	<b>0</b>
<b>Black / African American</b>	70	50	<b>0</b>
<b>Asian</b>	320	130	<b>0</b>
<b>American Indian, Alaska Native</b>	0	80	<b>0</b>
<b>Pacific Islander</b>	0	0	<b>0</b>
<b>Hispanic</b>	<b>610</b>	<b>515</b>	<b>0</b>

**Table 10 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2016-2020 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%



**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
<b>Jurisdiction as a whole</b>	1,640	6,070	0
<b>White</b>	795	3,345	0
<b>Black / African American</b>	0	325	0
<b>Asian</b>	245	475	0
<b>American Indian, Alaska Native</b>	0	0	0
<b>Pacific Islander</b>	0	0	0
<b>Hispanic</b>	575	1,580	0

**Table 11 – Severe Housing Problems 50 - 80% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

**80%-100% of Area Median Income**

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
<b>Jurisdiction as a whole</b>	615	3,630	0
<b>White</b>	400	2,175	0
<b>Black / African American</b>	0	165	0
<b>Asian</b>	130	320	0
<b>American Indian, Alaska Native</b>	0	4	0
<b>Pacific Islander</b>	0	0	0
<b>Hispanic</b>	85	640	0

**Table 12 – Severe Housing Problems 80 - 100% AMI**

Data 2016-2020 CHAS  
Source:

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

Housing affordability challenges in Burbank affect households at all income levels, but the impact is most severe for low- and extremely low-income households. According to 2016-2020 CHAS data, approximately 6,495 households earning less than 30% of AMI experience at least one major housing problem, such as cost burden, overcrowding, or substandard living conditions. Among these households, nearly all renters in this income category spend more than 50% of their income on housing, leaving little room for other essential expenses such as food, healthcare, and transportation.

Among households earning 30-50% AMI, a significant proportion remains cost-burdened, with many spending between 30-50% of their income on rent. These households often struggle to find affordable rental units, as Burbank's rental market is highly competitive, and available units are often priced above what low-income households can afford. Many renters in this income bracket rely on shared housing arrangements or live in overcrowded conditions to offset high rental costs, further contributing to housing instability.

Households in the 50-80% AMI range also experience affordability challenges, though to a lesser extent. Many in this group do not qualify for traditional rental assistance programs but still face high rental costs that make it difficult to save for homeownership. The Burbank Housing Element indicates that many households in this income bracket face challenges in securing financing for home purchases due to high property costs, limited down payment savings, and strict lending requirements.

For households earning above 80% AMI, affordability concerns primarily revolve around homeownership opportunities rather than rental stability. The high cost of homeownership in Burbank creates barriers for first-time buyers, particularly younger families and moderate-income households looking to transition from renting to homeownership. While these households may have more financial stability, limited inventory and high property values continue to make homeownership unattainable for many.

### Cost Burden and Housing Instability Across Income Groups

Housing cost burden remains the most pressing issue for lower-income households, with a majority of renters earning less than 50% of AMI spending more than 30% of their income on housing. According to CHAS data, extremely low-income households (0-30% AMI) are the most affected, with over 80% of these households experiencing severe cost burdens. The Burbank 2021-2029 Housing Element further supports this, indicating that many of these households are at risk of displacement due to rent increases and limited affordable housing options.

For households earning 30-50% AMI, nearly 60% experience cost burdens, while those in the 50-80% AMI range face slightly lower levels of affordability challenges. However, the shortage of rental units priced for middle-income households has made it difficult for renters in this category to find stable housing, contributing to longer commutes as families seek affordable options outside the city.

The rising cost of housing is also contributing to increased homelessness risks, particularly among households earning less than 30% AMI. The 2024 Greater Los Angeles Homeless Count reports that 258 individuals are currently experiencing homelessness in Burbank, highlighting the urgent need for affordable rental units and supportive housing options to prevent further displacement.

The Impact of Housing Affordability on Family Stability and Economic Mobility

The affordability challenges in Burbank directly impact family stability, economic mobility, and overall quality of life. Families struggling with cost burdens often have fewer financial resources available for education, healthcare, and other essential needs, limiting their ability to achieve long-term economic security. For lower-income households, housing instability can disrupt employment, schooling for children, and access to healthcare, exacerbating cycles of poverty.

Among moderate-income households earning 50-80% AMI, affordability constraints limit the ability to save for homeownership, delaying wealth accumulation and long-term financial stability. The shortage of workforce housing options means that many middle-income families are forced to rent for extended periods, unable to transition into homeownership due to high down payment requirements and property costs.

The shortage of affordable rental units, rising home prices, and limited availability of financial assistance programs continue to place significant strain on residents seeking stable housing. The Burbank 2021-2029 Housing Element highlights the need for continued investment in affordable rental housing, rental assistance programs, and initiatives to support first-time homebuyers, ensuring that residents at all income levels have access to safe and affordable housing options.

## 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:

Housing cost burden is one of the most significant indicators of financial strain among households in Burbank. The term cost burden refers to households spending more than 30% of their income on housing, while severe cost burden applies to households allocating more than 50% of their income to housing expenses. These financial burdens limit residents' ability to afford other essential needs, such as food, healthcare, and transportation.

The Burbank 2021-2029 Housing Element and 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data reveal that cost burdens disproportionately affect lower-income households and certain racial and ethnic groups within the city. Among extremely low-income households (0-30% of the Area Median Income, AMI), 90% experience housing cost burdens, with the majority being renters. These households often struggle to find affordable rental options, as rental costs in Burbank continue to rise faster than wage growth.

The impact of housing cost burden extends beyond just the lowest income groups. Over 65% of households earning between 30-50% of AMI are cost-burdened, while 40% of moderate-income households (50-80% AMI) experience some level of financial strain due to high housing costs. The problem is even more pronounced among minority groups, particularly Black/African American and Hispanic households, who are more likely to experience cost burdens compared to White and Asian households in the same income categories.

This section provides a detailed analysis of how housing cost burdens vary by income level and racial/ethnic background, identifying which groups face the greatest challenges in securing stable, affordable housing.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
<b>Jurisdiction as a whole</b>	22,745	8,925	9,245	<b>550</b>
<b>White</b>	14,430	4,945	6,470	<b>320</b>
<b>Black / African American</b>	495	404	390	<b>0</b>
<b>Asian</b>	2,665	790	740	<b>140</b>
<b>American Indian, Alaska Native</b>	85	35	40	<b>0</b>
<b>Pacific Islander</b>	0	0	0	<b>0</b>
<b>Hispanic</b>	<b>4,060</b>	<b>1,990</b>	<b>1,410</b>	<b>70</b>

**Table 13 – Greater Need: Housing Cost Burdens AMI**

Data 2016-2020 CHAS  
Source:

**Discussion:**

Housing affordability continues to be a critical challenge for low- and moderate-income households in Burbank. Extremely low-income households (earning 0-30% AMI) experience the highest levels of cost burden, with 90% of renters in this category spending more than 30% of their income on housing. These households often rely on rental assistance programs such as Section 8 Housing Choice Vouchers, but the demand for assistance exceeds supply, leaving many vulnerable to housing instability and homelessness.

Among households earning between 30-50% AMI, approximately 65% are cost-burdened, meaning they allocate a significant portion of their income toward rent or mortgage payments, leaving little for other basic expenses. Even moderate-income households earning between 50-80% AMI experience affordability challenges, with nearly 40% facing some level of cost burden. These figures indicate that housing affordability issues are not limited to the lowest income brackets but extend well into middle-income households, highlighting a need for expanded affordable housing options.

**Racial and Ethnic Disparities in Cost Burden**

Housing cost burden disproportionately affects minority households in Burbank, particularly Black/African American and Hispanic households. According to CHAS data, more than 70% of Black/African American households earning less than 50% AMI experience cost burdens, compared to 60% of White households in the same income bracket. More than 82% of Hispanic renter households earning less than 50% of AMI in Burbank experience housing cost burdens, a rate significantly higher than that of White (non-Hispanic) renter households, 74% of whom experience similar burdens (2016–2020 CHAS data).

The 2021–2029 Housing Element highlights disparities in homeownership and income levels that contribute to housing cost burdens among minority households in Burbank. According to Table 1-4 on p 1-16, non-Hispanic White residents represent 56.7% of the city’s population, while Hispanic or Latino residents make up 23.7%, and Black or African American residents comprise just 2.6% (2021–2029 Housing Element, p. 1-16). These groups also experience lower homeownership rates, making them more vulnerable to rent fluctuations and housing instability.

**Impact of Housing Cost Burden on Families and Economic Stability**

The financial strain caused by high housing costs limits economic mobility for affected households. Families struggling with severe housing cost burdens often have to make difficult financial trade-offs, cutting back on healthcare, education, and other necessities to afford rent. For households with children, housing cost burdens can lead to increased school mobility, impacting educational outcomes and long-term stability.

Among elderly residents, housing affordability issues are particularly concerning, as many live on fixed incomes. Nearly 50% of senior renters in Burbank experience some form of housing cost burden, with many unable to afford rising rental prices. Limited affordable senior housing options make it difficult for older residents to remain in the city without financial assistance.

For the broader economy, high housing costs contribute to workforce challenges, as many workers, particularly in essential service industries, struggle to find affordable housing near their jobs. This results in longer commutes, higher transportation costs, and reduced economic productivity. Ensuring housing affordability is not just a social issue but an economic priority for maintaining a stable and diverse workforce in Burbank.

Housing cost burden remains a pressing challenge for households at all income levels in Burbank, but low-income and minority communities experience the greatest financial strain. Over 90% of extremely low-income households (0-30% AMI) and 65% of low-income households (30-50% AMI) struggle with high housing costs, with Black and Hispanic households disproportionately affected.

The impact of high housing costs extends beyond individual households, affecting economic stability, workforce retention, and community well-being. Ensuring that housing remains affordable for all residents is essential to fostering an inclusive and economically resilient city. By addressing housing affordability challenges and racial disparities in cost burdens, Burbank can create a more equitable and sustainable housing environment for future generations.

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

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

The NA-30 Disproportionately Greater Need analysis examines whether specific racial or ethnic groups in Burbank experience greater housing challenges compared to the overall population in similar income categories. Data from the 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) highlights that Black/African American and Hispanic households experience higher rates of housing cost burdens and overcrowding compared to White households, particularly among lower-income groups.

The findings suggest that minority households in Burbank, particularly Black/African American and Hispanic households, face greater housing affordability challenges than their White counterparts across all income levels. These disparities are largely driven by historical inequities in homeownership rates, income disparities, and the availability of affordable housing options. Many minority households are more likely to be renters rather than homeowners, making them more vulnerable to rising rental costs and displacement risks.

Throughout the United States, lower-income Black and Hispanic households face significant barriers to stable housing, including credit constraints, employment limitations, and restricted access to long-term rental assistance, challenges rooted in systemic racial disparities and discriminatory lending practices (National League of Cities, 2022; Opportunity Home, 2023). Limited English proficiency, literacy challenges, and immigration status further hinder Hispanic households from accessing rental assistance programs (National Low Income Housing Coalition, 2023). Additionally, a shortage of affordable family-sized rental units—exacerbated by exclusionary zoning laws, insufficient federal and state investment, and local opposition to affordable housing, and housing in general, in some areas mainly due to concerns related to parking —forces larger households to share smaller spaces, leading to overcrowding (Housing California, 2023). This overcrowding has severe consequences, including adverse health effects, lower student achievement due to inadequate study spaces, and increased psychological stress (California Forward, 2024). Addressing these issues requires policy reforms that expand affordable housing, improve access to rental assistance, and dismantle systemic obstacles that perpetuate housing instability among Black and Hispanic communities.

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

The 2021-2029 Housing Element and Community Needs Assessment Survey highlight opportunities to enhance housing equity and accessibility for all residents, particularly for Black and Hispanic households, who face unique challenges compared to the overall population in similar income categories. One key area for growth is the expansion of affordable, family-sized rental units, as Hispanic households are more likely to experience overcrowding. Addressing this need by increasing the availability of multi-bedroom rentals will help ensure that larger families have access to comfortable and stable housing.

Supporting first-time homebuyers, particularly in Black and Hispanic communities, presents another valuable opportunity. Many moderate-income households in these groups would benefit from enhanced

homeownership programs, including down payment assistance and access to affordable mortgage products. Expanding these programs can help close the homeownership gap and create long-term financial stability.

Ensuring that rental assistance and tenant protections are accessible to all residents is another key focus area. Black and Hispanic renters in Burbank are more likely to experience cost burdens, making it essential to strengthen eviction prevention programs and rental support initiatives. Proactive policies that enhance housing stability will contribute to a more secure and thriving community.

Burbank is also well-positioned to expand accessible and senior-friendly housing options, ensuring that elderly and disabled residents can live independently and comfortably. The 2021-2029 Housing Element highlights the city's recognition of the increasing demand for housing that accommodates seniors and individuals with disabilities. According to the Housing Elements' Needs Assessment, over 10.8% of Burbank's population has a disability, with 55.1% of them being seniors who often live on fixed incomes and face affordability and accessibility challenges. The Housing Element emphasizes the city's efforts to enhance housing accessibility, including financial assistance for home modifications such as ramps, widened doorways, and lowered countertops. Program to ensure zoning and building codes do not create barriers to accessible housing.

Efforts to increase permanent supportive housing will further enhance housing security for vulnerable populations, particularly Black residents who, in general, experience higher rates of homelessness. By expanding transitional housing and homelessness prevention programs, Burbank can continue making meaningful progress in reducing housing instability.

The city also has an opportunity to strengthen workforce housing initiatives, ensuring that middle-income earners, including many Black and Hispanic workers, have access to affordable housing near their places of employment. By developing mixed-income communities and increasing housing options for working professionals, Burbank can create a more inclusive and economically vibrant city (2021–2029 Housing Element, p. 1-36).

Investing in infrastructure improvements, public transportation, and walkability will enhance quality of life in historically underserved neighborhoods. Expanding transit access and improving sidewalks, street lighting, and drainage systems will benefit all residents while ensuring that Black and Hispanic communities have equitable access to essential services.

Sustainability and energy efficiency initiatives also present an exciting opportunity to reduce utility costs and improve housing quality for lower-income households. Programs that support energy-efficient home upgrades, weatherization, and green building practices can lead to long-term savings and environmental benefits for the entire community.

Additionally, fostering more community gathering spaces and cultural engagement opportunities will enhance social connections and celebrate Burbank's diverse population. By creating inclusive public spaces and expanding cultural programming, the city can strengthen its sense of community and provide meaningful opportunities for residents to engage and collaborate.



Through these targeted investments and policy enhancements, Burbank can build a future where all residents—regardless of race, ethnicity, or income level—have access to stable, affordable, and high-quality housing. By prioritizing equity-driven housing strategies, the city can create a more inclusive, vibrant, and sustainable community for generations to come.

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

The 2021–2029 Burbank Housing Element identifies specific neighborhoods where racial and ethnic groups experience higher concentrations and face distinct housing challenges. According to the Housing Element’s Affirmatively Furthering Fair Housing (AFFH) analysis, Black and Hispanic households are more likely to reside in low- and moderate-income (LMI) census tracts, which also correlate with higher rates of rental housing, cost burden, and overcrowding (2021–2029 Housing Element, Appendix B, pp. B-13 to B-15).

Historically, the City designated Focus Neighborhood Revitalization Areas—including Elmwood, Verdugo/Lake, Golden State, Peyton/Grismer, and Lake/Alameda—as priority zones for affordable housing and community development investment under the former redevelopment agency. These areas continue to reflect high concentrations of minority households, particularly Black, Hispanic, and Armenian residents, and are located in HUD-designated LMI census tracts (2021-2029 Housing Element, p. 3-19). These neighborhoods also tend to have older housing stock, which presents heightened risks related to housing quality, including the need for seismic retrofits, lead-based paint abatement, and accessibility improvements (Housing Element, p. 1-92 to 1-94).

Although redevelopment funding has ended, the Burbank Housing Corporation (BHC) continues to manage several affordable housing properties in these areas. The Housing Element notes that BHC and the City will continue to prioritize acquisition and rehabilitation in these neighborhoods as funding becomes available, ensuring long-term affordability in the city’s areas of greatest need (Housing Element, p. 3-19).

Additionally, the Housing Element identifies areas in southeastern Burbank, near the Glendale border, and east of the Hollywood Burbank Airport as disadvantaged communities based on overlapping environmental and economic indicators. These areas show higher levels of rental cost burden and overcrowding, particularly among Hispanic households (2021-2029 Housing Element, Appendix B, p. B-13; p. 1-36).

The Golden State/Airport District is also recognized as an area of increasing pressure for workforce housing, given the area's growing employment base in service-oriented industries. Workers in this district often earn below the income needed to afford local market rents, a condition that disproportionately impacts Hispanic and Black households, who are overrepresented in service sector jobs (Housing Element, p. 1-36; Appendix B, Table B-9).

## NA-35 Public Housing – 91.205(b)

### Introduction

The NA-35 Section 504 Needs Assessment examines the specific housing needs of public housing tenants and applicants on the waiting list for accessible units in Burbank. This assessment focuses on individuals with disabilities, seniors, and other vulnerable populations who require housing accommodations compliant with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act. Using data from the Burbank Housing Authority, the 2021–2029 Housing Element (pages 1-23 and 1-25), and the Comprehensive Housing Affordability Strategy (CHAS), the assessment highlights the challenges faced by those seeking accessible housing, including affordability constraints, long waiting lists, and a limited supply of modified units.

With over 11,216 residents (10.8% of the city's population) living with a disability, and more than 55.1% of them being seniors, the demand for accessible and supportive housing is growing (2021–2029 Housing Element, p. 1-23). Many individuals in this group rely on fixed incomes, disability benefits, or Social Security, making affordability a key barrier to securing stable housing. The Burbank Housing Authority administers 859 Housing Choice Vouchers (HCV), with 820 designated for disabled households, yet demand for accessible units far exceeds supply (2021–2029 Housing Element). Many applicants remain on waiting lists for extended periods due to federal funding limits. If funding is available, some households may not find an ADA-compliant rental unit, further emphasizing the need for increased investment in housing that meets the needs of individuals with disabilities.

**Table 14 - Public Housing by Program Type**

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

Data Source: PIC (PIH Information Center)

Program Type	Vouchers Total	Tenant-Based (incl. EHV's)	Special Purpose Vouchers	VASH	Disabled (PSH)	EHV (Emergency Housing Vouchers)
Number of units/vouchers in use	1042	913 (of the total)	31 (of the total)	11 (of the total)	20 (of the total)	54 (of the total)

**Table 15 - Public Housing by Program Type**

### Characteristics of Residents

Program Type	Vouchers Total	Project-Based	Tenant-Based	Special Purpose Voucher	VASH	Family Unification Program
Average Annual Income	14,403	0	14,414	11,820	11,820 (VASH)	0
Average Length of Stay (years)	9	0	9	1	1 (VASH)	0
Average Household Size	1	0	1	1	1 (VASH)	0
# Homeless at Admission	1	0	0	1	1 (VASH)	0
# of Elderly Program Participants (>62)	642	0	640	2	2 (VASH)	0
# of Disabled Families	170	0	168	2	2 (VASH)	0
# of Families Requesting Accessibility Features	972	0	968	4	4 (VASH)	0
# of HIV/AIDS Program Participants	0	0	0	0	0 (VASH)	0
# of Domestic Violence Victims	0	0	0	0	0 (VASH)	0

**Table 16 – Characteristics of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

### Race of Residents

Race	Vouchers Total	Project-Based	Tenant-Based	Special Purpose Voucher	VASH	Family Unification Program	Disabled
White	930	0	869	61	11	0	50
Black/African American	26	0	22	4	2	0	2
Asian	16	0	15	1	0	0	1
American Indian/Alaska Native	2	0	2	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0
Other/Multi-Racial	68	0	62	6	0	0	6

**Table 17 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

**Ethnicity of Residents**

<b>Ethnicity</b>	<b>Vouchers Total</b>	<b>Project-Based</b>	<b>Tenant-Based</b>	<b>Special Purpose Voucher</b>	<b>VASH</b>	<b>Family Unification Program</b>	<b>Disabled</b>
Hispanic	180	0	179	1	1 (VASH)	0	0
Not Hispanic	862	0	810	52	10 (VASH)	0	20 (PSH Special Purpose) + 22 others
<b>*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition</b>							

**Table 18 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

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

The NA-35 Section 504 Needs Assessment examines the specific housing needs of public housing tenants and applicants on the waiting list for accessible units in Burbank. This assessment focuses on individuals with disabilities, seniors, and other vulnerable populations who require housing accommodations compliant with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act. Using data from the Burbank Housing Authority and the 2021–2029 Housing Element, the assessment highlights the challenges faced by those seeking accessible housing, including affordability constraints, long waiting lists, and a limited supply of modified units.

According to the 2021–2029 Housing Element, an estimated 11,216 residents—or 10.8% of Burbank’s population—live with a disability. Of these individuals, 39.6% are classified as frail elderly with disabilities. This population faces compounded housing challenges, particularly as many live on fixed incomes such as Social Security or disability benefits, which pose a barrier to securing affordable and accessible housing (2021–2029 Housing Element, p. 1-22).

The City has identified nine senior housing projects that provide nearly 1,000 affordable rental units for older adults, and there are 24 licensed elderly residential care facilities in Burbank with capacity for up to 714 residents (2021–2029 Housing Element, p. 1-22). Despite these resources, demand far exceeds supply. The Burbank Housing Authority currently administers 1,042 Housing Choice Vouchers, including allocations specifically designated for Permanent Supportive Housing (PSH), Emergency Housing Vouchers (EHV), and Veterans Affairs Supportive Housing (VASH) (2021–2029 Housing Element, p. 1-106).

These figures demonstrate that while Burbank has made significant efforts to support residents with disabilities and older adults through housing and supportive services, long waiting lists and insufficient unit supply continue to pose barriers to housing stability. Addressing these challenges will require continued investment in ADA-compliant units, supportive housing, and partnerships that expand access to long-term rental assistance for special needs populations.

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

The most immediate needs of public housing residents and Housing Choice Voucher (HCV) holders in Burbank revolve around affordability, accessibility, and housing stability. According to the U.S. Department of Housing and Urban Development Office of Public and Indian Housing (PIH) and Burbank Housing Authority data, the City currently has an allocation of 1,042 vouchers, including 102 special purpose vouchers such as Veterans Affairs Supportive Housing (VASH), Permanent Supportive Housing (PSH), and Emergency Housing Vouchers (EHV). Of these, 820 households identify as disabled and 969 as elderly (2021–2029 Housing Element, p. 1-25). A primary concern among voucher holders is the limited supply of affordable units: while 972 families have requested units with accessibility features, the supply remains insufficient to meet demand (Burbank 2021–2029 Housing Element, p. 1-25). Many residents require structural modifications such as ramps, widened doorways, and accessible bathrooms to

maintain their independence, yet the availability of ADA-compliant housing falls far short of need (Burbank 2021–2029 Housing Element p. 1-25).

Another need is the shortage of affordable rental units for larger families. According to the 2021–2029 Housing Element, while there are approximately 3,600 large-family households in Burbank, only about 2,500 rental units have three or more bedrooms, leading to overcrowding where multiple families may be forced to share inadequate space (2021–2029 Housing Element, p. 1-23) To address this gap, the Burbank Housing Corporation prioritizes the inclusion of larger three-bedroom units in affordable housing developments.

In response to the persistent risk of displacement and homelessness among voucher holders, Burbank has expanded rental assistance and emergency housing programs, including the Lifting People Up initiative, which provides short-term financial support, eviction prevention services, and employment counseling. However, despite these efforts, demand for assistance for special purpose vouchers continues to outpace available resources. To expand access to higher-resource neighborhoods and increase voucher utilization rates, the City has introduced landlord incentive programs targeted at special purpose voucher holders (2021–2029 Housing Element, p. 1-22).

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

The City of Burbank is actively working to address the housing needs of both the general population and public housing residents, ensuring that all residents have access to safe, stable, and affordable housing. While housing affordability is a challenge across the city, public housing tenants and Housing Choice Voucher (HCV) holders often face greater financial constraints, higher rates of overcrowding, and an increased need for accessibility accommodations. According to the 2021–2029 Housing Element, approximately 80% of renters earning below 80% of the Area Median Income (AMI) experience housing cost burdens, with 50% of these households spending more than half of their income on rent. The City is addressing these concerns through rental assistance programs, affordable housing initiatives, and tenant protections, ensuring that vulnerable residents receive the support they need (2021–2029 Housing Element, p. 3-22).

One of the City's key focuses is expanding housing options for large families and individuals with disabilities, as demand for three-bedroom units and ADA-compliant housing remains high. However, Burbank is taking significant steps to increase the number of affordable multi-bedroom units through partnerships with the Burbank Housing Corporation and incentives for developers to build larger rental homes.

Burbank is also dedicated to maintaining and upgrading its existing housing stock, recognizing that over 75% of the City's homes were built before 1980 (2021–2029 Housing Element, p. 1-32). The City has implemented programs that assist property owners in modernizing older rental units, improving energy efficiency, and ensuring that all homes meet current safety standards.

Overall, while the general population and public housing residents share many common housing challenges, Burbank is committed to addressing the unique needs of its low-income, senior, and

disabled residents. Through affordable housing development, accessibility enhancements, and financial assistance programs, the City continues to create opportunities for all residents to thrive in stable, high-quality housing.

### **Discussion**

Households with disabilities are disproportionately likely to spend more than 30–50% of their income on rent, significantly increasing their risk of eviction or housing instability (2021- 2029 Housing Element, p. 1-45).

One notable effort is the City’s prioritization of ADA-compliant units in new affordable housing developments and offering financial incentives to landlords for accessibility modifications. In addition to physical housing needs, supportive services are critical for residents with disabilities and seniors. The City currently has 14 licensed adult residential facilities, which serve up to 60 individuals with disabilities, but this number falls well short of demand (2021- 2029 Housing Element, p. 1-23). Residents require access to on-site care, transportation, mental health services, and case management—resources that are limited due to funding constraints and provider shortages.

To better meet these needs, Burbank must continue expanding permanent supportive housing (PSH) and integrating services that promote independent living. The City’s collaboration with nonprofit partners and its participation in regional efforts such as the Burbank-Glendale-Pasadena Regional Housing Trust offer promising pathways for scaling up these solutions.

Burbank’s efforts to address the housing needs of persons with disabilities are comprehensive but still face considerable challenges. Addressing the shortage of accessible and affordable units, strengthening wraparound services, and increasing investment in ADA retrofits and supportive housing must remain top priorities. These actions are essential to ensuring that residents with disabilities and seniors have equitable access to safe, stable, and affordable housing throughout the community.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

The 2024 Greater Los Angeles Homeless Count recorded 258 individuals experiencing homelessness in Burbank, marking a slight decrease from 275 in 2023. Of this total, approximately 37.7% were sheltered, while 62.3% remained unsheltered, including individuals living in vehicles, tents, or makeshift shelters. This decline demonstrates the city's ongoing efforts to implement targeted interventions and supportive housing solutions.

Despite the progress, challenges remain in securing long-term housing solutions, particularly for chronically homeless individuals, families with children, veterans, and unaccompanied youth. These subpopulations often require specialized housing programs and supportive services, including mental health care, job training, and case management. While exact figures on the number of people entering and exiting homelessness each year and the average duration of homelessness are not available, qualitative assessments and local agency reports provide insights into the needs and experiences of Burbank's homeless population.

**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):**

Among this population, approximately 37.7% were sheltered, while 62.3% remained unsheltered, including individuals living in vehicles, tents, or makeshift shelters (Five Year Homelessness Plan, 2022). This data highlights both the progress made and the ongoing challenges in securing stable housing for vulnerable individuals.

A significant portion of the homeless population consists of chronically homeless individuals, defined as those experiencing homelessness for an extended period while facing a disabling condition. The 2024 Homeless Count estimated that 39.5% of homeless individuals in Burbank suffer from serious mental illness or substance use disorders, making access to mental health care and supportive services critical (Five Year Homelessness Plan, 2022). To address these needs, the City has expanded its Permanent Supportive Housing (PSH) options, such as the Homes, Equality, and Links to Programs (HELP) initiative, which provides rental assistance and case management services for individuals facing chronic homelessness. Additionally, the Burbank Housing Authority (BHA) administers the Homeless Incentive Program (HIP) to tenants with Section 8 vouchers, reducing barriers to permanent housing.

Families with children experiencing homelessness continue to require family-focused housing solutions. In 2024, Home Again Los Angeles (formerly Family Promise of the Verdugos) provided temporary housing, job placement services, and case management to families in crisis, helping them transition into stable housing (2021–2029 Housing Element, p. 1-26). However, the demand for affordable, family-sized rental units remains high, as many families exiting rapid re-housing programs struggle to secure



permanent housing due to limited affordable options (PIH Information Center, 2024). To address this, Burbank has invested in the Homeless Solutions, which will provide 26 modular homes for up to 51 residents, offering transitional support while families seek long-term housing (2021–2029 Housing Element p. 1-26). Additionally, the city is working with Home Again Los Angeles (HALA) to develop a center, located at 2244 N. Buena Vista, that will assist homeless families and those on the verge of being homeless. The center will incorporate four tiny homes for transition housing for these families. HALA will also provide case management and assistance to finding permanent housing. This project is currently in plan approval and will obtain environmental approval in June 2025. Construction is slated to begin in August and be completed by August 2026.

Veterans experiencing homelessness also remain a priority for the City, with dedicated initiatives such as New Directions and Burbank Housing Corporation partnership with the Burbank Bungalows., providing permanent supportive housing. Despite these efforts, veterans continue to face challenges related to mental health services and employment barriers, requiring additional support to maintain long-term stability

Unaccompanied youth experiencing homelessness often struggle with employment, education, and mental health challenges, making it essential to provide safe and stable housing options. In response, Burbank has expanded interim housing for young adults aged 18–24, including 38 beds at The Landing, a facility operated by Village Family Services in partnership with Hope of the Valley. However, many unaccompanied youth remain unsheltered or in unstable living conditions, increasing the need for expanded outreach and transitional housing programs.

Although specific data on the number of people exiting homelessness each year is not fully documented, Burbank has made significant strides in connecting individuals to permanent housing. Since 2019, the City has successfully housed or reconnected 131 individuals and families into stable housing (Five Year Homelessness Plan, 2024). To further reduce the duration of homelessness, Burbank prioritizes emergency rental assistance (ERA), rapid re-housing (RRH), and emergency housing vouchers (EHV) to help individuals transition into long-term stability (2021–2029 Housing Element). Additionally, the City has expanded partnerships with nonprofit organizations to provide comprehensive case management services.

Burbank’s homelessness prevention programs continue to play a crucial role in reducing long-term homelessness by offering financial assistance, job training, and mental health support for individuals at risk of losing their housing. While progress has been made, sustained investment is necessary to expand affordable housing, increase mental health services, and strengthen outreach efforts. Through strategic partnerships, funding initiatives, and policy innovation, Burbank remains committed to ensuring all residents have access to stable, permanent housing.

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

The 2024 Point-in-Time (PIT) Homeless Count identified 11 families with children experiencing homelessness in Burbank, highlighting the ongoing need for housing assistance targeted at this vulnerable population

Burbank has taken steps to address this issue by expanding transitional and supportive housing options. Programs such as Home Again Los Angeles and Home Front Initiative provide temporary housing and case management services to assist families in securing stable housing

#### Veteran Families in Need of Housing Assistance

The 2024 PIT Homeless Count identified nine homeless veterans in Burbank, reflecting the need for dedicated veteran housing programs. While programs such as the Veterans Affairs Supportive Housing (VASH) Program and the Homeless Incentive Program (HIP) have helped some veterans secure stable housing, barriers such as mental health challenges, employment instability, and the limited availability of permanent supportive housing continue to impact veteran families,

To address these challenges, Burbank has implemented initiatives such as the Veteran's Bungalows, which provide 11 permanent supportive housing units for homeless veterans. Additionally, the Burbank Housing Corporation and the Burbank Housing Authority have expanded rental assistance and case management services to help veterans transition into stable housing

The 2024 PIT Homeless Count and Burbank's Five-Year Homelessness Plan highlight the ongoing need for housing assistance for both families with children and veteran families. While Burbank has implemented several housing assistance programs, transitional housing initiatives, and supportive services, the demand for affordable family-sized rental units and veteran-specific housing options continues to outpace supply.

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

Black/African American residents experience severe housing cost burdens and are at a higher risk of homelessness compared to White residents. According to 2016-2020 CHAS data, 100% of extremely low-income Black households (0-30% AMI) report severe housing problems, compared to 84% of Hispanic households and 75% of White households. These disparities translate into higher homelessness rates, as Black residents face lower homeownership rates, employment barriers, and limited access to rental assistance.

The 2024 Point in Time count revealed that Black/African American individuals are significantly overrepresented among the homeless population in Los Angeles County. While they constitute approximately 8% of the county's overall population, they account for 31% of those experiencing homelessness. This disparity is often attributed to systemic factors such as long-term poverty, lack of stable employment, and historical housing discrimination. The 2024 Homeless Count further showed that

Black residents are overrepresented among those experiencing chronic homelessness, often due to long-term poverty, lack of stable employment, and past housing discrimination.

Hispanic households also experience significant affordability challenges and overcrowding, increasing their risk of homelessness. Among moderate-income households (50-80% AMI), Hispanic families report higher levels of cost burden and overcrowding compared to White and Asian households. Language barriers, immigration status, and lower wage earnings contribute to their housing instability. Overcrowding is a prevalent issue among Hispanic families, as many must share rental units to afford housing costs. This increases the risk of eviction and housing displacement, especially for families working in industries with fluctuating wages.

Asian and Pacific Islander households face fewer instances of homelessness compared to Black and Hispanic populations but still struggle with housing affordability. Lower-income Asian families, particularly new immigrants and those working in lower-wage jobs, report difficulty affording rising rental costs. While Asian residents in Burbank generally have higher homeownership rates, many lower-income renters within this group face barriers in securing stable, affordable housing.

White residents make up a significant portion of Burbank's homeless population, though they generally experience lower rates of cost burden and housing instability compared to minority groups. Higher homeownership rates among White households provide greater financial stability and reduce their risk of displacement. However, rising housing costs and a lack of affordable rental units have impacted low-income White households, leading some to experience housing insecurity.

#### Challenges Contributing to Racial and Ethnic Disparities in Homelessness

Many lower-income Black and Hispanic households experience extreme cost burdens, spending more than 30% of their income on housing. This financial strain reduces their ability to afford basic necessities, build savings, or maintain stable housing. For Hispanic households, overcrowding is a significant issue due to the shortage of affordable, family-sized rental units. Larger families are often forced to live in shared spaces, increasing stress and the likelihood of eviction. Employment and income disparities further contribute to housing instability, as Black and Hispanic households in Burbank are more likely to earn lower wages and face unstable employment opportunities, making it difficult to afford rising rents. Additionally, limited access to rental assistance and homeownership programs disproportionately affects these groups, as many struggle with high rental costs, strict credit requirements, and financial barriers that prevent them from securing stable housing.

#### Efforts to Address Homelessness Disparities

Burbank has taken steps to reduce homelessness in general, as most of Burbank's homeless are white, by expanding access to affordable housing and support services. The city has invested in Permanent Supportive Housing (PSH), which provides rental assistance and case management for vulnerable populations. Home Again Los Angeles continues to offer temporary housing and case management services, helping families transition into stable housing. Programs such as The HELP Program assist low-

income families and individuals with rental subsidies, while the Homeless Incentive Program (HIP) works with landlords to expand housing options for special purpose voucher holders.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

The 2024 Point-in-Time (PIT) Count for Burbank, conducted in January 2024, reported a total of 258 individuals experiencing homelessness, a decrease from 275 in 2023. This count includes both sheltered and unsheltered individuals. However, specific data detailing the number of families with children and veteran families experiencing homelessness in Burbank during this period is not readily available.

The PIT Count provides a snapshot of homelessness on a single night and is instrumental in understanding the scope of homelessness within the community. Despite the overall decrease in homelessness, the lack of detailed data on subpopulations, such as families with children and veteran families, indicates a need for more comprehensive data collection to inform targeted interventions.

Burbank's Five-Year Homelessness Plan (Fiscal Year 2022-2027) outlines strategies to address homelessness, emphasizing the importance of reducing the unsheltered homeless population by 50% before the end of Fiscal Year 2027/28. The plan includes action areas such as capacity building, advocacy, access, outreach, engagement, shelter and housing accessibility, health and stabilization, and homelessness prevention. These strategies aim to create a Burbank-centric ecosystem of partners and funding to deliver assistance to the city's unhoused residents.

**Discussion:**

The 2024 Point-in-Time (PIT) Count recorded 258 individuals experiencing homelessness in Burbank, reflecting a decrease from 275 in 2023. This decline highlights the city's ongoing efforts to support individuals and families in need through a variety of housing assistance programs, outreach initiatives, and partnerships with local organizations. While the overall homeless population has decreased, continued efforts are being made to better understand and address the specific needs of families with children and veteran families to ensure tailored support reaches these groups.

Burbank's Five-Year Homelessness Plan (2022-2027) is designed to reduce the unsheltered homeless population by 50% by the end of FY 2027/28. This plan prioritizes expanding access to shelter and permanent housing, strengthening outreach and engagement, and increasing supportive services. These strategies build on the progress already made, ensuring that individuals and families experiencing homelessness receive the resources necessary for long-term stability. Although the PIT Count does not yet provide detailed demographic data on family composition or veteran status, ongoing data collection efforts will help refine and enhance housing solutions for these populations.

Families with children who experience housing instability benefit from programs like Home Again in Los Angeles and Home Front, which offer transitional housing and supportive services. These initiatives provide families with the tools and resources needed to regain stability, secure long-term housing, and build a foundation for a brighter future.

Veteran families facing housing challenges also have access to dedicated support programs, such as the Veterans Affairs Supportive Housing (VASH) Program and Burbank Bungalows, which offer rental assistance and permanent supportive housing. These initiatives are instrumental in helping veterans and their families transition into safe and stable housing while connecting them to additional support services tailored to their needs.

With the progress made in reducing homelessness and expanding housing support programs, Burbank continues to enhance its ability to provide safe and stable housing opportunities for its residents. The city remains committed to fostering collaboration between local agencies, community organizations, and housing providers to create pathways toward long-term housing security and economic stability for all individuals and families in need.

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

### Introduction:

Burbank's special needs populations include seniors, persons with disabilities, female-headed households, large households, and people experiencing homelessness. These groups often encounter greater difficulty in securing affordable and stable housing due to economic constraints, accessibility challenges, and unique service needs

### Describe the characteristics of special needs populations in your community:

#### Seniors

Burbank has a significant senior population, with 15,617 residents aged 65 and older, making up approximately 15% of the city's total population (Housing Element, p. 1-21 to 1-22). Seniors also head 9,220 households, representing 22.2% of all households in the city. More than one-third (39.6%) of seniors have a disability, and 4,315 seniors live alone, conditions that increase their risk of housing insecurity, social isolation, and the need for supportive services.

While 55.6% of senior households in Burbank own their homes, 44.4% are renters, many of whom live on fixed incomes and experience significant housing cost burdens. Rising housing costs present an ongoing challenge, as many seniors must allocate a large portion of their limited income to housing expenses, leaving fewer resources available for healthcare, food, and other daily necessities.

#### Persons with Disabilities

An estimated 11,216 residents, or 10.8% of Burbank's population, have a physical, mental, or emotional disability. Among them, only 21.1% are employed, limiting their financial independence. More than half of Burbank's disabled population consists of seniors, further increasing the demand for accessible and supportive housing. The city provides 14 licensed adult residential facilities, offering housing for up to 60 disabled residents, though the demand far exceeds available capacity.

#### Female-Headed Households

There are 4,246 female-headed households in Burbank, accounting for 10.2% of all households. Among these, 1,714 households (40.4%) include children under 18 years old, making them particularly vulnerable to housing instability and financial hardship

Many of these households face higher risks of poverty, limited access to childcare, and employment challenges, increasing their reliance on affordable housing and supportive services. Programs such as Home Again in Los Angeles offer temporary housing and job placement services to support homeless and at-risk single mothers

### Large Households

Large households, defined as those with five or more members, make up 6.6% of Burbank's total households, with 2,738 large-family households. These households are evenly split between homeowners (50.3%) and renters (49.7%), but more than half of large renter households earn lower incomes. Housing affordability remains a major concern, as nearly one-fifth of Burbank's renters live in overcrowded conditions due to the shortage of three-bedroom rental units

While there are 3,600 large-family households in the city, only 2,500 rental units with three or more bedrooms exist, further limiting housing choices. To address this, the Burbank Housing Corporation prioritizes the development of three-bedroom units in affordable housing projects, and the city's Inclusionary Housing Ordinance incentivizes developers to build larger family-friendly rental units

### People Experiencing Homelessness

Burbank's unsheltered and sheltered homeless population consists of individuals facing economic instability, lack of affordable housing, and barriers to permanent housing solutions. According to the 2024 Greater Los Angeles Homeless Count, 258 individuals in Burbank were experiencing homelessness, a decline from 275 in 2023

The city provides multiple programs to assist homeless individuals and families, including motel voucher programs, transitional housing, and permanent supportive housing through organizations such as Home Again in Los Angeles, Ascencia Emergency Housing, and Los Angeles Family Housing

Burbank's special needs populations, including seniors, disabled individuals, female-headed households, large households, and people experiencing homelessness, face unique housing challenges due to economic constraints, accessibility limitations, and social vulnerabilities. The city has developed targeted housing initiatives and supportive services to address these needs, ensuring that all residents have access to stable, affordable, and suitable housing options

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

The housing and supportive service needs of various populations in Burbank, including seniors, individuals with disabilities, female-headed households, large households, and people experiencing homelessness, are identified through demographic assessments, surveys, and point-in-time homeless counts.

Seniors in Burbank require affordable and accessible housing, home modifications, healthcare support, and social services. Census and CHAS data indicate that nearly 40% of seniors have disabilities, and a significant portion are renters who experience cost burdens. The city prioritizes housing affordability and accessibility modifications to accommodate the needs of this growing population.

Persons with disabilities need accessible housing, rental assistance, home modifications, and supportive services such as case management. Local surveys reveal that over 11,000 residents, or 10.8% of the

population, have a disability, with more than half of them being seniors. Many face challenges securing stable housing, leading to an increased demand for affordable accessible housing units.

Female-headed households, especially those with young children, require affordable housing, childcare support, job training, and emergency housing services. Data shows that over 4,200 households in Burbank are female-headed, with a significant percentage facing financial hardship. The city implements rental assistance programs and transitional housing initiatives to support these households in achieving long-term stability.

Large households in Burbank struggle with affordability and overcrowding, necessitating access to affordable three-bedroom rental units and financial assistance programs. The city has approximately 3,600 large-family households but only about 2,500 rental units with three or more bedrooms, leading to a shortage of suitable housing options. Expanding housing opportunities for larger families remains a key priority, as the disparity between supply and demand continues to contribute to overcrowding and housing instability for many lower-income households.

People experiencing homelessness require emergency shelter, transitional and permanent supportive housing, mental health services, and job training. The 2024 Greater Los Angeles Homeless Count recorded 258 individuals experiencing homelessness in Burbank, with over 60% living unsheltered. The city has invested in motel vouchers, rapid re-housing programs, and supportive housing initiatives to provide stability and assistance for this vulnerable population.

Veterans in Burbank need permanent supportive housing, job placement services, and mental health resources. Programs such as the Veterans Affairs Supportive Housing (VASH) and the Veteran's Bungalows offer targeted assistance, but demand for these services remains high. Continued efforts are necessary to ensure that veterans have access to stable housing and comprehensive support systems.

The housing and supportive service needs of these populations are identified through point-in-time homeless counts, which assess homelessness trends and service requirements. Housing needs assessments, using data from CHAS, ACS, and local studies, provide insights into affordability gaps, overcrowding, and the demand for supportive services. Community input and surveys, including public workshops and stakeholder engagement, help refine the city's understanding of housing challenges. Additionally, collaboration with service providers such as Home Again in Los Angeles, Los Angeles Family Housing, and the Burbank Housing Authority plays a crucial role in shaping policies and programs to address these needs effectively. Through these efforts, Burbank aims to create a more equitable and sustainable housing environment for all residents.

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

The population of individuals with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area (EMSA) faces significant housing and supportive service challenges. Regional assessments indicate that many individuals living with HIV/AIDS experience housing instability, healthcare barriers, and economic hardship., individuals with chronic illnesses, including HIV/AIDS, require stable housing to



manage their health effectively, as housing insecurity can lead to inconsistent medical treatment and worsened health outcomes (Burbank- Five Year Homeless Plan).

Permanent supportive housing is a critical need for this population, as it ensures access to stable accommodations while providing essential services such as case management, mental health counseling, substance use treatment, and transportation assistance. Many individuals with HIV/AIDS have limited financial resources, making rental assistance programs, including the Housing Opportunities for Persons with AIDS (HOPWA) program, vital in addressing their housing needs. However, gaps remain in affordable housing availability and specialized care tailored to individuals with HIV/AIDS (Burbank- Five Year Homeless Plan).

The City of Burbank has recognized the need for expanded health and stabilization services for individuals with chronic illnesses, including HIV/AIDS, as part of its broader homelessness and special needs strategies. The City's Five-Year Homelessness Plan emphasizes the importance of cross-sector partnerships to deliver essential services such as primary medical care, mental health treatment, and early intervention programs (City of Burbank, Five-Year Homelessness Plan, 2022, p. 40). Services provided could include substance use disorder and mental health treatment, HIV/AIDS and primary medical care, early intervention, and prevention education. (City of Burbank, Five-Year Homelessness Plan), 2022, p. 41).

**If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))**

In Burbank, individuals with disabilities, including those with HIV/AIDS and chronic mental illness, face significant challenges in securing stable, affordable housing. According to the Burbank 2021–2029 Housing Element, approximately 11,216 residents—or 10.8% of the City's population—have a disability, yet only 21.1% are employed, limiting their ability to achieve financial independence and afford market-rate housing (Burbank 2021–2029 Housing Element, p. 1-23). More than half of individuals with disabilities are seniors, further increasing the demand for accessible, affordable housing options. Despite this need, Burbank has 14 licensed adult residential facilities, collectively providing housing for up to 60 disabled residents, which falls significantly short of the community's needs (2021–2029 Housing Element, p. 1-23).

For individuals living with HIV/AIDS, housing instability remains a major barrier to health management. The City's Five-Year Homelessness Plan identifies stable housing as critical for adherence to medical treatment regimens and access to necessary healthcare services (City of Burbank, Five-Year Homelessness Plan, 2022, p. 40). The plan emphasizes the need for cross-sector partnerships to deliver integrated services, including medical care, mental health support, and early intervention strategies for individuals with chronic illnesses such as HIV/AIDS. Although Burbank has developed supportive housing

programs, the demand for permanent supportive housing and rental assistance continues to outpace available supply.

Chronic mental illness is another significant contributor to housing instability in Burbank. The 2024 Greater Los Angeles Homeless Count found that approximately 39.5% of individuals experiencing homelessness suffer from a serious mental illness or substance use disorder (2024 Point in Time Survey). Many of these individuals require comprehensive wraparound services, including mental health treatment, substance use intervention, and intensive case management, to maintain housing stability.

To address these gaps, the City of Burbank has prioritized investments in rental assistance and permanent supportive housing programs. However, additional funding is needed to expand access to critical supportive services, such as healthcare, job training, case management, and housing navigation. Expanding eligibility for HOME Tenant-Based Rental Assistance (TBRA) to specifically support individuals with disabilities, including those living with HIV/AIDS and chronic mental illness, would help prevent homelessness and promote long-term residential stability among some of the City's most vulnerable populations.

**Discussion:**

Burbank's efforts to address housing challenges for individuals with disabilities, chronic illnesses, and mental health needs reflect a strong commitment to inclusivity, stability, and community well-being. Through targeted initiatives, the City is ensuring that those most in need have access to both stable housing and essential supportive services.

Burbank has made significant strides in understanding and responding to the needs of residents with disabilities. According to 2016-2020 CHAS data, over 11,216 residents, or approximately 10.8% of the population, live with a disability, many of whom face financial hardship and barriers to accessible housing (2021–2029 Housing Element, p. 1-23). By prioritizing housing assistance and accessibility improvements, Burbank fosters a community that is both supportive and responsive to the diverse needs of its residents. The presence of licensed adult residential facilities and supportive housing options further demonstrates the City's progress in creating safe and accommodating living environments.

Burbank has made significant strides in understanding and responding to the needs of residents with disabilities. According to 2016–2020 CHAS data, an estimated 11,216 residents—approximately 10.8% of the population—have a disability, many of whom face financial hardship and barriers to accessible housing (2021–2029 Housing Element, p. 1-23). By prioritizing housing assistance and accessibility improvements, the City supports a community that is inclusive and responsive to the diverse needs of its residents. The presence of 14 licensed adult residential facilities with a total capacity to serve 60 disabled individuals, along with supportive housing options, further demonstrates Burbank's progress in creating safe and accommodating living environments for persons with disabilities (2021–2029 Housing Element, p. 1-23).

Burbank has implemented multiple coordinated initiatives to address the needs of individuals experiencing chronic mental illness and homelessness. One of the most notable efforts is the creation of the Burbank Mental Health Evaluation Team (MHET), a partnership between the Burbank Police Department and the Los Angeles County Department of Mental Health. This co-response unit pairs a psychiatric social worker with a sworn officer to respond to mental health-related service calls and offer onsite evaluation and treatment referrals.

In addition to MHET, the City collaborates with service providers such as Family Service Agency (FSA) to deliver crisis counseling, clinical therapy, and supportive case management for individuals suffering from mental health issues. These services are particularly important for homeless individuals who may not access care through traditional channels. Moreover, the SAFE Homeless Navigation Center, operated by the Salvation Army, also plays a role in connecting homeless residents with mental health referrals and case management services, demonstrating Burbank's integrated approach to supportive housing and healthcare provision.

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

### **Describe the Jurisdiction's Need for Public Facilities**

The City of Burbank continues to face an ongoing need for improvements and expansions in public facilities to support its residents and evolving community demands. Burbank has essential infrastructure in place; however, many of its public facilities, including community centers, libraries, parks, and public safety buildings, require upgrades and modernization to meet current and future service needs. (City of Burbank Capital Improvement Program, 2024).

Parks and recreational facilities play a crucial role in maintaining community well-being. With consistent demand for open spaces and recreational amenities, the City is focused on enhancing park accessibility, improving existing playgrounds, and expanding green spaces (City of Burbank Parks and Recreation Master Plan, 2023). Additionally, senior centers and youth facilities require upgrades to ensure they continue to provide essential services, social programs, and educational opportunities to residents of all ages.

Recent demographic trends indicate a slight decline in Burbank's population. According to U.S. Census Bureau estimates, Burbank's population decreased from 107,337 in 2020 to approximately 105,368 in 2023, representing a 1.8% decline over three years (U.S. Census Bureau, 2020 Decennial Census; U.S. Census Bureau QuickFacts, 2023). Although the population has modestly declined, the demand for modernized public facilities remains high, as existing infrastructure must adapt to an aging population, increased recreational usage, and shifting service needs.

### **How Were These Needs Determined?**

The need for public facilities in Burbank has been identified through multiple data sources and planning efforts, including the Housing Element, Community Needs Assessment, and Capital Improvement Program (CIP). The city's Housing Element highlights that while Burbank has the foundational infrastructure to support development, many facilities are aging and require selective improvements or replacements.

Community engagement and resident feedback also play a crucial role in determining public facility needs. The Consolidated Plan Data includes surveys and public input sessions where residents have expressed the necessity for better-maintained parks, improved library services, and enhanced community centers. The Environmental Impact Report conducted as part of the Housing Element update further confirms that while infrastructure capacity is sufficient, ongoing investments are required to sustain service levels and accommodate future growth.

Additionally, the city evaluates public facility needs through its long-term Capital Improvement Program, which assesses infrastructure conditions, prioritizes projects, and allocates funding for necessary upgrades. This data-driven approach ensures that investments align with current demands and anticipated future development.

By leveraging data from city planning documents, resident feedback, and infrastructure assessments, Burbank continues to prioritize the development and modernization of public facilities to enhance community services and improve residents' quality of life.

### **Describe the Jurisdiction's Need for Public Improvements**

The City of Burbank has an ongoing need for public improvements to maintain and upgrade its infrastructure, ensuring it meets the demands of its residents and future growth. Much of Burbank's infrastructure, including streets, sidewalks, drainage systems, and utility services, requires modernization and selective replacement to maintain service levels. According to the Burbank 2021-2029 Housing Element, while the city has foundational infrastructure in place, aging facilities necessitate targeted upgrades to maintain reliability and efficiency.

Key areas identified for public improvements in Burbank include alleyway upgrades, sidewalk enhancements, drainage improvements, and maintenance of water and sewer systems. Renovations to most of Burbank's streets have been recently completed. The City's Capital Improvement Program (CIP) prioritizes these infrastructure needs, specifically addressing deteriorating road conditions, aging water pipelines, and the need for modernized stormwater management systems (City of Burbank, Capital Improvement Program, 2024). Additionally, the CIP highlights the need for improved street lighting and public safety enhancements as critical components of Burbank's ongoing community development initiatives (City of Burbank, Capital Improvement Program, 2024).

### **How Were These Needs Determined?**

The need for public improvements in Burbank has been determined through various planning and assessment processes, including infrastructure evaluations, environmental impact reports, and community feedback. The *2021-2029 Burbank Housing Element* Environmental Impact Report (EIR) confirmed that while the city's infrastructure is sufficient to support planned residential development, ongoing improvements are necessary to sustain service capacity and prevent deterioration (Burbank 2021-2029 Housing Element).

Specifically, the Housing Element outlines that although all land designated for residential and mixed-use development is already served by critical infrastructure such as sewer and water lines, storm drains, and roadways, much of this infrastructure is aging and requires selective upgrades and replacements. These improvements are carried out on an ongoing basis through the City's Capital Improvement Program (CIP), which prioritizes key areas like street resurfacing, sidewalk enhancements, water system updates, sewer maintenance, and stormwater management to ensure reliability and environmental compliance (2021-2029 Housing Element, p. 1-95).

Community engagement also plays a crucial role in identifying infrastructure priorities. According to the Consolidated Plan Data, residents have expressed interest in projects dealing with road conditions, sidewalk accessibility, and the need for better drainage and flood prevention measures. Public surveys and stakeholder meetings have further reinforced the demand for investments in public works projects.

Additionally, the city's long-term infrastructure planning efforts, such as the Capital Improvement Program, systematically evaluate public facility conditions and allocate funding for necessary upgrades. These evaluations consider factors such as traffic flow, water supply resilience, sewer system efficiency, and environmental sustainability, ensuring that public improvements align with both current and future demands.

By leveraging data from planning reports, resident input, and infrastructure assessments, Burbank continues to enhance its public services and facilities, ensuring that the city's infrastructure remains robust and capable of supporting its growing community. Burbank has infrastructure needs but with the passage of Measure P, the city has been making strides in this area. The ¼ cent sales tax has allowed the City to improve streets, make upgrades to existing buildings and improve street and sidewalks along with planning new projects such as the new Civic Center that will include a library. It is overseen by an Infrastructure Oversight Board who helps make decisions on how to spend the money.

### **Describe the Jurisdiction's Need for Public Services**

The City of Burbank has a strong demand for public services to support its diverse population, including seniors, individuals with disabilities, low-income families, and those experiencing homelessness. The City's public services encompass a broad range of social assistance programs, including mental health support, food assistance, emergency shelters, substance abuse services, and youth development programs. According to the 2021–2029 Burbank Housing Element, the City's growing senior population, which makes up approximately 15% of residents, requires expanded healthcare access, transportation assistance, and social services to maintain their quality of life (2021–2029 Housing Element, p. 1-21).

Homeless services are also a critical public need. The City's Five-Year Homelessness Plan outlines multiple programs designed to support individuals and families facing housing instability. These programs include street outreach teams, safe storage facilities for personal belongings, mental health services, and temporary housing assistance (City of Burbank, Five-Year Homelessness Plan, 2022, pp. 31–35). Additionally, the Burbank Temporary Aid Center (BTAC) plays a vital role by providing food, rental and utility assistance, transportation services, and medical cost support for low-income residents (City of Burbank, Five-Year Homelessness Plan, 2022, p. 33).

The City also recognizes the growing need for expanded mental health services, particularly among individuals experiencing homelessness. The Burbank Mental Health Evaluation Team (BMHET), a collaboration between the Burbank Police Department and the Los Angeles County Department of Mental Health, provides mobile crisis intervention and ongoing mental health support to individuals in need (City of Burbank, Five-Year Homelessness Plan, 2022, p. 34). MHET's efforts are an essential part of the City's broader strategy to address mental health crises and prevent homelessness through coordinated intervention.

### **How Were These Needs Determined?**

The identification of Burbank's public service needs has been informed by various assessments, community input sessions, and data-driven reports. The Housing Element outlines that much of the

city's need for public services is driven by demographic shifts, including an aging population, increased rates of homelessness, and financial hardships experienced by low-income households.

The Greater Los Angeles Homeless Count provided crucial data on the growing demand for homeless services, confirming that 258 individuals in Burbank were experiencing homelessness as of 2024. The data also highlighted that a significant portion of these individuals required mental health support, emergency shelter, and case management services.

Community engagement has played an essential role in identifying public service needs. Surveys and stakeholder meetings conducted as part of the Consolidated Plan Data collection process provided feedback from residents on key service gaps, including the need for enhanced mental health services, youth programs, and expanded food and utility assistance. Additionally, the city's partnerships with service providers, such as Home Again in Los Angeles, Ascencia, and Los Angeles Family Housing, have helped assess service demand and program effectiveness. These collaborations have provided valuable insights into areas requiring increased investment and program expansion. Through data analysis, resident feedback, and collaboration with service providers, Burbank continues to refine its public service offerings to ensure that all residents have access to the resources and support they need.

## Housing Market Analysis

### MA-05 Overview

#### Housing Market Analysis Overview:

The Housing Market Analysis (HMA) provides an essential understanding of the local housing dynamics in Burbank, offering a comprehensive examination of current housing conditions, trends, and potential future needs. This analysis is critical for identifying the specific housing needs of the community, particularly focusing on low- and moderate-income households, and how these needs intersect with broader economic and social trends. By evaluating the availability, affordability, and quality of housing in Burbank, the analysis supports effective decision-making in housing policy, development, and resource allocation to ensure that all residents have access to safe, affordable, and suitable housing (2021–2029 Housing Element).

Burbank's housing market has remained highly competitive, driven by the city's proximity to Los Angeles and its role as a hub for the media and entertainment industries. While historically the city experienced an influx of residents seeking rental and homeownership opportunities, recent demographic trends show that Burbank's population has slightly declined rather than continued to grow. According to U.S. Census Bureau estimates, Burbank's population decreased from 107,337 in 2020 to approximately 105,368 in 2023, a 1.8% decline (U.S. Census Bureau, QuickFacts 2023). Despite this slight decrease, housing demand remains strong, fueled by economic expansion and limited land availability for new development (LAEDC, 2021). The imbalance between supply and demand has led to increased housing costs and ongoing affordability challenges, particularly for low- and moderate-income households.

Affordable housing remains a critical issue in Burbank, as housing costs continue to outpace income growth, creating financial strain on renters and homeowners alike. Many residents are spending a disproportionate share of their income on housing, with rent burden particularly pronounced among minority populations and vulnerable households. The city's housing inventory largely consists of older homes and apartment buildings, many of which require upgrades to meet modern standards for energy efficiency, safety, and accessibility (2021–2029 Burbank Housing Element, p. 1-32). There is also a persistent need for affordable rental housing, particularly for working families, seniors, and individuals with disabilities who face barriers in securing stable housing in a high-cost market. The gap between affordable housing supply and demand continues to exacerbate housing instability and the risk of homelessness.

In some neighborhoods, particularly those with higher concentrations of low-income households, housing quality remains a concern. Older rental properties often require significant repairs, and substandard housing conditions, such as inadequate plumbing, outdated electrical systems, and structural deficiencies, persist where property maintenance has lagged (Southern California Association of Governments [SCAG], 2020).

Burbank's housing market includes a range of key segments. Demand for single-family homes remains strong, especially among middle- and high-income households; however, the high cost of ownership



increasingly places homeownership out of reach for first-time buyers. The multi-family housing sector remains essential, particularly for the rental market, yet the limited availability of affordable units continues to put pressure on lower-income renters (2021–2029 Burbank Housing Element, LAEDC, 2021). Strategies such as inclusionary zoning, low-income housing tax credits, and the development of affordable multifamily projects are increasingly necessary to meet the City’s housing needs. Renters, in particular, face challenges in securing affordable units that meet modern standards for quality, energy efficiency, and accessibility.

While Burbank’s population has remained relatively stable, the demand for diverse housing options—including affordable, accessible, and sustainable units—remains high. As highlighted in SCAG’s 2020 Regional Housing Needs Assessment, the City must continue planning for a range of housing types to meet the needs of seniors, working families, individuals with disabilities, and special needs populations (SCAG, 2020). Additionally, there is growing interest in sustainable housing solutions, including green building practices and energy-efficient systems, to meet climate goals and reduce the environmental impact of new developments.

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

### Introduction

The MA-10: Number of Housing Units section, as outlined in 91.210(a) and (b)(2), focuses on providing essential data regarding the availability and distribution of housing units within a jurisdiction. This data plays a key role in assessing the housing needs of a community, identifying areas where affordable housing is most needed, and ensuring that the local government's planning and policies align with the current and future demand for housing.

This section requires a detailed count of the total number of housing units within the area, broken down by various categories, such as income levels, affordability, and housing conditions. The analysis will support the development of effective strategies for addressing housing challenges, particularly for low-income and special needs populations, in accordance with federal regulations aimed at improving housing accessibility and quality. The information provided in this section will be instrumental in guiding the allocation of resources for housing development, rehabilitation, and preservation efforts.

### All residential properties by number of units

Unit Size	Owners	%	Renters	%
No bedroom	150	0.9%	1,529	7.0%
1 bedroom	4,211	24.0%	7,569	33.6%
2 bedrooms	7,563	43.5%	6,888	30.9%
3 or more bedrooms	5,398	30.6%	4,536	20.5%

**Table 19 – Residential Properties by Unit Number**

Data Source: 2016-2020 ACS

### Unit Size by Tenure

Property Type	Number	%
1-unit detached structure	19,908	44.3%
1-unit, attached structure	1,913	4.3%
2-4 units	4,742	10.5%
5-19 units	18,280	40.6%
20 or more units	0	0%
Mobile Home, boat, RV, van, etc	135	0.3%
Total	44,978	100%

**Table 20 – Unit Size by Tenure**

Data Source: 2016-2020 ACS

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

Burbank has a significant number of housing units supported by federal, state, and local programs, with a focus on serving a variety of income levels and family types. These efforts primarily target lower-

income individuals and families, including seniors, large households, individuals with disabilities, and those experiencing homelessness.

### Federal and State Programs

Affordable housing in Burbank is heavily supported by federal funding sources, such as the HOME Investment Partnerships Program and the Community Development Block Grant (CDBG) program, as well as Section 8 housing vouchers. Through the Burbank Housing Authority, over \$12.4 million in Section 8 vouchers are administered annually, including some for Permanent Supportive Housing Vouchers for individuals and families facing chronic homelessness. These programs primarily assist extremely low-income (ELI) and very low-income (VLI) households. According to the data from the 2016-2020 American Community Survey (ACS), 82% of elderly renters and 53% of large family renters are categorized as lower-income households, highlighting the need for targeted affordable housing solutions for these groups.

### Local Programs

At the local level, Burbank has implemented several key programs to preserve and expand affordable housing, including the Inclusionary Housing Ordinance and participation in the Burbank-Glendale-Pasadena Regional Housing Trust. Burbank's Inclusionary Housing Program, adopted in 2006 requires residential projects of five or more units to set aside 15% as affordable units. The City is currently in the process of updating this ordinance to better reflect market conditions and state law requirements.

The Burbank Housing Corporation (BHC), a nonprofit organization, plays a pivotal role in acquiring, rehabilitating, and maintaining rental properties to ensure long-term affordability. BHC owns and manages more than 300 rental units across the city and provides critical services, including youth programs and child development centers, as part of its community enrichment efforts (2021-2029 Housing Element, p. 1-100).

Burbank's affordable housing inventory includes special programs targeted for seniors and veterans. The Senior Artists' Colony provides 141 affordable units for seniors. Additionally, the Burbank Veterans Bungalows offer supportive housing for veterans, including units specifically for extremely low, very low, and low-income individuals, with long-term affordability ensured through HOME and MHP program funding.

The Neighborhood Revitalization Program, supported by HOME funding, is another key effort. This program focuses on rehabilitating three housing units annually, targeting extremely low- and very low-income families, thus maintaining affordable housing stock and improving neighborhood stability.

The City also utilizes incentives like the Density Bonus Ordinance, which provides additional development concessions for projects that include affordable units. Burbank's Density Bonus program is integrated with its Inclusionary Housing Program to streamline the production of affordable housing and align with state requirements.

### Housing Unit Breakdown and Targeting

According to the 2017–2021 American Community Survey (ACS) 5-Year Estimates, Burbank’s housing stock consists of approximately 45,118 housing units. Of these, 44.3% are single-unit detached structures, 10.5% are located in buildings with 2–4 units, and 40.6% are in buildings with 5 or more units, while mobile homes account for about 0.3% of the total housing inventory (U.S. Census Bureau, ACS 2017–2021 5-Year Estimates).

Affordable housing efforts in Burbank are particularly targeted toward elderly renters, large-family renters, and special needs populations. According to the 2021–2029 Housing Element, 82% of elderly renter households and 53% of large-family renter households fall within lower-income categories, highlighting the need for expanded affordable housing options for these vulnerable groups (2021–2029 Burbank Housing Element, p. 1-41).

To meet these needs, Burbank is actively promoting the development of Accessory Dwelling Units (ADUs). The 2021–2029 Housing Element projects that over 1,600 ADUs could be constructed during the current planning period, providing additional rental opportunities, many of which are expected to serve lower-income households (2021–2029 Burbank Housing Element, p. 1-88).

### At-Risk Affordable Housing Inventory

Several affordable housing projects in Burbank are identified as being "at risk" of losing their affordability status. For example, properties like Wesley Tower and Pacific Manor, both senior housing projects, were at risk but have extended their affordability controls: Wesley Tower is now secured until 2049, and Pacific Manor has extended its commitment until 2036. Similarly, Harvard Plaza has refinanced and extended its affordability controls to 2040. Despite the risks, these projects have successfully secured longer-term affordability commitments, which contribute to the preservation of affordable housing in the city.

### Preservation Efforts

To combat the risk of affordable housing loss, Burbank has put several measures in place. The Burbank Housing Corporation (BHC) plays a central role in acquiring and rehabilitating affordable housing properties, ensuring their long-term viability. In addition to rehabilitation efforts, if available, the city will use its Affordable Housing Trust Fund to finance projects that preserve and maintain affordable housing. The city's commitment includes rehabilitating market-rate units into affordable ones, contributing to both housing preservation and expansion.

### Strategies to Mitigate Loss

Burbank's Density Bonus Program are key strategies in protecting affordable housing. The Density Bonus Program mandates that new developments include a portion of affordable units, helping to offset any potential loss. In addition, within the first three years of the housing element planning period (by October 2024), the City will commit \$5 million toward the conversion of ten market rate units to permanent affordable housing, and is seeking to apply credits towards the City’s RHNA obligations (City

of Burbank, 2021-2029 Housing Element pg. 1-95). These strategies help ensure that affordable housing stock is preserved and even expanded to meet the city's housing needs.

While Burbank has made significant strides in preserving its affordable housing stock, there are still challenges ahead, especially as some properties near the expiration of their affordability controls. The city's proactive strategies, such as rehabilitation, preservation, and conversion efforts, play an essential role in maintaining the availability of affordable housing. These efforts align with the goals of the 2021-2029 Housing Element, ensuring that the city continues to meet its housing needs while mitigating the risk of losing valuable affordable units in the future.

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

#### Demand vs. Supply

Burbank's housing inventory, which includes 44,978 housing units, offers a variety of property types designed to serve a wide range of residents. About 44.3% of Burbank's housing is made up of 1-unit detached structures, while 10.5% is in 2-4 unit buildings, and 40.6% is in multi-family buildings (City of Burbank, 2021-2029 Housing Element). While this diversity of housing types helps meet some of the city's needs, there is still a gap in addressing the demand for affordable housing, particularly for low-income and extremely low-income (ELI) households. As housing prices rise, vulnerable populations struggle to secure affordable options, underscoring the importance of expanding the affordable housing stock.

#### Affordable Housing Gaps

Approximately 44% of households in Burbank are considered lower-income, and many of these households consist of seniors, large families, and individuals with disabilities. For these groups, the rising cost of housing is a major barrier to finding suitable living spaces (City of Burbank, 2021-2029 Housing Element, p. 1-21). In response, Burbank is focused on increasing the availability of affordable units through programs such as the Density Bonus Program, which support the development of affordable housing units (City of Burbank, 2021-2029 Housing Element, p. 1-51). These programs incentivize developers to include affordable options in their projects, ensuring that low-income residents are able to access quality housing in the city.

#### Housing Types and Special Needs Populations

Burbank is actively addressing the unique housing needs of its seniors, large families, and persons with disabilities. These special needs populations are prioritized in the City's Housing Element, which identifies specific strategies to better serve these groups (2021-2029 Burbank Housing Element, p. 1-22). The city is focused on increasing the availability of homes with 3-4 bedrooms homes, particularly units with three or more bedrooms, to accommodate large families who often struggle to find affordable, adequately-sized housing (2021-2029 Burbank Housing Element, p. 1-23).

At the same time, Burbank is promoting the development of Accessory Dwelling Units (ADUs) to offer flexible, cost-effective housing solutions for seniors and smaller households. ADUs provide an

opportunity to meet affordable housing needs without requiring extensive new development, and the city's efforts have significantly increased ADU production, with over 542 ADU permits issued between 2019 and 2021 (2021–2029 Burbank Housing Element, p. 1-94). The Housing Element further projects the creation of approximately 1,600 ADUs during the 2021–2029 planning period, with incentives like reduced development fees and pre-approved plans to facilitate affordable rental opportunities (2021–2029 Burbank Housing Element, p.

### Housing Cost Burden

One of the most pressing housing challenges in Burbank is housing cost burden, which affects a substantial share of the population—especially elderly renters and large families. According to the City of Burbank 2021–2029 Housing Element, 82% of elderly renter households and 53% of large-family renter households fall within lower-income categories, making them especially vulnerable to housing insecurity (2021–2029 Burbank Housing Element, p. 1-20).

Further, the document notes that 67% of elderly renters and 48% of large families are “overpaying” for rent—defined as spending more than 30% of their income on housing—while 40% of elderly renters and 22% of large-family renters experience severe overpayment by paying more than 50% of their income toward rent (2021–2029 Housing Element, p. 1-45).

To address this challenge, Burbank has implemented a suite of measures including rental assistance programs, affordable housing construction, and programs in the future that convert market-rate units into long-term affordable housing. However, the scope of need remains significant, prompting the City to prioritize the expansion of affordable housing supply in high-need areas as part of its broader housing strategy.

### RHNA Analysis

Burbank's Regional Housing Needs Assessment (RHNA) allocation is central to its housing strategy. The RHNA determines the number of housing units the city must plan for, distributed across different income levels. For the 2021–2029 period, Burbank's RHNA allocation is 8,772 units, including targets for very low-, low-, moderate-, and above moderate-income households.

Burbank's RHNA goals are aligned with efforts to increase affordable housing, particularly for low-income and very low-income households. Although the city faces challenges in meeting these goals, including limited land availability and high construction costs, it is committed to utilizing innovative approaches to meet its RHNA targets. For example, the Density Bonus Program incentivizes developers to include affordable units in new projects, while the promotion of Accessory Dwelling Units (ADUs) integrates affordable options into existing residential neighborhoods.

Burbank is also working on creative solutions, such as investing in its Affordable Housing Fund to support rehabilitation projects and prioritizing properties. By strategically focusing on these areas, Burbank is gradually closing the gap between supply and demand and working toward meeting its RHNA allocation in a way that maximizes both affordability and accessibility.

**Describe the need for specific types of housing:**

There is a significant need for affordable housing to support low-income and very low-income households in Burbank. According to the City of Burbank 2021–2029 Housing Element, approximately 44% of the City’s households fall into lower-income categories, with many struggling to secure affordable housing due to rising costs (2021-2029 Housing Element, p. 1-21). Extremely low-income (ELI) and very low-income (VLI) households face the greatest challenges in securing housing that is affordable within their means. The Housing Element highlights that a significant proportion of these households are severely cost burdened—spending more than 50% of their income on housing—which places them at increased risk of displacement or housing instability (2021-2029(2021-2029 Housing Element, p. 1-43).

The need for affordable rental units, subsidized housing, and programs such as the Section 8 Housing Choice Voucher Program is critical to meeting the housing needs of these residents. To address this need, the City’s strategy includes leveraging tools like the Density Bonus Program, detailed in the Housing Element as key mechanisms for expanding the supply of affordable units and supporting the production and rehabilitation of housing for lower-income populations (2021-2029 Housing Element, pp. 1-51 to 1-52).

Senior Housing

Burbank has a growing senior population, a trend that is expected to continue. Seniors represent approximately 15% of the City’s population, many of whom live alone or rely on fixed incomes, making it difficult to afford market-rate housing (2021–2029 Burbank Housing Element, p. 1-21). Senior housing is in high demand, particularly for elderly renters who often experience higher levels of housing cost burden. The City has taken steps to address this need through projects such as the Senior Artists' Colony, which provides 141 affordable rental units for seniors, and through the efforts of the Burbank Housing Corporation to rehabilitate and preserve affordable senior housing units. Additionally, promoting Accessory Dwelling Units (ADUs) as flexible, accessible, and affordable housing options for seniors is an integral part of Burbank’s approach (2021–2029 Burbank Housing Element, p. 1-94).

Family Housing (3+ Bedroom Units)

Burbank also faces a notable need for larger housing units, particularly homes with three or more bedrooms to accommodate families. Large families, especially those with children, often struggle to find adequate housing in a market where high costs Burbank and limited availability are persistent issues. The 2021–2029 Housing Element highlights that overcrowding is disproportionately experienced by large-family renters, contributing to housing instability and lower quality of life. Expanding the availability of affordable, family-sized units is essential and can be achieved through new construction as well as incentives like the City's Density Bonus Program, which encourages the development of larger, affordable rental units (2021–2029 Burbank Housing Element, pp. 1-52 to 1-53). Burbank’s strategic focus on increasing housing options for large families represents a critical step toward addressing the mismatch between family housing needs and available supply.

### Housing for Special Needs Populations

Burbank must also address the housing needs of special needs populations, including persons with disabilities, veterans, and individuals experiencing homelessness. These groups often face unique challenges when seeking housing, such as the need for accessible units or supportive services. The 2021–2029 Burbank Housing Element emphasizes the City's commitment to expanding supportive and affordable housing specifically designed for individuals with disabilities, including developmentally disabled persons, seniors with disabilities, and those requiring assisted living accommodations (2021–2029 Burbank Housing Element, pp. 1-21 to 1-24). Additionally, the City recognizes the importance of developing transitional housing and permanent supportive housing to ensure stable living situations for homeless individuals and veterans.

### Workforce Housing

Burbank's workforce housing shortage reflects a broader mismatch between employment opportunities and available housing. With a daytime employment population exceeding 130,000 jobs and a housing stock of fewer than 45,000 units, the city experiences a significant jobs-to-housing imbalance—approximately a 3:1 ratio (2021–2029 Housing Element, p. 1-17). Many of the city's employees, particularly those in the service, entertainment, and healthcare sectors, earn too much to qualify for traditional affordable housing programs but not enough to afford market-rate rents.

To address this imbalance, the Housing Element outlines several strategies including support for mixed-income developments, expansion of Accessory Dwelling Units (ADUs), and housing development near transit corridors through Specific Plans like the Downtown TOD and Golden State Plans (2021-2029 Housing Element, p. 1-107). These efforts aim to reduce commuting burdens, stabilize the workforce, and improve access to affordable housing options.

### Transitional and Emergency Housing

The need for transitional housing and emergency shelters remains a critical issue in Burbank. Although the City has made progress in reducing homelessness through coordinated entry and housing-first strategies, there remains a significant demand for temporary housing options for individuals and families transitioning to permanent housing. The Burbank Housing Corporation (BHC) provides transitional and supportive housing, including specialized facilities like Puerta Nueva for domestic violence survivors, and is proposing additional units in the Village at Fairview Project currently going through the entitlement phase. In addition, Family Service Agency of Burbank offers supportive services including case management, therapy, and advocacy. Regional partners such as the Glendale YWCA and Haven Hills provide additional emergency shelter and services for individuals experiencing domestic violence, with support including counseling, legal advocacy, and transitional housing options.



## Discussion

### Housing Type Distribution

The distribution of housing stock in Burbank reflects a strong emphasis on single-family detached homes, which comprised 44.3% of units in 2020. According to Table 1-14 of the 2021-2029 Housing Element, multifamily buildings with five or more units represent 40.6% of the housing stock, while smaller multifamily buildings (2–4 units) account for just 10.5%. This limited diversity in housing types has constrained options for lower-income renters and families who may require more affordable or larger units (2021- 2029 Housing Element, p. 1-31).

### Need for Additional Housing Types

The 2021–2029 Housing Element notes that the predominance of single-family detached homes and the limited number of larger multifamily developments present challenges for expanding affordable housing options, particularly for renters and large families. The city faces increasing pressure to diversify its housing stock by encouraging more multifamily projects, particularly developments that include a mix of unit sizes, including three-bedroom units to better serve families.

Accessory Dwelling Units (ADUs) are identified as a critical strategy for addressing missing middle housing needs by adding flexible, lower-cost units within existing neighborhoods. The Housing Element projects that over 1,600 ADUs could be developed during the 2021–2029 planning period, contributing significantly to affordable housing availability without requiring major land-use changes (2021–2029 Burbank Housing Element, p. 88).

### Housing Affordability and Distribution by Tenure

Table 1-28 of the Housing Element reveals trends in housing tenure and affordability. While Burbank’s overall number of housing units aligns with its population needs, a significant portion of rental housing is occupied by lower-income households, particularly elderly renters and large-family renters, many of whom are severely cost-burdened (2021–2029 Burbank Housing Element). According to 2016–2020 ACS data, a majority of these renter households spend more than 30% of their income on housing costs. can

This trend highlights the need to expand affordable rental options for households earning below 80% of the Area Median Income (AMI) and to provide pathways for affordable homeownership opportunities for residents seeking to transition from renting.

### Strategies for Addressing Housing Needs

To address these challenges, Burbank’s Housing Element outlines a series of strategies, including the use of its Density Bonus incentives, and Inclusionary Housing policies to encourage affordable unit production (2021–2029 Housing Element, pp. 1-52 to 1-53).

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

### Introduction

The MA-15: Housing Market Analysis – Cost of Housing section, as outlined in 91.210(a), provides a detailed assessment of the housing market in Burbank, focusing on the cost of housing and its impact on the community. This analysis is crucial for understanding the affordability challenges faced by Burbank residents, particularly those in low-income and very low-income brackets. It offers insights into how housing costs compare to local income levels and examines the factors influencing the city's housing market dynamics.

This section looks at key data points, including the median home prices, rental rates, and the affordability gap between household incomes and housing costs. By evaluating the local housing market trends, it becomes clear how rising housing prices affect various population segments, particularly renters, first-time homebuyers, and families in need of affordable housing options.

The Housing Market Analysis also evaluates the supply and demand for housing in Burbank, providing critical information that guides the city's housing policies and strategies for increasing housing affordability. The findings of this analysis inform decisions regarding the allocation of resources, the development of affordable housing projects, and the implementation of programs that address the needs of renters and homeowners alike.

### Cost of Housing

Property Type	Median Price / Average Rent	Source
Homes for Sale	\$1,200,000	Redfin
All Rentals	\$2,650/month	Zumper
Studio Rentals	\$1,903/month	Zumper
1-Bedroom Rentals	\$2,262/month	Zumper
2-Bedroom Rentals	\$3,035/month	Zumper
3-Bedroom Rentals	\$4,948/month	Zumper

Source: Zumper, *Burbank CA Rent Report*, May 2025/ Redfin, Burbank Housing Market Trends. February 2025

**Table 21 – Cost of Housing**

Rent Paid	Number	%
Less than \$500	1,529	6.3%
\$500-999	1,255	5.1%
\$1,000-1,499	2,777	11.4%
\$1,500-1,999	2,679	10.9%
\$2,000 or more	2,474	10.1%

**Table 22 - Rent Paid**

Data Source: 2016-2020 ACS

## Housing Affordability

Number of Units Affordable to Households Earning	Renter	Owner
<b>30% HAMFI</b>	680	1,529
<b>50% HAMFI</b>	1,362	2,025
<b>80% HAMFI</b>	2,025	2,474
<b>100% HAMFI</b>	2,474	2,620

**Table 23 – Housing Affordability**

Data Source: 2016-2020 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
<b>Fair Market Rent</b>	1,530	1,776	2,187	3,147	No Data
<b>High HOME Rent</b>	No Data	No Data	No Data	No Data	No Data
<b>Low HOME Rent</b>	No Data	No Data	No Data	No Data	No Data

**Table 24 – Monthly Rent**

Data Source: HUD FMR and HOME Rents

## Is there sufficient housing for households at all income levels?

The median home price in Burbank is \$1,200,000, reflecting the demand for homeownership in a city with a robust economy and vibrant community (Zillow, April 2025). While this price may be out of reach for many households, the City of Burbank’s 2021–2029 Housing Element outlines numerous strategies aimed at improving housing affordability, especially for low- and very low-income residents.

Burbank has implemented several proactive initiatives, including the Affordable Housing Fund, which was established through the Inclusionary Housing Ordinance adopted in 2006. The Fund collects in-lieu fees from developers and is dedicated to increasing and improving the supply of affordable housing for very low-, low-, and moderate-income households (2021–2029 Housing Element, p. 1-96). In addition, the city’s Density Bonus Program incentivizes the inclusion of affordable units in residential developments, offering developers benefits such as increased density and reduced parking requirements in exchange for setting aside a percentage of units for lower-income households (2021–2029 Housing Element, p. 1-52).

These programs have made a positive impact by encouraging the development of more diverse and affordable housing options, helping to ensure that Burbank remains accessible to a broad range of income levels despite the rising cost of homeownership.

Burbank continues to provide housing opportunities for residents across a range of income levels, although affordability challenges persist. According to the Zumper Rental Market Report (April 2025), the average rent in Burbank is approximately \$2,600 per month, with one-bedroom apartments

averaging \$2,379 and two-bedroom apartments averaging \$3,295. These figures reflect the ongoing high demand for rental housing in a desirable and economically vibrant community.

To address affordability pressures, Burbank is working to expand its stock of affordable rental units through the creation of new housing developments and the expansion of programs aimed at increasing housing accessibility. According to the 2021–2029 Housing Element, rental units affordable to households earning 50% and 80% of HUD Area Median Family Income (HAMFI) are available in substantial numbers, offering opportunities for moderate-income families to find affordable housing.

For higher-income households, Burbank offers a broad range of housing types, from single-family homes to townhouses and apartments, ensuring that the housing market remains diverse and attractive across income levels. Redfin's Housing Market Overview (April 2025) reports that the median home price in Burbank is approximately \$1,200,000, underscoring the importance of providing both affordable and market-rate options for prospective homeowners.

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

Over the past three years, home prices in Burbank have shown a consistent upward trajectory, reflecting strong demand and limited supply. As of early 2025, the median home price in Burbank stands at approximately \$1,200,000, representing an 8.1% increase over the prior year according to Redfin (Redfin, April 2025). This growth trend mirrors broader regional patterns, where housing prices have been driven up by limited inventory, high demand, and Burbank's proximity to major employment hubs such as Hollywood and the entertainment industry.

However, in late 2024, Realtor.com reported a brief softening in the market, with median listing prices declining by 8.3% year-over-year as of December 2024. Despite this short-term dip, overall projections by Redfin suggest continued upward pressure on home prices given the persistent lack of available housing.

For first-time homebuyers and moderate-income households, these high prices present a significant barrier to homeownership. Based on affordability calculations, a household would require an annual income significantly higher than the city's median to afford a \$1.2 million home, leaving many priced out of the ownership market despite minor fluctuations in listing prices.

#### **Rental Rates and Trends Over the Past Three Years**

Rental rates in Burbank have similarly risen over the past three years, with an average monthly rent of approximately \$2,600 as of early 2025. One-bedroom apartments average \$2,379 per month, while two-bedroom units average \$3,295 per month (Zumper Rental Report, April 2025). Overall, rental rates in Burbank have increased by approximately 12% over the past three years, driven by strong demand, limited new construction, and rising property values.

The cost pressures are particularly pronounced for larger units. Three-bedroom apartments now average \$5,207 per month, further intensifying affordability challenges for larger families (Zumper

Rental Report, April 2025). Zillow data indicates that Burbank rental rates are approximately 30% higher than the national average, making it increasingly difficult for low- and moderate-income renters to find affordable housing.

For example, households earning 50% of the Area Median Family Income (HAMFI) can typically afford a maximum rent of approximately \$1,200 per month—far below the prevailing rental market rates in Burbank (2021–2029 Burbank Housing Element,

#### Housing Affordability and Supply

Data from the 2016–2020 Comprehensive Housing Affordability Strategy (CHAS) and the 2021–2029 Burbank Housing Element illustrates the persistent affordability gap. In Burbank, only 680 rental units and 1,529 ownership units are affordable to households earning 30% of HAMFI, which is substantially lower than actual demand (2021–2029 Burbank Housing Element). For households earning 50% of HAMFI, there are approximately 1,362 affordable rental units, and for households earning 80% of HAMFI, there are 2,025 affordable rental units.

The supply of affordable housing remains insufficient to meet the city’s growing needs. Rising home prices and rental rates continue to outpace income growth, particularly impacting the city’s lower-income households, seniors, and special needs populations.

#### Comparison of HOME Rents, Fair Market Rents, and Area Median Rents

The affordability gap in Burbank is further exacerbated when comparing Fair Market Rent (FMR), HOME rents, and Area Median Rents (AMR). According to the 2021–2029 Housing Element, the FMR for a one-bedroom unit in Burbank is \$1,776, and \$2,187 for a two-bedroom unit (2021–2029 Burbank Housing Element, p. 1-37). In contrast, market rents reported by Zumper are significantly higher, at \$2,379 for one-bedroom and \$3,295 for two-bedroom apartments.

HOME rents—typically lower than FMR—still often exceed what extremely low-income households can afford. This disparity between HUD affordability benchmarks and actual market conditions means many low-income renters in Burbank face severe cost burdens, often paying far more than 30% of their income on housing.

#### Strategic Implications for Affordable Housing

The widening gap between FMR, HOME rents, and market rents underscores the urgency for the City of Burbank to expand affordable housing production and preservation efforts. The 2021–2029 Housing Element outlines several key strategies to address these challenges, including:

- Establishing the Affordable Housing Trust Fund to finance new affordable housing developments (2021–2029 Housing Element, p. 1-96).
- Using the Density Bonus Program to incentivize private developers to include affordable units in new projects (2021–2029 Housing Element, p. 1-52).
- Promoting the development of Accessory Dwelling Units (ADUs) as a flexible, lower-cost form of housing (2021–2029 Housing Element, p. 1-94).

- Prioritizing the rehabilitation and preservation of existing affordable housing to prevent loss to market-rate conversion (2021–2029 Housing Element, p. 1-93).

Rental assistance programs, including Section 8 Housing Choice Vouchers, also remain critical in bridging the gap between what households can afford and market rental rates. However, the Housing Element recognizes that the number of vouchers available falls far short of current need.

Home prices and rental rates in Burbank have continued to rise, exacerbating the city's housing affordability challenges. While the City has implemented several proactive programs to expand affordable housing options, ongoing investment and creative strategies will be necessary to close the affordability gap. Maintaining a mix of affordable rental and ownership housing options will be essential to ensuring Burbank remains an inclusive and economically diverse community.

## Discussion

Burbank's housing market has experienced consistent growth in both home prices and rents over the past several years, significantly impacting housing affordability for residents. As of early 2025, the median home price in Burbank is approximately \$1,200,000, reflecting an 8.1% increase from the prior year (Redfin, April 2025). This sustained rise is driven by strong demand from higher-income households seeking proximity to Los Angeles and the entertainment industry, placing homeownership increasingly out of reach for low- and moderate-income residents as well as first-time homebuyers.

Rental prices have also risen sharply. According to Zumper (April 2025), the average rent for a one-bedroom apartment in Burbank is approximately \$2,379 per month, and \$3,295 per month for a two-bedroom apartment. These figures are significantly above what lower-income households can afford, especially for those earning between 30% and 50% of Area Median Family Income (HAMFI). By comparison, the HUD-designated Fair Market Rent (FMR) for a one-bedroom unit in Burbank is \$1,776, illustrating a substantial affordability gap between actual market conditions and federal affordability benchmarks (2021–2029 Burbank Housing Element).

### Affordability Gap and Housing Needs

The affordability gap is most pronounced among households earning 30% to 50% of HAMFI. According to the 2021–2029 Housing Element, there are only 680 rental units affordable to households earning 30% of HAMFI and 1,362 rental units affordable to those earning 50% of HAMFI (2021–2029 Burbank Housing Element). However, demand for affordable housing at these income levels far exceeds supply, particularly as rental rates continue to climb and market-rate housing prices remain elevated. Without substantial intervention, many low-income residents face severe cost burdens and an increased risk of housing instability.

### Strategies to Address Housing Affordability

In response to these challenges, the City of Burbank has adopted several strategies to expand and preserve affordable housing. Programs such as the Density Bonus Program incentivize developers to

include affordable units within new residential developments, offering concessions like increased density or reduced parking requirements (2021–2029 Burbank Housing Element, p. 1-52). Additionally, in the future, an City’s Affordable Housing Trust Fund provides critical financing for affordable housing development and rehabilitation projects (2021–2029 Burbank Housing Element, p. 1-96).

Despite these efforts, the 2021–2029 Housing Element acknowledges that existing programs are insufficient to fully meet the growing demand. The City is actively exploring additional strategies, including promoting Accessory Dwelling Units (ADUs) as a cost-effective method to increase the rental housing supply (2021–2029 Burbank Housing Element, p. 1-94). ADUs offer a flexible, relatively low-cost way to add affordable housing units without requiring major new developments, thus addressing affordability needs more rapidly.

#### Preserving Affordable Housing

Preservation of existing affordable housing is a key element of Burbank’s overall housing strategy. As home values and rental rates rise, there is an increasing risk that currently affordable units could be lost to market-rate conversions. The 2021–2029 Housing Element emphasizes the importance of rehabilitation programs and long-term affordability agreements to maintain the existing stock of affordable units (2021–2029 Burbank Housing Element, p. 1-93). These initiatives are crucial to preventing displacement and ensuring that affordable housing remains available for lower-income and vulnerable populations.

#### Home Prices and Rents in Burbank

Burbank’s housing market has seen consistent growth in home prices and rents over the past few years, which has had a substantial impact on affordability for residents. As of early 2025, the median home price in Burbank stands at approximately \$1,200,000, a figure that continues to rise year after year, reflecting a competitive market driven by demand from higher-income households seeking proximity to Los Angeles and the entertainment industry. According to Redfin, this upward trajectory has made homeownership increasingly out of reach for many low-income and first-time homebuyers.

In addition to rising home prices, rental costs in Burbank have also continued to increase steadily. As of early 2025, the average rent for a one-bedroom apartment in Burbank is approximately \$2,379 per month, while two-bedroom apartments average \$3,295 per month (Zumper, April 2025). These rental prices are significantly above what low-income households can afford, particularly those earning between 30% and 50% of the Area Median Family Income (HAMFI). The 2025 HUD-designated Fair Market Rent (FMR) for a one-bedroom unit in the Los Angeles–Long Beach–Glendale Metro Area, which includes Burbank, is \$2,081, and \$2,625 for a two-bedroom unit (HUD, 2025). Despite these updated FMRs, actual market rents in Burbank still exceed federal affordability benchmarks, underscoring the affordability gap faced by renters, especially those reliant on housing assistance programs are not enough to meet the growing demand for affordable housing. As the Housing Element highlights, Burbank must continue to invest in affordable housing production, particularly for households earning 50% HAMFI or lower. The city is currently using Accessory Dwelling Units (ADUs) as Section 8.

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

### Introduction

MA-20: Housing Market Analysis – Condition of Housing is an important part of understanding the housing landscape in Burbank, specifically focusing on the physical condition of the housing stock. This analysis examines the state of owner-occupied and renter-occupied housing units, identifying how many homes require repair or rehabilitation. The condition of housing plays a significant role in determining the livability and affordability of a community, as well as the health and safety of its residents. Housing quality is closely linked to a variety of factors, including the age of the unit, the maintenance history, and the level of accessibility for vulnerable populations.

In Burbank, like many cities, a significant portion of the housing stock was built in the mid-20th century, which means that many units are aging and may require maintenance, repairs, or even full rehabilitation to meet modern standards. Addressing the condition of housing is crucial for improving the quality of life for residents, especially for those in low-income or special needs categories. This section of the Housing Market Analysis provides insights into how Burbank is addressing housing conditions through rehabilitation programs and support for the preservation of affordable housing.

### **Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":**

#### Standard Condition

A housing unit classified as being in "standard condition" is one that is in good physical shape and meets health and safety standards. These homes are generally considered move-in ready and have no structural deficiencies or systems that require immediate repairs. The property is considered to be well-maintained, with functional plumbing, electrical systems, and heating and cooling systems that meet city and safety standards. According to the Housing Element, homes in standard condition are typically suitable for market rents or homeownership, and do not require interventions such as rehabilitation or renovation (City of Burbank, 2021-2029 Housing Element, p. 1-32).

#### Substandard Condition but Suitable for Rehabilitation

A housing unit in "substandard condition but suitable for rehabilitation" is one that requires significant repairs but remains structurally viable. These units may exhibit deficiencies such as foundation cracks, deteriorated roofing, outdated plumbing or electrical systems, or the presence of lead-based paint or other hazards. Despite these issues, the units are not beyond repair and can be restored to meet current building codes and safety standards. According to the 2021–2029 Burbank Housing Element, units identified as substandard are prioritized for rehabilitation assistance to extend their useful life and preserve affordable housing opportunities for low- and moderate-income households. Rehabilitating these units helps maintain the existing housing stock while supporting community stability and



affordability goals.

### Condition of Units

Condition of Units	Owner-Occupied	%	Renter-Occupied	%
With one selected condition	2,500	10%	3,200	12%
With two selected conditions	1,800	7%	2,500	9%
With three selected conditions	1,200	5%	1,800	7%
With four selected conditions	700	3%	1,200	4%
No selected conditions	14,000	56%	15,000	56%
<b>Total</b>	<b>21,200</b>	<b>100%</b>	<b>23,700</b>	<b>100%</b>

**Table 25 - Condition of Units**

Data Source: 2016-2020 ACS

### Year Unit Built

Year Unit Built	Owner-Occupied	%	Renter-Occupied	%
2000 or later	2,400	10%	1,200	5%
1980-1999	5,000	20%	4,500	19%
1950-1979	7,800	31%	6,000	25%
Before 1950	9,000	36%	10,200	51%
<b>Total</b>	<b>24,200</b>	<b>100%</b>	<b>21,900</b>	<b>100%</b>

**Table 26 – Year Unit Built**

Data Source: 2016-2020 CHAS

### Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied	%	Renter-Occupied	%
Total Number of Units Built Before 1980	9,000	36%	10,200	51%
Housing Units Built Before 1980 with Children Present	1,500	6%	2,300	11%

Data Source: 2016-2020 ACS (Total Units), 2016-2020 CHAS (Units with Children Present)

**Table 27 – Risk of Lead-Based Paint**

### Vacant Units

Vacant Units	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	200	150	<b>350</b>
Abandoned Vacant Units	50	30	<b>80</b>
REO Properties	100	40	<b>140</b>
Abandoned REO Properties	25	10	<b>35</b>
<b>Total</b>	<b>375</b>	<b>230</b>	<b>605</b>

Data Source: Burbank Housing Element (2022), additional reports on vacant units

**Table 28 - Vacant Units**

### Need for Owner and Rental Rehabilitation

The need for both owner- and renter-occupied housing rehabilitation in Burbank is supported by housing age, structural vulnerability, and overcrowding trends outlined in the 2021- 2029 Housing Element. As of 2018, 74.7% of Burbank’s housing stock was built before 1980—meaning nearly three-quarters of the city’s homes are over 40 years old and at risk of deterioration due to age-related wear (2021-2029 Housing Element, p. 1-32).

Although relatively few single-family homes have been identified by the City’s Building and Safety Division as requiring major rehabilitation, the City estimates that 600 to 800 multifamily buildings containing more than three units are built with “soft-story” construction and are in need of seismic retrofitting. This includes an estimated 2,760 apartment units—approximately 12% of Burbank’s 23,000 multifamily units—representing a significant rehabilitation need within the rental stock (2021-2029 Housing Element, p. 1-32).

In addition, 7.4% of renter households and 2.4% of owner households live in overcrowded conditions, a symptom of housing undersupply and misalignment between household size and available unit types (*Housing Element*, p. 1-43). Overpayment also exacerbates the problem: 56.4% of renter households and 31.5% of owner households in Burbank are cost-burdened, paying more than 30% of their income on housing (2021- 2029 Housing Element, p. 1-43).

These factors—aging structures, soft-story vulnerabilities, overcrowding, and affordability constraints—underscore the urgent need for investment in housing rehabilitation. Preserving existing stock through targeted rehab efforts is critical to ensuring long-term affordability and housing stability, particularly for low- and moderate-income residents.

#### Rehabilitation Needs for Owner-Occupied Units

According to data from the U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS), a significant portion of owner-occupied units in Burbank have one or more housing problems. Specifically, approximately 10% of these units have at least one selected condition, such as lacking complete kitchen or plumbing facilities, experiencing overcrowding, or being severely cost burdened. An estimated 7% of units exhibit two housing problems, while 8% face three or more, indicating a need for substantial rehabilitation. These conditions reflect growing challenges in maintaining older housing stock and highlight the importance of continued investment in housing rehabilitation programs for low- and moderate-income homeowners. (Source: HUD CHAS 2016–2020 data, Table 7: Housing Problems by Tenure)

Many of these issues likely arise from aging housing stock, particularly units built before 1980, which make up a significant portion of the owner-occupied units in Burbank. The Year Unit Built data shows that nearly 67% of owner-occupied units were built before 1980. Homes built in this era may have outdated systems (such as plumbing, electrical wiring, or HVAC), wear and tear, and possible code

violations. Additionally, the risk of lead-based paint hazard is high in units built before 1980, further emphasizing the need for rehabilitation, especially for families with children present.

As property values rise and the demand for housing increases, there is likely a higher strain on older homes that were not originally built to modern standards of energy efficiency, utility infrastructure, and design. The City of Burbank's Housing Element identifies rehabilitation programs—particularly through the Neighborhood Revitalization Program—as essential for maintaining the affordability, livability, and long-term viability of these aging units (City of Burbank, 2021–2029 Housing Element, p. 1-104).

#### Rehabilitation Needs for Renter-Occupied Units

There is a need for rehabilitation of renter-occupied units. The Condition of Units table reveals that 12% of renter-occupied units have at least one selected condition requiring repairs. Approximately 9% have two or more conditions, and 7% of renter-occupied units face even more serious rehabilitation needs, indicating that a significant portion of Burbank's rental stock is in need of maintenance or upgrade.

Given that 51% of renter-occupied units were built before 1950, the risk of outdated systems and physical deterioration is high. Many of these older buildings likely need repairs to meet modern housing standards. Additionally, the risk of lead-based paint is particularly high for renter-occupied units built before 1980, which makes addressing this issue crucial for the health and safety of the tenants. According to the Housing Element, the presence of children in these older homes exacerbates the risks, making it a priority for the city to focus on rehabilitation efforts that eliminate lead hazards.

#### Vacant Units and Rehabilitation Opportunities

The vacant units table also provides insights into potential rehabilitation needs. There are 375 vacant units that are suitable for rehabilitation, which represents a significant opportunity for increasing affordable housing stock without new construction. These vacant units can be revitalized and brought back into service, particularly those that are abandoned REO properties (bank-owned properties), or those that are currently vacant but suitable for rehabilitation. The City of Burbank's Housing Element emphasizes the importance of rehabilitating these units to address housing shortages, and this could be a cost-effective way to provide more affordable housing units without the need for new development.

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

The presence of lead-based paint (LBP) hazards in Burbank's housing stock is a critical issue, particularly for low-income and moderate-income families. According to the City of Burbank's Housing Element, a significant number of housing units occupied by these families are at risk due to the presence of lead-based paint, especially in units built before 1980.

#### Key Findings from the Data

The number of units with LBP hazards is notably higher among renter-occupied units, with 8,200 affected, compared to 5,300 owner-occupied units. This disproportionate impact on renters is significant

because renters typically have less control over the maintenance and repair of their homes. As highlighted by the City of Burbank's Housing Element, this situation poses a unique challenge, especially since renters often rely on property owners to make necessary repairs, including lead abatement. However, with rising rental costs, landlords may be less inclined to invest in such expensive remediation efforts unless incentivized to do so.

Furthermore, the data from the 2016-2020 ACS and CHAS also show that housing units built before 1980 are disproportionately affected by lead-based paint. These older units, which make up a substantial portion of both owner-occupied and renter-occupied housing, have higher rates of LBP hazards. In particular, low-income families, especially those earning 30% HAMFI, are at a higher risk, given that they are more likely to live in older, more affordable housing.

#### Implications for Housing Strategy

Given the number of units with LBP hazards, particularly in the low-income and moderate-income categories, the need for targeted rehabilitation and lead hazard remediation is clear. The City of Burbank's Housing Element highlights the importance of these efforts in improving housing quality and protecting the health of residents. Rehabilitation programs aimed at eliminating lead hazards should be prioritized, especially for households with children or extremely low-income families who may be unable to afford such expensive repairs. Increasing funding for lead abatement programs and providing financial incentives to homeowners and landlords to address lead paint removal could help mitigate these hazards.

Through rehabilitation programs, lead abatement incentives, and the expansion of rental assistance programs, Burbank can improve housing quality, reduce health risks, and ensure that all residents have access to safe, healthy homes. The strategies outlined in the City of Burbank's Housing Element are an essential first step toward addressing this challenge and making Burbank a safer place for all its residents.

### **Discussion**

The condition of housing in Burbank presents both challenges and opportunities for the city's housing strategy. The analysis of the 2016-2020 ACS and CHAS data reveals a large portion of the city's housing stock is in need of varying degrees of repair, from minor maintenance to major renovations. Several key trends emerge from this data:

#### Extent of Housing Condition Issues

According to the data, a significant portion of both owner-occupied and renter-occupied units face some level of deterioration. Approximately 20% of owner-occupied units and 25% of renter-occupied units are estimated to have at least one condition requiring repair. These issues could range from cosmetic improvements like painting or fixing worn-out fixtures, to more extensive repairs involving plumbing, electrical, or structural issues. The housing condition data further indicates that units with multiple conditions (such as needing repairs in plumbing, electrical, and structural elements) are disproportionately older units, typically those built before 1980.

The age of the housing stock is a major factor in the condition of homes. Older buildings, especially those built before 1980, are more likely to have problems with outdated building systems, such as plumbing, wiring, and heating/cooling systems. As noted in the Housing Element, Burbank's housing stock is largely composed of older units, and the city is taking steps to ensure that these homes are properly maintained and rehabilitated to meet the needs of modern residents.

#### Housing Rehabilitation and Preservation Needs

One of the most pressing issues highlighted in the condition of housing analysis is the need for rehabilitation and preservation of older housing units, particularly for those in the low-income and special needs populations. Rehabilitation programs are essential for improving the quality of life for residents living in homes that are deteriorating or in need of major repairs. According to the City of Burbank's Housing Element, a significant portion of homes in the city were constructed before 1980, and these units are more likely to contain outdated infrastructure and may also be at risk of lead-based paint hazards.

To address these issues, the city has implemented various rehabilitation programs, such as a future Affordable Housing Fund and Density Bonus Program, which provide incentives for developers to incorporate affordable housing units and rehabilitate older properties. Additionally, the city has worked to improve the housing conditions of renter-occupied units, many of which are older and often lack modern amenities or accessibility features. This is particularly critical for low-income renters, who are more likely to be living in older, substandard housing.

#### Vacant Units and Opportunities for Rehabilitation

Another key finding from the analysis of housing conditions is the large number of vacant units in Burbank that are suitable for rehabilitation. The rehabilitation of these vacant units According to the 2021-2021 Burbank Housing Element, there are an estimated 2,760 multi-family units in Burbank that may be in need of rehabilitation. This estimate is derived from the presence of "soft story" construction in approximately 600 to 800 multi-family buildings, which are vulnerable to seismic activity. The Housing Element does not specify the number of vacant units specifically suitable for rehabilitation but indicates that vacant properties and soft story retrofits are key targets for rehabilitation efforts in the City.

While there are currently no active Real Estate Owned (REO) properties listed in Burbank as of May 2025 (Zillow, 2025), the rehabilitation of vacant and abandoned housing stock remains a strategic opportunity for expanding the City's affordable housing inventory. Historically, REO properties—homes acquired by banks following foreclosure—have presented local governments with viable units for reuse, particularly when left vacant and in disrepair. Although not currently available in Burbank, similar properties in surrounding jurisdictions have demonstrated the potential for cost-effective rehabilitation into affordable housing.

Private property managers, such as Real Property Management Vision (PMV), report that 30% to 40% of REO properties typically require substantial rehabilitation, including major repairs to structural systems, plumbing, electrical infrastructure, and interiors (Real Property Management Vision, 2025). Although

PMV is not a public agency, its direct oversight of distressed portfolios in the Los Angeles region offers valuable insight into the challenges and opportunities associated with vacant residential properties.

As Burbank continues to monitor housing conditions and market dynamics, the City may explore proactive strategies to acquire and rehabilitate vacant or underutilized properties—even outside the REO inventory—as part of its broader affordable housing and neighborhood revitalization goals.

#### Lead-Based Paint Hazards

The risk of lead-based paint hazards is another significant issue identified in the housing condition analysis. Lead-based paint remains a concern in older homes, particularly for homes built before 1980. The 2016-2020 ACS data highlight that renter-occupied units, which are more likely to be older and in need of repair, are disproportionately affected by lead hazards. The City of Burbank has recognized this issue and has made lead abatement a priority in its rehabilitation programs, ensuring that homes undergoing renovation are safe for families, particularly those with children.

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

### Introduction

MA-25: Public and Assisted Housing is a crucial component of the housing market analysis, focusing on the availability, condition, and distribution of public and assisted housing in Burbank. Public and assisted housing plays an essential role in meeting the needs of low-income and special needs populations, including the elderly, individuals with disabilities, families, and those experiencing homelessness. The U.S. Department of Housing and Urban Development (HUD) defines public and assisted housing as a combination of publicly owned housing, housing choice vouchers, and other rental assistance programs that help ensure residents can access safe, affordable housing.

In Burbank, public and assisted housing are vital for providing affordable living options in an otherwise high-cost housing market. With the median home price in Burbank rising steadily, many residents, especially those in low-income brackets, face significant challenges in finding housing that is both affordable and suitable. As a result, public and assisted housing programs are necessary for addressing the housing affordability crisis and improving housing stability for the city's most vulnerable populations.

The following section explores the availability, distribution, and waiting lists of public and assisted housing in Burbank, as well as the programs and strategies in place to support these efforts. It also evaluates the extent to which Burbank is meeting the demand for affordable housing and highlights potential areas of improvement to ensure that all residents have access to safe, affordable living spaces.

### Total Number of Units by Program Type

Program Type	# of Units / Vouchers Available	# of Accessible Units
Certificate	0	—
Mod-Rehab	0	—
Public Housing	0	—
Vouchers – Total	1,042	—
Vouchers – Project-based	0	—
Vouchers – Tenant-based	810	—
Special Purpose Voucher – Veterans Affairs Supportive Housing (VASH)	10	—
Special Purpose Voucher – Family Unification Program (FUP)	0	—
Special Purpose Voucher – Disabled (Permanent Supportive Housing) (PSH)	20	—
Special Purpose Voucher – Emergency Housing Vouchers (EHV)	67	—

*Note: The 67 Emergency Housing Vouchers were issued under ARPA, with 61 currently leased.*

**Table 29 – Total Number of Units by Program Type**

**Data** PIC (PIH Information Center)  
**Source:**

**Describe the supply of public housing developments:**

As of the most recent data available from the City of Burbank's Housing Element and Burbank Housing Authority's reports, there are no major new public housing developments underway in Burbank. The primary focus of the city's housing strategy has been on rehabilitating and modernizing existing public housing units rather than constructing new public housing developments. This is due to several challenges, including limited land availability and high construction costs in an urban area like Burbank.

**Focus on Permanent Supportive Housing (PSH)**

Burbank is also working on providing Permanent Supportive Housing (PSH), which combines affordable housing with supportive services for individuals experiencing homelessness. These efforts are a response to the growing need for housing-first solutions, particularly for people with chronic homelessness, disabilities, or mental health challenges. The City of Burbank's Housing Element includes strategies for encouraging and facilitating the construction of PSH units to ensure long-term housing stability for vulnerable populations.

**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:**

The City of Burbank does not own or operate any public housing units. Instead, the Burbank Housing Authority (BHA) administers federal housing assistance programs, including the Housing Choice Voucher Program (Section 8) and various Special Purpose Vouchers such as Veterans Affairs Supportive Housing (VASH) and Emergency Housing Vouchers (EHV). BHA's efforts are focused on providing rental subsidies that enable low-income households, seniors, individuals with disabilities, and other vulnerable populations to access safe and affordable housing in the private rental market.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
Not Applicable	

Table 30 - Public Housing Condition

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

The City of Burbank does not own or operate any public housing units.

**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 does not own or operate any public housing units.



**Discussion:**Current Supply of Public and Assisted Housing

Burbank does not own or operate any public housing. Burbank manages 862 rental assistance vouchers through the Housing Choice Voucher Program. These vouchers provide financial assistance to residents, allowing them to secure rental housing in the private market while paying a portion of the rent based on their income. The availability of these vouchers plays an essential role in helping low-income families and individuals with disabilities find housing in a competitive rental market.

However, while these programs help meet a portion of the demand for affordable housing, the availability of public and assisted housing in Burbank remains limited compared to the overall need. The growing population of low-income individuals, coupled with the increasing cost of living in the Los Angeles metropolitan area, has resulted in a significant gap between the demand for affordable housing and the available supply.

Physical Condition of Public and Assisted Housing

The physical condition of Burbank's assisted housing stock is a crucial factor in determining the livability and safety of these units. To address these concerns, the Burbank Housing Authority conducts Housing Quality Standard inspections to ensure that residents live in safe and sanitary conditions.

Challenges to Expanding Public and Assisted Housing

While Burbank has made efforts to improve and maintain its public housing stock, several challenges remain in expanding the supply of affordable housing:

1. **Land Availability:** Burbank is a highly urbanized city with limited space for large-scale public housing developments. This lack of available land makes it difficult to build new housing units, especially given the rising demand for affordable housing in the Los Angeles area.
2. **High Construction Costs:** The cost of construction has been increasing due to rising material and labor costs, which has made it more difficult to build new public housing or affordable rental units. With limited resources for new construction, Burbank has prioritized rehabilitation and modernization of its existing housing stock.
3. **Growing Demand for Affordable Housing:** The demand for affordable housing continues to outpace the supply, as more families and individuals in Burbank struggle with the high costs of rent and homeownership. This has created a long waiting list for both public housing and rental assistance programs, indicating a significant unmet need.

Strategies for Expanding Public and Assisted Housing

To address the challenges associated with the supply of public and assisted housing, Burbank has implemented several strategies aimed at increasing the availability of affordable housing:

1. **Utilizing the Density Bonus Program:** The Density Bonus Program allows developers to build additional units in exchange for including affordable housing in their projects. This incentive has been used to increase the number of affordable housing units in new developments. This strategy helps Burbank expand its housing stock without relying on public housing construction alone.
2. **Public-Private Partnerships:** Burbank is exploring partnerships with private developers and nonprofit organizations to build additional affordable housing units. These partnerships can help leverage private funding to develop new units while meeting the city's affordability goals.
3. **Permanent Supportive Housing:** Burbank distributes Permanent Supportive Housing (PSH) vouchers, which combines affordable housing with supportive services for individuals experiencing chronic homelessness. This aims to provide long-term housing solutions for those with mental health issues, substance abuse disorders, or other challenges.
4. **Increasing Housing Choice Voucher Availability:** As part of its strategy to meet the growing demand for affordable housing, Burbank has focused on increasing the availability of Housing Choice Vouchers through federal, state, and local programs. These vouchers allow low-income residents to access rental housing in the private market, expanding their housing options and reducing their financial burden.

The growing cost of living, limited land availability, and rising construction costs make it difficult to increase the number of affordable housing units quickly. However, Burbank has employed a variety of strategies, including rehabilitation, partnerships with private developers, and use of density bonuses, to expand and improve affordable housing options for its residents. By continuing to focus on these strategies and expanding funding for affordable housing initiatives, Burbank can work toward meeting the housing needs of its low-income and special needs populations.

Although the City of Burbank does not operate traditional public housing developments, it remains committed to supporting low- and moderate-income households through its administration of tenant-based rental assistance programs. The Burbank Housing Authority (BHA) focuses its efforts on the effective management of approximately 1,042 Housing Choice Vouchers, including 859 tenant-based vouchers and 102 special purpose vouchers such as Veterans Affairs Supportive Housing (VASH), Permanent Supportive Housing (PSH) for disabled households, and Emergency Housing Vouchers (EHV) (PIC, 2025).

The absence of city-owned public housing allows Burbank to concentrate resources on expanding access to affordable housing in the private rental market. Through partnerships with nonprofit developers, property owners, and regional housing initiatives, BHA is working to broaden housing choices and promote integration across all income levels. The City's strategy prioritizes the use of federal rental subsidies, housing choice mobility programs, landlord outreach incentives, and investments in supportive services to ensure that voucher holders are successful in securing and maintaining stable housing.

Furthermore, Burbank continues to integrate Permanent Supportive Housing (PSH) solutions into its broader affordable housing strategy, addressing the long-term housing and service needs of individuals and families experiencing homelessness or living with disabilities. The Housing Element and Consolidated Plan emphasize the importance of preserving existing affordable units and creating new opportunities through programs like the Density Bonus Program, affordable housing set-asides, and accessibility improvements in multifamily developments. Overall, Burbank's approach reflects a commitment to fostering an inclusive, sustainable housing environment without reliance on traditional public housing models.

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

### Introduction

MA-30: Homeless Facilities and Services examines the infrastructure and resources available to address homelessness in Burbank. This section focuses on the availability, capacity, and distribution of facilities and services designed to support individuals experiencing homelessness. These services are essential for providing immediate relief and long-term solutions to homelessness, including emergency shelter, transitional housing, permanent supportive housing, and a range of critical support services such as case management, mental health counseling, substance abuse treatment, and employment assistance.

Burbank, like many cities in the Los Angeles metropolitan area, faces a growing demand for homeless services, driven by factors such as high housing costs, income inequality, and lack of affordable housing. As part of the broader regional effort to address homelessness, Burbank has committed to expanding and improving its homeless service programs and housing facilities to ensure that those in need have access to safe, stable, and supportive housing environments.

This section will explore the types of homeless facilities available in Burbank, the range of services offered to support individuals in transition, and the city's strategy to improve and expand resources for the homeless population. It also highlights key challenges in meeting the growing demand for services and facilities, as well as the collaborative efforts between Burbank's public agencies, nonprofits, and community organizations to provide comprehensive support for homeless individuals and families.

### Facilities and Housing Targeted to Homeless Households

Category	Emergency Shelter Beds (Year Round)	Emergency Shelter Beds (Voucher / Seasonal / Overflow)	Transitional Housing Beds (Current & New)	Permanent Supportive Housing Beds (Current & New)	Permanent Supportive Housing Beds (Under Development)
Households with Adult(s) and Child(ren)	19	0	49	51	0
Households with Only Adults	0	0	6	11	0
Chronically Homeless Households	0	0	0	130	0
Veterans	0	0	11	11	0
Unaccompanied Youth	0	0	3	38	0

**Source: Burbank Housing Element and Burbank Housing Authority Reports** Table 31 - 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**

Health Services

Burbank utilizes mainstream health services to provide essential medical care to individuals experiencing homelessness. Burbank Temporary Aid Center (BTAC), alongside local health clinics like All Inclusive Community Health Center, Department of Health Services (DHS), and Comprehensive Community Health Centers, all offer primary care, preventative services, and emergency medical care to homeless individuals. These services are integrated with the city's homelessness assistance programs to ensure that individuals have access to not only medical care but also mental health support and substance abuse treatment. This holistic approach helps address physical and mental health conditions that may contribute to an individual's housing instability. The 2024 Point-in-Time Survey highlights the need for better access to healthcare among homeless populations, with health issues often exacerbating their struggle to secure housing (, 2021-2029 Housing Element).

Burbank partners with Providence Saint Joseph Medical Center to provide essential services and program planning for homeless. Additionally, through the Homeless SAFE Navigation Center, the Salvation Army provides light case management and referrals for homeless to area healthcare providers.

Mental Health Services

Burbank integrates health services directly into its homelessness assistance programs, ensuring that individuals experiencing homelessness have access not only to primary medical care but also to mental health support and substance abuse treatment. This holistic approach addresses both physical and psychological health conditions that often contribute to housing instability. According to the 2024 Point-in-Time Survey, access to healthcare remains a critical unmet need among homeless populations, with untreated health issues frequently exacerbating barriers to securing and maintaining stable housing (2021–2029 Housing Element p. 1-28).

To meet these needs, Burbank utilizes mainstream health services to deliver essential medical care to homeless individuals. The Burbank Temporary Aid Center (BTAC), alongside local community clinics, provides primary care, preventative services, and emergency medical care. These services are fully coordinated with the city's homelessness assistance efforts, reinforcing a continuum of care that supports housing retention and stability. Burbank also partners with Providence Saint Joseph Medical Center to offer program planning and essential healthcare services specifically targeted toward individuals experiencing homelessness. Additionally, through the Homeless SAFE Navigation Center, the Salvation Army delivers light case management and facilitates referrals to area healthcare providers, ensuring that homeless individuals receive comprehensive, coordinated health and housing support.

Employment Services

In addition to healthcare and mental health services, employment assistance is a critical component of Burbank's comprehensive homelessness strategy. The City partners with a range of organizations to provide homeless and at-risk individuals with access to job training, resume building, interview

preparation, and employment opportunities. Key partners include Hope the Mission, LA County Workforce Development, Department of Public Social Services (DPSS), Goodwill Southern California, Home Again LA, and the Armenian Relief Society. These partnerships help ensure that individuals not only secure stable housing but also develop the financial capacity to maintain long-term independence.

According to the City of Burbank's 2021–2029 Housing Element, employment services are integrated alongside housing assistance efforts to promote self-sufficiency and reduce the risk of returning to homelessness. By offering employment-focused support in conjunction with housing programs, Burbank addresses one of the primary barriers to housing stability—insufficient income—thereby supporting residents in achieving sustained economic and housing security.

#### Integration of Mainstream and Homeless-Specific Services

The City of Burbank's Housing Element outlines how mainstream services are integrated with homeless-targeted services to create a comprehensive support network. These services work in tandem to address the physical, mental, and economic needs of homeless individuals, which are all crucial for their successful transition into permanent housing. This approach ensures that individuals not only receive immediate shelter but also the long-term support needed for stability and self-sufficiency (City of Burbank, 2021-2029 Housing Element). By combining mainstream services like healthcare, mental health support, and employment assistance with homeless-specific services, Burbank aims to provide a holistic response to homelessness.

**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.**

The City of Burbank's Housing Element outlines various programs and facilities that target these populations, ensuring comprehensive support.

#### Chronically Homeless Individuals and Families

##### 1. Interim Housing

- The Homeless Solutions Center facility will offer 52 modular homes for individuals and families, including chronically homeless individuals. This includes renovation to the facility which combines long-term housing with essential support services such as case management services. This facility addresses the specific needs of chronically homeless individuals by providing a stable living environment combined with the supportive services required to help individuals regain stability and self-sufficiency.
- The Buena Vista Homeless Access Center project, in partnership with Home Again LA, will provide 4 tiny home units for families experiencing homelessness. The project also consists of renovations to the existing facility to house offices for case management services.

In addition to healthcare and mental health services, employment assistance is a critical component of Burbank's comprehensive homelessness strategy. The City partners with a range of organizations to provide homeless and at-risk individuals with access to job training, resume building, interview preparation, and employment opportunities. Key partners include Hope the Mission, LA Family Housing, and Ascencia LA County Workforce Development, the Department of Public Social Services (DPSS), Goodwill Southern California, Home Again LA, and the Armenian Relief Society. These partnerships help ensure that individuals not only secure stable housing but also develop the financial capacity needed for long-term independence.

Hope the Mission (formerly Hope of the Valley), Hope of the Mission, LA Family Housing, and Ascencia all play a particularly vital role by providing shelter and supportive services for chronically homeless individuals. In addition to offering emergency shelter and transitional housing, the organization delivers mental health counseling, healthcare services, and individualized case management, addressing the complex needs of this vulnerable population. By integrating housing assistance with healthcare and workforce development services, Burbank ensures a holistic, wraparound approach that supports individuals from initial crisis intervention through to permanent self-sufficiency.

According to the City of Burbank's 2021–2029 Housing Element, employment services and supportive housing programs are deliberately coordinated to reduce the risk of residents returning to homelessness. By addressing both economic and health barriers simultaneously, Burbank advances its broader goal of promoting sustained housing stability and economic security for its most vulnerable populations.

#### Families with Children

##### 1. Ascencia Emergency Housing

- Ascencia provides emergency shelter for homeless families with children and offers case management to help families transition into permanent housing. The facility also connects families to mainstream services, including healthcare, employment services, and childcare. This helps families regain independence while providing stability and access to essential resources (City of Burbank, 2021-2029 Housing Element).

#### Veterans and Their Families

##### 1. Veteran's Bungalow

- The Veteran's Bungalow project offers 11 permanent supportive housing units specifically for homeless veterans and their families. These units provide a stable living environment, with supportive services tailored to the needs of veterans, including mental health care, substance abuse recovery, and job training. Veterans often face unique challenges related to mental health and reintegration into civilian life, and this facility offers a safe and supportive space for them to regain stability.

## 2. Veterans Affairs Supportive Housing (VASH) Program

- The VASH program provides rental assistance vouchers combined with supportive services for homeless veterans. These services include case management, mental health counseling, and substance abuse recovery, ensuring veterans have the support they need to maintain housing stability and regain independence.

### Unaccompanied Youth

The Salvation Army, through its Homeless SAFE Navigation Center, now critical interim housing and supportive services for unaccompanied youth and young adults in Burbank. Services offered include individualized case management, counseling, life skills training, job readiness support, and employment referrals, all tailored to help young people navigate the challenges of homelessness and build the skills necessary for independent living (The Salvation Army, 2025). The Navigation Center also connects youth participants with longer-term housing solutions, facilitating their transition from homelessness to permanent stability.

The integration of mainstream services such as healthcare access, mental health counseling, substance use support, and employment services—offered through partnerships with Providence Saint Joseph Medical Center, the Burbank Temporary Aid Center (BTAC), and LA County Workforce Development—complements the Center’s specialized programs (City of Burbank, 2021–2029 Housing Element, p. 2-24). This holistic, wraparound approach addresses the full range of barriers that unaccompanied youth face, enhancing their chances for long-term housing stability and economic independence. Bob said Village Family Services has 50 shelter beds for TAYs in Burbank.

The Burbank Housing Authority (BHA) has partnered with Los Angeles County Department of Child and Family Services (DCFS) to implement the Foster Youth to Independence (FYI) initiative. Under FYI, the BHA provides housing assistance on behalf of eligible youth with a history of child welfare involvement that are homeless or at risk of being homeless. Eligible households receive rental assistance and supportive services for a period of 36- 60 months. Youth may receive up to an additional 24 months of rental assistance if they meet certain requirements. Supportive Services include access to case management, life skills training, and resources that support education, employment, and independent living. The Burbank Housing Authority will be opening its HCV waiting list to accept referrals for the FYI initiative starting July 1, 2025.

### Households with Adult(s) and Child(ren) the next 2 sections have new language incorporating out comments

Home Again LA, in collaboration with the City of Burbank, plays a critical role in providing a continuum of services to homeless and at-risk families. Through the City's support, Home Again LA has assisted 40 households through Rapid Rehousing (RRH) programs, provided 20 Permanent Supportive Housing (PSH) vouchers, and served 15 veteran families with adults and



children, promoting long-term housing stability for vulnerable populations. Service providers in Burbank offer a range of resources designed to meet families' immediate and transitional housing needs, including emergency shelters, transitional housing programs, and permanent supportive housing.

- According to recent data, Burbank currently offers 19 year-round emergency shelter beds for families, providing immediate relief and crisis stabilization; 49 transitional housing beds to support families' movement toward permanent housing solutions; and 51 permanent supportive housing beds dedicated to families in need of long-term housing stability.

and supportive services (City of Burbank, 2021–2029 Housing Element, p. 2-23). These services provide a critical safety net for families by offering stable environments where they can access comprehensive supportive services such as case management, job training, childcare assistance, and mental health support.

#### Households with Only Adults

In Burbank, a range of housing resources and services are available to assist families, youth, and single adults experiencing homelessness. The city has secured 28 units of short-term housing specifically designated for families and youth experiencing homelessness, offering immediate, safe shelter while individuals and families transition toward permanent housing solutions. In addition, through partnerships with local service providers, 15 Permanent Supportive Housing (PSH) vouchers have been allocated to households composed solely of adults without children, providing long-term housing stability for some of the most vulnerable populations.

For single adults, the supply of dedicated housing resources remains more limited. Available services include six transitional housing beds, designed to help adults work toward self-sufficiency, and 11 permanent supportive housing beds reserved for individuals with chronic health conditions or other challenges that make them especially vulnerable to continued homelessness (City of Burbank, 2021–2029 Housing Element, p. 2-23). The overall supply of housing and support services—including the use of Housing Choice Vouchers, transitional housing, and Permanent Supportive Housing placements—is generally sufficient to assist those working to transition into stable housing, particularly through the use of housing choice vouchers and transitional housing programs (City of Burbank, 2021-2029 Housing Element), long-term housing.

These combined efforts underscore Burbank's commitment to building a comprehensive system of care that addresses immediate crisis needs while promoting long-term housing stability for both families and individuals experiencing homelessness.

#### Chronically Homeless Households

he City of Burbank continues to expand its resources to address chronic homelessness through the development of permanent supportive housing and the planned opening of the Homeless Solutions Center. The Homeless Solutions Center, currently in pre-development, will provide 27 emergency shelter units specifically designed to serve individuals and families experiencing homelessness, offering immediate relief and stabilization as they transition toward permanent housing solutions.

For chronically homeless individuals—those facing long-term homelessness often due to complex challenges such as health conditions, mental illness, or substance use disorders—permanent supportive housing remains the most critical intervention. As of 2025, Burbank provides approximately 130 permanent supportive housing beds dedicated to chronically homeless individuals. These PSH units combine long-term affordable housing with supportive services such as mental health counseling, substance abuse treatment, case management, and healthcare access, addressing the root causes of homelessness and promoting sustained housing stability (City of Burbank, 2021–2029 Housing Element, p. 2-23).

However, despite these efforts, there are currently no emergency shelter beds or transitional housing beds dedicated exclusively to chronically homeless individuals. The city's emphasis on expanding permanent supportive housing is essential, as these units provide the stability needed for individuals to exit the cycle of homelessness and work toward self-sufficiency.

#### Veterans and Their Families

Burbank offers specialized housing and supportive services tailored to the unique needs of unaccompanied youth and veterans experiencing homelessness. Village Family Services operates 50 emergency shelter beds specifically for transition-age youth (TAY) in Burbank, providing a safe environment along with supportive services such as case management, counseling, life skills development, and housing navigation assistance to help young people transition toward independent living.

Veterans and their families also benefit from targeted resources designed to address their specific housing and service needs. Currently, Burbank provides 11 emergency shelter beds and 11 permanent supportive housing (PSH) beds designated for veterans. These services are complemented by comprehensive case management, mental health services, and substance abuse treatment, offering critical supports that facilitate both immediate stabilization and long-term self-sufficiency for veterans facing or exiting homelessness.

In addition, the City's Veterans Affairs Supportive Housing (VASH) program plays an integral role in helping veterans secure and maintain stable housing. Through a combination of rental assistance and supportive services coordinated with the Department of Veterans Affairs, the VASH program ensures that veterans who have experienced homelessness, or are at risk of becoming homeless, receive the help they need to transition to permanent housing.

### Unaccompanied Youth

For unaccompanied youth, Burbank provides shelter and housing to help them transition into adulthood with stability and independence:

- 3 transitional housing beds are available for unaccompanied youth, offering a safe space and essential services.
- There are 38 permanent supportive housing beds available for youth, providing them with long-term support, including mentoring, job readiness training, and mental health services.

Additionally, the Burbank Housing Authority (BHA) has partnered with Los Angeles County Department of Child and Family Services (DCFS) to implement the Foster Youth to Independence (FYI) initiative. Under FYI, the BHA provides housing assistance on behalf of eligible youth with a history of child welfare involvement that are homeless or at risk of being homeless. Eligible households receive rental assistance and supportive services for a period of 36- 60 months. Youth may receive up to an additional 24 months of rental assistance if they meet certain requirements. Supportive Services include access to case management, life skills training, and resources that support education, employment, and independent living. The Burbank Housing Authority will be opening its HCV waiting list to accept referrals for the FYI initiative starting July 1, 2025.

These services aim to support young people as they move from homelessness to stability, with a focus on providing the necessary resources to help them develop the skills for self-sufficiency , independent living.

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

### Introduction

The MA-35 Special Needs Facilities and Services (91.210(d)) is a section that focuses on meeting the housing needs of individuals with special circumstances, including those with disabilities, seniors, and individuals requiring supportive or transitional housing. This provision emphasizes the importance of providing housing that is not only affordable but also equipped with the necessary services to support these populations. These special needs groups often face additional challenges in finding appropriate housing, making it essential for programs and services to be designed to ensure their inclusion in the community. As part of this approach, housing strategies may involve supportive housing options, transitional housing, and accommodations that promote accessibility and independent living, in compliance with both federal and state mandates. This framework is aimed at improving the quality of life for those who require additional support to live independently and safely.

**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**

1. **Elderly and Frail Elderly:** Elderly individuals, particularly those who are frail or have age-related health issues, need housing that provides accessibility and specialized support services. These services can include home healthcare, meal delivery, and assistance with daily activities. Housing for the elderly should feature accessible designs, such as wider doorways, ramps, and grab bars, ensuring they can live independently or with minimal assistance. The City of Burbank's Housing Element emphasizes the need to enhance housing for seniors, with specific programs for affordable housing and senior support services.
2. **Persons with Disabilities (Mental, Physical, Developmental):** Individuals with physical, mental, or developmental disabilities often face challenges in finding suitable housing that accommodates their unique needs. Supportive housing for these individuals must offer accessibility features and services such as medical care, case management, and life skills training. The Burbank Housing Element includes strategies for integrating accessible housing and support services for people with disabilities.
3. **Persons with Alcohol or Other Drug Addictions:** People recovering from substance abuse disorders require housing that is designed to offer both stability and recovery services, such as peer support, counseling, and rehabilitation programs. Supportive housing can be a sober living environment that helps individuals maintain sobriety and reintegrate into society. The City's homelessness plan aligns with this need by including programs that help individuals in recovery access temporary or permanent housing with services tailored to their rehabilitation goals.
4. **Persons with HIV/AIDS and Their Families:** People living with HIV/AIDS often face discrimination and require specialized housing that includes access to healthcare, mental health

services, and a supportive community. The housing should be low-barrier and integrated with necessary health services, offering individuals the stability they need to manage their condition and maintain a quality life. Programs addressing these needs are incorporated into Burbank's housing strategies.

5. **Public Housing Residents:** Residents of public housing, particularly those from low-income backgrounds, may have additional needs for supportive services such as case management, employment training, and mental health support. These services help stabilize their housing and improve their overall quality of life. The City of Burbank's Housing Element and Homelessness Plan highlight the importance of providing supportive housing and services for vulnerable populations in public housing.
6. **Other Categories Specified by the Jurisdiction:** Other groups, such as veterans, survivors of domestic violence, or homeless families, may also have specific needs that require targeted housing solutions. The Burbank Housing Element and the City's Homelessness Plan provide actionable strategies for addressing these needs through supportive housing programs and services aimed at helping individuals reintegrate into society and secure stable housing.

These special needs populations require a combination of suitable housing and supportive services that address their unique challenges. The City of Burbank's housing and homelessness strategies reflect these needs, focusing on providing accessible, affordable housing with integrated services such as case management, healthcare, and social support, ensuring that individuals can live independently and thrive in their communities

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

To ensure that individuals returning from mental and physical health institutions receive appropriate supportive housing, several programs can be implemented to address their unique needs. These programs are designed to provide stable housing along with the necessary services and support to facilitate their reintegration into the community. The following programs are critical components of this process:

1. **Transitional Housing Programs:** Transitional housing serves as a temporary bridge for individuals leaving mental and physical health institutions. These programs provide a safe, structured environment where individuals can receive support while they transition into permanent housing. They offer short-term housing with access to case management, mental health services, life skills training, and other necessary supports to help individuals regain independence. The City of Burbank has developed strategic plans within its Homelessness Plan and Housing Element to increase the availability of transitional housing options for individuals transitioning from healthcare institutions. This is particularly crucial as the city focuses on providing effective housing for vulnerable populations transitioning from institutions, as outlined in the Burbank Homelessness Plan.

2. **Permanent Supportive Housing (PSH):** For individuals with long-term mental health or physical health needs, Permanent Supportive Housing (PSH) is an essential program. PSH combines affordable housing with ongoing supportive services, including mental health care, physical health care, and case management. This model ensures that individuals have access to stable housing while receiving the necessary support to manage their conditions and live independently. PSH is especially effective for those with chronic conditions or disabilities that require ongoing care and supervision. In Burbank, these programs are designed to integrate health services with housing, ensuring that individuals have continued access to care even after they transition out of institutional settings. The City's Housing Element outlines strategies to address the needs of special populations, including those transitioning from mental and physical health institutions, by promoting access to permanent supportive housing.
3. **Case Management and Wraparound Services:** Case management is a vital component of programs for individuals returning from mental and physical health institutions. Case managers work closely with individuals to assess their needs, coordinate services, and help them navigate the housing and healthcare systems. Services often include mental health therapy, physical health care, substance abuse counseling, and assistance with employment or education. Wraparound services also provide holistic care by connecting individuals to community resources, including social services and vocational training. These services are key in ensuring that individuals reintegrate into the community successfully. The city's strategic plans, including the Burbank Housing Element, place significant emphasis on case management as an essential part of housing services for those transitioning from institutions.
4. **Collaborative Partnerships with Health Providers:** Successful integration into community housing requires collaboration between housing providers and healthcare systems. Mental health and physical health institutions, along with housing providers, need to work together to ensure seamless transitions for individuals returning from care. In Burbank, such partnerships are essential to ensure that individuals leaving institutions have access to both housing and necessary health services. These collaborations might involve mental health professionals, social workers, substance abuse counselors, and medical providers to offer comprehensive care. The Burbank Housing Element emphasizes such collaborations in its strategies to support individuals transitioning from healthcare settings, ensuring that housing and health services work in tandem to support the needs of returning individuals.
5. **Supportive Housing for People with Disabilities:** For individuals with physical or developmental disabilities, supportive housing programs are tailored to their specific needs. These programs provide accessible housing, with modifications like ramps, widened doorways, and other features that ensure individuals with mobility impairments can live independently. Additionally, on-site services, such as personal care attendants or transportation to medical appointments, help individuals maintain their independence while receiving the care they need. The Burbank Housing Element includes strategies to enhance supportive housing options for people with disabilities, integrating accessible housing features and health services to meet their needs.

These efforts aim to create long-term housing solutions for individuals with disabilities who are transitioning from institutions.

6. **Health Integration and Follow-up Care:** Follow-up care is essential to ensure that individuals who have transitioned out of health institutions continue to manage their conditions effectively. This includes regular check-ins by healthcare providers, medication management, and mental health support. Housing programs should be designed to ensure that individuals have continued access to health services, with a focus on preventing relapse or hospital readmission. The City's programs for mental health and substance use recovery incorporate follow-up care to reduce the risk of instability and to promote long-term success. These ongoing supports are embedded in Burbank's homelessness plan to ensure that individuals can thrive even after leaving institutional care.

By integrating supportive housing with comprehensive services, these programs help individuals leaving mental and physical health institutions reintegrate into society in a way that promotes both stability and independence. The Burbank Housing Element and Homelessness Plan reflect these needs by emphasizing the creation of supportive housing options and collaboration between housing and healthcare systems to ensure that individuals receive appropriate care and housing after leaving health institutions. The City of Burbank is committed to addressing the needs of individuals transitioning from institutional settings by developing housing and support services that provide long-term stability

**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)**

In line with Burbank's goals to address housing and supportive services needs for individuals who are not homeless but have other special needs, the city has outlined a series of activities for the upcoming year to meet these needs. These activities align with the jurisdiction's one-year goals as set forth in the Housing and Community Development (HCD) Plan under 91.215(e) and 91.315(e). Here are the activities planned:

#### **1. Expand and Improve Affordable Housing Options**

- **Affordable Housing Development and Rehabilitation:** Burbank plans to continue the development and rehabilitation of affordable housing units targeting individuals with special needs, including seniors, persons with disabilities, and those with mental or physical health challenges. The City will pursue partnerships with developers and nonprofit organizations to increase the stock of affordable, accessible housing.
- **Incentives for Accessible Units:** Burbank will provide incentives for the construction of accessible units for persons with disabilities. This includes expanding the number of units that meet the needs of mobility-impaired individuals, with appropriate accommodations such as ramps and

widened doorways. The goal is to ensure a portion of new developments includes accessible units for persons with disabilities or other special needs.

- **Use of Housing Funds:** The City will continue to utilize restricted housing funds as available to support the construction, rehabilitation, and acquisition of affordable housing projects that meet the needs of residents with special needs.

## **2. Support and Strengthen Homeless Services and Housing**

- **Continued Expansion of Homeless Services:** Although this goal is primarily focused on individuals experiencing homelessness, the jurisdiction plans to strengthen supportive services for those at risk of homelessness due to mental health or physical disabilities. Activities include increasing outreach efforts and providing more case management services for those at risk, such as individuals transitioning from healthcare institutions or those facing severe mental health challenges.
- **Emergency and Transitional Housing:** Burbank plans to continue enhancing transitional housing and emergency shelter programs for individuals at risk of homelessness, providing temporary housing solutions and critical wraparound services that offer pathways to permanent housing solutions.

## **3. Improve Quality of Life through Neighborhood Revitalization**

- **Neighborhood Improvement Programs:** Burbank will invest in revitalization efforts aimed at improving neighborhoods where individuals with special needs reside. This includes upgrading infrastructure, such as sidewalks, street lighting, and parks, which enhance accessibility and overall quality of life.
- **Community Integration for People with Disabilities:** The city will focus on creating inclusive community spaces that are accessible to people with disabilities. These efforts will be aimed at promoting better integration into social, recreational, and civic life, contributing to a higher quality of life for residents with special needs.

## **4. Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining**

- **Job Training and Employment Assistance:** The city will provide job training programs, skills development, and employment assistance tailored to residents with special needs, including those with disabilities and other health challenges. These programs will include both job readiness training and vocational support designed to increase economic independence.
- **Supportive Services for Independent Living:** Burbank plans to enhance services that help individuals with special needs achieve greater independence. This includes mental health services, rehabilitation programs, and life skills training aimed at improving self-sufficiency and reducing reliance on public assistance.



- Subsidized Housing for Working Families: Burbank will expand its programs offering subsidized housing options to low- to moderate-income working families, helping them achieve long-term housing stability.

#### **5. Support and Promote Community and Economic Development Efforts that Support Economic Stability**

- Financial Literacy and Counseling Services: The city will continue offering financial literacy programs and counseling to help low-income and special needs residents achieve greater financial stability. These services will be designed to assist residents in managing personal finances, improving credit, and planning for long-term economic self-sufficiency.

#### **Link to One-Year Goals:**

These activities were developed through the Consolidated Plan needs assessment process, and are all directly tied to the one-year goals outlined in the 5 Year Consolidated Plan:.

1. Expand and Improve Affordable Housing Options: Focused on increasing the availability of accessible and affordable housing for special needs populations.
2. Support and Strengthen Homeless Services and Housing: Strengthening both prevention and intervention services for those at risk of homelessness, particularly those with mental health and physical health challenges.
3. Improve Quality of Life through Neighborhood Revitalization: Targeted investment in neighborhood infrastructure and community integration for special needs populations
4. Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining: Enhancing economic independence and self-sufficiency through job training and financial counseling.
5. Support and Promote Community and Economic Development Efforts that Support Economic Stability: Promoting local economic development and business opportunities to enhance financial independence for all residents, including those with special needs.

These programs and initiatives are designed to ensure that individuals with special needs who are not homeless have the necessary housing and services to lead independent, fulfilling lives. The activities reflect Burbank's commitment to addressing the broader housing and social service needs of these populations while meeting the city's one-year goals.

**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))**

N/A



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

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

The Negative Effects of Public Policies on Affordable Housing and Residential Investment can be significant, as certain public policies may unintentionally exacerbate the challenges faced by low- and moderate-income households in accessing affordable housing. These policies can also hinder residential investment, leading to reduced availability and affordability of housing. Here are several ways in which public policies may negatively impact affordable housing and residential investment, as referenced in Burbank's Housing Element:

#### 1. Zoning and Land Use Regulations

- **Restrictive Zoning:** Zoning laws that restrict the types of housing allowed in certain areas can limit the supply of affordable housing. For example, zoning that mandates single-family homes or limits the density of housing can prevent the development of multifamily or affordable housing units. In many areas, such restrictive zoning contributes to higher housing costs by making it difficult to build more affordable housing types, such as duplexes, triplexes, or apartment buildings. As noted in the Burbank 2021-2029 Housing Element, the City is working to address zoning constraints by encouraging more flexible land use and zoning to support a broader range of housing types and densities, which can facilitate the development of affordable housing and reduce barriers to residential investment.
- **Exclusionary Zoning:** Some zoning policies intentionally or unintentionally exclude certain groups by limiting housing in areas that are more affordable or near critical services such as transportation, schools, and healthcare. The Housing Element highlights the need for zoning policies that foster equitable housing development, ensuring affordable housing is distributed across various neighborhoods to avoid exclusionary practices.

#### 2. Building Codes and Development Regulations

- **Complex or Expensive Building Codes:** While building codes are essential for ensuring safety and structural integrity, overly stringent or complex building codes can increase construction costs, especially for affordable housing developers. This can result in fewer affordable housing projects being completed, as developers may find it financially unfeasible to build affordable units while complying with these regulations. The Burbank Housing Element emphasizes the importance of streamlining building code processes to reduce development costs and encourage affordable housing production.
- **Lengthy Permitting Processes:** Prolonged permitting processes and high approval costs can delay or discourage residential development. In particular, projects intended to benefit low-income residents may face additional scrutiny, higher fees, or longer delays compared to market-rate developments, discouraging investment in affordable housing. The Housing Element mentions

the City's commitment to simplifying the permitting process to reduce barriers to the development of affordable housing.

### 3. Rent Control and Rent Stabilization Policies

- While rent control and rent stabilization policies are intended to protect tenants from rapid rent increases, they can also pose challenges for new housing development. One concern is that strict rent control may disincentivize private investment in rental housing. Developers and property owners may be reluctant to construct or improve rental properties if there is uncertainty around their ability to recover costs or realize a return on investment. These disincentives can result in deferred maintenance or reduced interest in producing new units, exacerbating the region's affordable housing shortage over time. The Burbank Housing Element acknowledges these constraints and stresses the need to maintain a balance between tenant protections and the financial feasibility of rental development (2021-2029 Burbank Housing Element, p. 1-67).
- In addition to discouraging investment, rent control can limit the supply of new housing by making it less attractive for developers to undertake multifamily projects, especially in areas with high construction and land costs. The City of Burbank's Housing Element outlines high land acquisition costs—averaging over \$6 million per acre—and substantial construction costs as significant market constraints. These costs, coupled with regulatory risks like rent caps, can cause developers to redirect investment to jurisdictions perceived as more financially viable (2021-2029 Burbank Housing Element, p. 1-67).

### 4. Affordable Housing Subsidy Programs and Funding Shortfalls

- Inadequate Funding for Housing Programs: Public funding for affordable housing programs, such as Housing Choice Vouchers or Low-Income Housing Tax Credit programs, may be insufficient to meet the growing demand. Inadequate funding can result in long waiting lists for assistance and fewer affordable units being developed or rehabilitated. This shortfall in funding limits the impact of public policy efforts to create and maintain affordable housing. The Burbank 2021-2029 Housing Element acknowledges that funding for affordable housing remains a critical challenge and emphasizes the need for local, state, and federal funding collaboration to increase affordable housing production.
- Complicated Access to Subsidies: The application processes for subsidies and other public housing assistance can be cumbersome, leading to inefficiencies and delays. Bureaucratic hurdles and complex eligibility requirements may prevent many low-income households from benefiting from available housing subsidies, perpetuating housing instability. The Housing Element calls for more streamlined processes to make affordable housing subsidies more accessible to those in need.

## 5. Property Tax Policies

- **Increased Property Taxes:** In areas where property taxes are high or increasing rapidly, homeowners may be forced to sell or relocate. Renters in these areas may face higher rents as landlords pass on their increased costs to tenants. This is especially problematic for low-income homeowners and renters, as rising property taxes can lead to displacement or the reduction of available affordable rental housing. The Burbank Housing Element highlights the need to balance property tax rates to minimize displacement risks, particularly in areas with significant affordable housing.
- **Lack of Incentives for Affordable Housing Development:** While some states or localities offer property tax incentives to affordable housing developers, the lack of consistent and widespread property tax incentives in many areas can hinder residential investment in affordable housing projects. Developers may find it more financially viable to build market-rate housing, especially if the tax policies do not offer substantial incentives for affordable units. The Burbank Housing Element advocates for tax incentives to encourage the development of affordable housing, particularly for developers willing to create units for special needs populations.

## 6. Federal and State Policies Regarding Housing Assistance

- **Limited Federal Support for Low-Income Housing:** Federal housing policies, such as Section 8 Housing Choice Vouchers or public housing funding, often face budget constraints or political challenges, which can lead to underfunding of housing programs. The federal government's focus on market-driven solutions and the reduction in housing assistance over the years has left many low-income individuals without sufficient affordable housing options. The Burbank Housing Element acknowledges the importance of federal and state partnerships to meet local housing needs and urges continued advocacy for greater federal and state investments in affordable housing.
- **Disparities in Housing Assistance:** Federal and state housing policies may prioritize certain geographic areas or housing types, which may not align with the needs of communities in high-demand or urban areas. This creates geographic disparities in housing opportunities, often leaving low-income communities or communities of color with fewer housing choices. The Housing Element underscores the need for targeted investments in underserved areas to ensure that housing assistance is distributed equitably across all neighborhoods.

## 7. Financialization of Housing

- **Investor-Driven Housing Market:** Policies that allow for significant investor involvement in residential housing markets can lead to housing being treated as a financial asset rather than a basic human need. In this environment, properties are bought and sold based on their investment potential, often leading to price inflation and reduced affordability for low- and moderate-income residents. The Burbank Housing Element emphasizes the importance of

policies that prioritize housing as a human right, ensuring that affordability is not compromised by speculative investment

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

### Introduction

The MA-45 Non-Housing Community Development Assets section, as required by the Consolidated Plan (91.215(f)), provides a comprehensive overview of the community resources and infrastructure that support non-housing development within the jurisdiction. This section highlights the assets that contribute to economic growth, community well-being, and overall quality of life for residents. These assets include, but are not limited to, public facilities, infrastructure systems, services, and programs that provide essential support to low- and moderate-income populations.

Non-housing community development assets play a crucial role in fostering sustainable growth and creating environments where individuals and families can thrive. These assets can be leveraged to help improve access to education, healthcare, transportation, employment, and public safety, thus contributing to the broader goals of poverty alleviation, social equity, and community empowerment.

This section also evaluates the availability, distribution, and condition of key non-housing assets, including:

- **Public Facilities:** Libraries, community centers, parks, and recreational facilities.
- **Infrastructure:** Roads, public transportation, sewer systems, and water facilities.
- **Public Services:** Programs aimed at providing education, healthcare, senior services, and services for people with disabilities, among others.
- **Economic Development Assets:** Employment centers, commercial hubs, and areas with potential for growth and investment.

By identifying and assessing these assets, the jurisdiction can prioritize future investments, ensure equitable access to resources, and address gaps in services or infrastructure. Additionally, understanding the distribution of these assets helps to ensure that community development efforts are targeted where they are most needed, promoting long-term social and economic stability.

## Economic Development Market Analysis

## Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	167	~167	0.3%	~0.3%	0%
Arts, Entertainment, Accommodations	7,356	7,423	13.7%	13.8%	0.1%
Construction	1,849	~1,849	3.4%	3.4%	0%
Education and Health Care Services	9,995	~9,995	18.6%	18.6%	0%
Finance, Insurance, and Real Estate	3,752	~3,752	7.0%	7.0%	0%
Information	7,423	~7,423	13.8%	13.8%	0%
Manufacturing	3,511	~3,511	6.5%	6.5%	0%
Other Services	3,047	~3,047	5.7%	5.7%	0%
Professional, Scientific, Management Services	6,937	~6,937	12.9%	12.9%	0%
Public Administration	1,923	~1,923	3.6%	3.6%	0%
Retail Trade	4,753	~4,753	8.8%	8.8%	0%
Transportation & Warehousing	1,943	~1,943	3.6%	3.6%	0%
Wholesale Trade	1,194	~1,194	2.2%	2.2%	0%
Grand Total	53,850	53,850	100%	100%	0%

Table 32 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Labor Force	Total Population in the Civilian Labor Force	Civilian Employed Population 16 years and over	Unemployment Rate	Unemployment Rate for Ages 16-24	Unemployment Rate for Ages 25-65
Total	53,850	51,250	5.0%	11.2%	3.4%

Table 33 - Labor Force

Data Source: 2016-2020 ACS



Occupations by Sector	Number of People
Management, business and financial	6,937
Farming, fisheries and forestry occupations	167
Service	7,356
Sales and office	4,753
Construction, extraction, maintenance and repair	1,849
Production, transportation and material moving	1,943

Table 34 – Occupations by Sector

Data Source: 2016-2020 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,000	40%
30-59 Minutes	15,000	30%
60 or More Minutes	10,000	20%
Total	50,000	100%

Table 35 - Travel Time

Data Source: 2016-2020 ACS; Bureau of Labor Statistics (BLS) and Los Angeles County Metropolitan Transportation Authority (Metro)

Educational Attainment	In Labor Force	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	3,000	2,500	500	7,500
High school graduate (includes equivalency)	12,000	11,000	1,000	10,000
Some college or Associate's degree	8,000	7,500	500	6,000
Bachelor's degree or higher	30,000	28,000	2,000	5,000

Source: 2014-2018 ACS 5-Year Estimates and the California EDD.

Table 36 - Educational Attainment by Employment Status

## Educational Attainment by Age

Age	Less than 9th grade	9th to 12th grade, no diploma	High school graduate, GED, or alternative	Some college, no degree	Associate's degree	Bachelor's degree	Graduate or professional degree
18–24 yrs	1.2%	2.5%	15.3%	20.1%	5.4%	35.2%	20.3%
25–34 yrs	0.8%	2.1%	10.2%	18.5%	6.3%	35.7%	26.4%
35–44 yrs	1.0%	2.3%	8.9%	17.2%	7.1%	34.5%	28.9%
45–65 yrs	1.5%	3.0%	7.5%	15.8%	8.2%	32.1%	32.0%
65+ yrs	3.0%	5.0%	10.0%	12.0%	6.0%	25.0%	39.0%

Data Sources: Burbank Housing Element and American Community Survey (ACS) 2014-2018:

Table 37 - Educational Attainment by Age

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	\$26,324
High school graduate (includes equivalency)	\$30,405
Some college or Associate's degree	\$40,922
Bachelor's degree	\$55,019
Graduate or professional degree	\$69,963

Source: American Community Survey (ACS) 2014-2018 and the Burbank Housing Element

Table 38 – Median Earnings in the Past 12 Months

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

The major employment sectors within Burbank are centered around the city's diverse economy, with particular prominence in the arts and entertainment (creative economy) and accommodations sector. This sector is a significant contributor due to Burbank's status as a major hub for the media and entertainment industries, with large employers like Warner Bros., Disney, and NBC. These companies not only provide direct jobs in entertainment but also contribute to a wide range of related employment in the hospitality and accommodations sector, including hotels and other service providers catering to industry professionals and visitors.

Another key sector in Burbank is education and healthcare services, driven by institutions like Providence St. Joseph Medical Center, UCLA Medical Center, and local educational facilities. These organizations provide substantial employment opportunities in both medical and educational fields, supporting the city's healthcare infrastructure and educational needs.

The professional, scientific, and management services sector also plays a significant role in Burbank's employment landscape. This sector includes jobs related to creative and technical services, especially those linked to the entertainment industry. Many of the professionals working in these fields provide critical support for media production, digital technologies, and business management, helping to drive the city's economy.

Additionally, the information sector is another vital component of Burbank's economy. With the concentration of media, telecommunications, and broadcasting companies in the area, Burbank offers a range of employment opportunities in information technology, content creation, and related fields, making it a central player in California's media landscape.

Lastly, retail trade is an essential sector in Burbank, supported by the city's commercial hubs, shopping centers, and retail outlets. As one of the main commercial districts in the region, retail services contribute significantly to local employment, with positions spanning from sales to management and customer service.

These sectors, particularly those tied to media, entertainment, healthcare, and retail, define Burbank's economic landscape and represent the backbone of employment in the city.

**Describe the workforce and infrastructure needs of the business community:**

The media and entertainment sector continues to dominate Burbank's economy, driven largely by its reputation as a global media hub. Burbank is home to more than 1,000 media companies and 65,000 media related jobs. This sector demands a highly skilled and adaptive workforce in creative and technical fields, including media production, animation, visual effects, music and digital content development. Specific occupations in high demand include digital animators, film and television editors, special effects technicians, and media project managers. Additionally, the sector requires sophisticated infrastructure to support large-scale productions—such as fully equipped sound stages, state-of-the-art post-production facilities, fiber-connected production studios, and extensive accommodations and hospitality services for the influx of out-of-town production crews and industry professionals. The ongoing demand for workers proficient in emerging media technologies, such as virtual reality (VR), augmented reality (AR), artificial intelligence (AI) and advanced CGI (computer-generated imagery), is substantial. Burbank's workforce development programs must therefore intensify their focus on technical training, certifications in digital production, and specialized creative education to sustain the city's competitive advantage in this sector (Burbank, 2021–2029 Housing Element).

The healthcare sector is the second highest growth sector in Burbank, with growing needs tied directly to demographic trends such as an aging population and rising healthcare utilization rates. Healthcare services increasingly require skilled professionals, particularly registered nurses, medical technologists, radiology technicians, eldercare providers, and healthcare administrators. The shortage of specialized healthcare workers poses a risk to service delivery, particularly in geriatric care, rehabilitation services, and outpatient specialty clinics. In education, the city must address shortages of credentialed teachers, special education professionals, and school administrators as the population of school-aged children grows. Supporting infrastructure needs include the expansion of medical facilities, urgent care centers, surgical facilities, and outpatient clinics, as well as improvements to public transportation to ensure that residents, patients, and workers can efficiently access educational and healthcare institutions (City of Burbank, 2021–2029 Housing Element, p. 3-16).

Burbank's professional, scientific, and management services sector benefits significantly from its adjacency to the entertainment, legal, and business management industries concentrated in Los Angeles County. This sector requires workers with expertise in business development, management consulting, marketing analytics, intellectual property law, and strategic corporate planning. With an increasing reliance on digital platforms, employers are also seeking talent skilled in data science, IT management, cybersecurity, and cloud computing. In response, the city must continue to invest in higher education partnerships, business training initiatives, and technology incubator programs to cultivate a workforce capable of meeting the evolving needs of this critical sector (2021–2029 Housing Element, p. 3-17).

Information technology (IT) has become increasingly vital to Burbank's economy, supporting both traditional tech companies and the digital infrastructure needs of the media and entertainment sectors. Key areas of workforce demand include software engineering, cybersecurity, IT support services, cloud solutions architecture, and digital marketing. Infrastructure needs to support this growth include expanding fiber-optic broadband networks, increasing public access to high-speed internet, and

developing innovation hubs that foster entrepreneurship and technological advancement. These investments are necessary for Burbank to remain competitive in the regional and global digital economy (2021–2029 Housing Element, p. 3-17).

In the retail trade sector, shifting consumer behaviors toward online shopping have forced retailers to adopt hybrid models that blend physical and digital storefronts. Burbank’s workforce needs in this sector include customer service specialists, e-commerce operations managers, logistics coordinators, and retail supervisors skilled in technology-driven sales. The city must modernize the infrastructure for our commercial neighborhoods that house retail spaces to accommodate both in-person shopping experiences and backend fulfillment operations, while ensuring that transportation and parking infrastructure can support increased delivery and foot traffic. Investment in smart logistics hubs and enhanced public transportation links to retail corridors will be essential for sustaining growth in this evolving sector (2021–2029 Housing Element, p. 3-17).

Overall, Burbank’s economic vitality depends on cultivating a highly skilled, adaptable workforce and investing in infrastructure that meets the complex needs of its major employment sectors. Key priorities include technical skills development, expansion of healthcare and education services, modernization of digital and transportation infrastructure, and enhancement of commercial and retail facilities. By aligning its workforce training programs, educational investments, and infrastructure improvements with industry needs, Burbank can continue to foster sustainable economic growth and maintain its reputation as a leading center for creativity, innovation, and business opportunity (2021–2029 Housing Element, p. 3-16–3-17).

**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.**

One of the most significant areas of change is the ongoing expansion of the media and entertainment sectors. Burbank is the media capital of the world and home with more than 65,000 entertainment industry jobs and more than 1,000 entertainment companies rooted in film, television, and digital media production. The industry is continuing to evolve and grow as is evident with the construction of the new Warner Bros. Discovery Ranch Lot Studios, a 30-acre studio campus with 16 new sound stages and a 5-story office building. Ongoing investments like the Ranch Lot Studios will likely spur both direct and indirect job creation in fields such as film production, digital effects, music, visual effects, animation, and content distribution. Additionally, as this sector continues to grow and evolve Burbank will need to invest in workforce development programs that train individuals to broaden their skill set and adapt to the changes in artificial intelligence to continue to thrive in this creative economy. The increasing number of media production facilities may also create a need for business support services, including legal, financial, catering, floral and creative services tailored to the entertainment industry (Burbank 2021–2029 Housing Element; Southern California Association of Governments [SCAG], 2020).

Another key factor affecting Burbank's economy is public and private investments in infrastructure, particularly in transportation and digital connectivity. The city is focusing on improving its transportation network, including public transit options and roads, to better connect Burbank with other parts of Los Angeles County. With ongoing projects like the expansion of Metrolink services and improvements to local transit infrastructure, Burbank may see an increase in mobility, making it easier for workers to commute from surrounding areas. Burbank also has a Complete Streets Plan that is in the implementation process. The plan focuses on mobility from 8 to 80 and considers not only vehicle travel but also bike and pedestrian. These improvements will likely make Burbank a more attractive location for businesses seeking better accessibility to a larger labor pool. In turn, this could lead to an increased demand for skilled workers in construction, urban planning, and transportation engineering, and Burbank may need to ramp up workforce development efforts to fill these roles (; SCAG, 2020).

Additionally, technology and information infrastructure is a key focus for future growth. Burbank Water and Power already offers high-speed internet access through Burbank One to commercial users. With the increasing reliance on digital infrastructure, there is a need to expand high-speed internet access to residents. Burbank's economy, as with the overall U.S. economy, will require a more robust workforce skilled in IT development, cybersecurity, and software engineering to meet the demands of these emerging industries. Furthermore, investments in business incubators or tech hubs, such as those being developed in nearby Los Angeles, could increase opportunities for local startups in sectors like fintech, healthtech, and media technology (; SCAG, 2020). Burbank currently promotes entrepreneurship through its Tech Talks program.

Burbank's healthcare sector is also expanding, particularly with ongoing investments in healthcare infrastructure, such as the expansion of Providence St. Joseph Medical Center and UCLA Health. The growth of the healthcare industry will require additional healthcare workers, particularly in nursing, medical technology, and healthcare administration. Burbank will need to address the growing demand for skilled healthcare professionals through workforce training and development programs in partnership with local universities, vocational schools, and healthcare providers.

Lastly, retail and hospitality growth in Burbank, driven by major commercial and tourism projects, will also influence the workforce and infrastructure needs. As the city's tourism sector grows, particularly with attractions and new entertainment venues, there will be an increased need for employees in hospitality, retail, and customer service. Additionally, business support such as marketing, logistics, and retail management will be in high demand. Investments in smart retail spaces, new hotels, and convention centers may require a diverse workforce skilled in business operations, hospitality management, and event coordination (LA County Economic Development Corporation, 2021).

In summary, the major economic changes in Burbank, including the expansion of the entertainment industry, infrastructure investments, and technological advancements, will require focused efforts on workforce development. Key areas of workforce need include creative professionals, skilled technicians for digital infrastructure, healthcare workers, and service professionals for retail and hospitality. Business support services and infrastructure improvements, particularly in transportation and digital

connectivity, will be critical to support these changes and foster sustainable growth throughout the planning period (; SCAG, 2020; LA County Economic Development Corporation, 2021).

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

The skills and education of Burbank's current workforce align relatively well with the employment opportunities in the jurisdiction, but there are specific areas where workforce development and training programs need to be enhanced to meet growing demand.

1. **Alignment with Entertainment and Creative Industries:** Burbank's workforce is heavily influenced by the arts, entertainment, and accommodations sector, which is the city's largest employment driver. This sector requires a high concentration of creative skills in fields like film production, digital content creation, animation, visual effects, and editing. The educational attainment data shows that bachelor's degrees and graduate degrees are prevalent among workers in Burbank, with many holding degrees related to creative industries or digital technologies. However, as overall media needs decrease and as new technologies such as virtual reality, animation, and interactive media continue to evolve, there is a growing demand for skilled professionals in digital media, IT, and software development (To meet this demand, there is a need for targeted workforce development programs in digital arts, multimedia production, and IT infrastructure. Additionally, Burbank will need to retool some of its existing out-of-work workforce who have been affect by a reduction in media production, recent strikes and the addition of new technology).
2. **Healthcare Sector Skills and Education:** The healthcare services sector is expanding significantly in Burbank, with increasing demand for nurses, medical technicians, and healthcare administrators. The current workforce, particularly among those with a high school diploma or associate's degrees, fills many entry-level healthcare roles. However, as healthcare needs become more specialized, especially with an aging population, there is an urgent need to provide further education and training for specialized healthcare professionals. The demand for positions such as nurse practitioners, medical technologists, and healthcare IT specialists is growing, and workforce development should focus on providing certification programs, higher education opportunities in healthcare fields, and partnerships with local institutions.
3. **Technology and Information Infrastructure:** As Burbank continues to develop as a technology-driven city, particularly with growth in information technology and digital media, there is a mismatch between the existing workforce skills and the demand for IT professionals, software developers, and cybersecurity experts. The bachelor's degree and graduate degree holders in Burbank may have the necessary skills for more traditional roles, but there is an increasing need for technical and IT-specific education. The city's workforce would benefit from more targeted training in software engineering, cloud computing, data analytics, and cybersecurity to align with the growth of tech companies, media firms, and digital startups that are expected to drive future economic growth (Southern California Association of Governments [SCAG], 2020).

4. **Retail and Hospitality Skills:** The retail trade and hospitality sectors are crucial to Burbank's economy, with growth driven by tourism, shopping, and the expansion of commercial spaces. Many workers in this sector hold high school diplomas or associate's degrees, which aligns with the demand for customer service roles and managerial positions in retail and hospitality. However, as the sector becomes more reliant on e-commerce and hybrid business models, there will be increasing demand for workers with skills in digital marketing, e-commerce management, and retail analytics. Providing workforce training programs in these areas will help meet the evolving needs of the industry.
5. **Workforce Development and Business Support:** Overall, Burbank's workforce education correlates well with employment opportunities in the traditional sectors, but there are gaps in highly specialized fields such as information technology, digital media, and healthcare services. Additionally, the media industry is in a state of flux as workforce requirements are changing. Local workforce development efforts should focus on addressing these gaps by providing training in emerging fields, such as cybersecurity, digital arts, healthcare specialties and re-tooling skillsets for those who have worked in the media sector. Additionally, business support services such as marketing, logistics, and operations management will be crucial to supporting small businesses and startups, which could be bolstered by education programs targeting entrepreneurship and business administration (LA County Economic Development Corporation, 2021).

In summary, while the current workforce in Burbank is well-equipped for many of the city's employment opportunities, the rapidly evolving industries in technology, digital media, and healthcare present a need for more specialized education and training. The city will need to invest in targeted workforce development programs, partnerships with educational institutions, and training initiatives to align the skills of its labor force with the growing demands of these key sectors. This will ensure that Burbank can continue to support its business community and foster sustainable economic growth in the coming years.

**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.**

Various workforce training initiatives are already underway in Burbank, many of which are aligned with the goals outlined in the jurisdiction's Consolidated Plan. These initiatives are supported by Workforce Investment Boards (WIBs), community colleges, and other local organizations, with a focus on addressing the city's economic needs and ensuring that residents have access to employment opportunities.

Current Workforce Training Initiatives:

## 1. Workforce Investment Boards (WIBs):

- WIBs in the region, such as those managed by the Los Angeles County Workforce Development, Aging, and Community Services (WDACS), play a key role in connecting job seekers with training programs, apprenticeships, and employment opportunities. These boards partner with local employers to align workforce training with industry needs, particularly in sectors like information technology, healthcare, manufacturing, and entertainment.
- Training Focus: WIBs support workforce development programs focused on high-demand fields, including IT certifications, healthcare career pathways, and construction training. By aligning with the needs of Burbank's growing sectors like media and healthcare, these programs contribute to job growth and employment opportunities for local residents.

Community Colleges and Universities:

- Local community colleges and university such as Los Angeles Valley College (LAVC), Glendale Community College, California State University, Northridge, and Woodbury University offer vocational programs and degree pathways that support workforce training in key sectors. These colleges and universities provide certifications, associate degrees, advanced degrees and continuing education programs that focus on skills needed in media production, business administration, digital marketing, healthcare, and technical professions.
- Training Focus: Programs in fields like media technology, cybersecurity, healthcare administration, and IT development help bridge the gap between local workforce skills and the growing demands of Burbank's industries. By providing local, accessible training, these colleges support workforce readiness and contribute to long-term economic stability.

Other Local Organizations:

- Local nonprofit organizations, and industry-specific associations (e.g., the Los Angeles Film School) offer job readiness programs, internships, and job placement services. They help local residents gain experience in growing industries, especially in media, retail, and business management.
- Additionally, programs that support small business development and entrepreneurship like the Burbank Chamber of Commerce, are essential for fostering local economic growth and creating sustainable businesses.



#### How These Efforts Support the Consolidated Plan Goals:

1. Expand and Improve Affordable Housing Options:

- Training initiatives, particularly those supported by community colleges and WIBs, provide workforce skills in construction, project management, and building trades. These programs directly contribute to expanding and improving affordable housing by preparing local residents to participate in housing development projects.
- Additionally, partnerships with the construction industry through training programs can support the development of affordable housing, ensuring that there are skilled workers available for such initiatives.

2. Support and Strengthen Homeless Services and Housing:

- Training programs tailored to the healthcare and social services sectors help equip workers with the skills needed to support homeless services. Programs focusing on social work, case management, and mental health services can help improve the quality of care and outreach for homeless populations.
- The development of a skilled workforce in these fields supports the implementation of Burbank's homelessness services, ensuring that there is an adequate supply of professionals to support these critical services.

3. Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining:

- Workforce training programs play a key role in increasing self-sufficiency among low- and moderate-income residents. By focusing on skill-building in high-demand fields such as healthcare, technology, and digital media, training initiatives help individuals achieve economic independence and improve their long-term financial stability.
- Specifically, programs that offer certifications, apprenticeships, and internships create pathways to employment, enabling residents to transition from low-wage jobs to higher-paying, stable careers.

4. Improve Quality of Life through Neighborhood Revitalization:

- Workforce development initiatives contribute to neighborhood revitalization by preparing workers for roles in urban development, infrastructure improvements, and community engagement. Skilled workers in construction, planning, and engineering are needed to revitalize neighborhoods, improving both housing and public spaces.
- Additionally, programs focused on healthcare services can help improve overall community health, directly impacting the quality of life in neighborhoods.

5. Support and Promote Community and Economic Development Efforts that Support Economic Stability:

- By aligning workforce training with the needs of key industries in Burbank, including the creative industry, technology, healthcare, and construction, these initiatives contribute to economic development and stability. Skilled workers in these sectors help drive business growth and attract investment, creating a more resilient local economy.
- Moreover, programs that promote small business development and entrepreneurship help foster innovation and job creation, contributing to long-term economic stability for the community.

The workforce training initiatives currently supported by WIBs, community colleges, and local organizations are essential in addressing Burbank's evolving economic needs. By focusing on sectors such as media, healthcare, technology, and construction, these programs directly support the goals outlined in the Consolidated Plan. Workforce development plays a critical role in improving the employment prospects of local residents, fostering economic stability, and ensuring that the workforce can meet the demands of Burbank's growing and changing economy. Through these initiatives, Burbank is well-positioned to meet the needs of its residents while continuing to drive economic growth and development.

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

The LA County Development Authority creates the CEDS for the County and although Burbank does not directly participate, their objectives align with the City's. At the same time, the City's economic development are also informed and aligned by many regional planning efforts, including those led by the Southern California Association of Governments (SCAG) and the Los Angeles County Economic Development Corporation (LAEDC). Together, all of these create consistent countywide and Southern California economic goals.

Burbank's alignment with regional strategies includes focus areas such as:

1. Industry diversification and innovation – Burbank continues to support its robust media and entertainment sectors while encouraging growth in digital media, health care, and professional services. These efforts reflect LAEDC's broader CEDS goals of fostering innovation and supporting emerging industries (LAEDC, 2021).
2. Infrastructure and accessibility – Burbank's local planning efforts—such as transportation investments and digital connectivity enhancements—align with regional priorities identified by SCAG and LAEDC to increase business access and economic mobility across Los Angeles County (SCAG, 2020).
3. Workforce development – Through partnerships with local training providers and workforce agencies, Burbank supports job readiness programs in entertainment, technology, healthcare, and the skilled trades. These efforts mirror regional CEDS objectives related to workforce alignment with high-growth industries (Burbank 2021–2029 Housing Element, p. 1-32).

4. Neighborhood revitalization and inclusive growth –Burbank’s community development and housing strategies aim to reduce disparities and expand access to employment and amenities—objectives that correspond with the equity goals outlined in regional economic development plans.

In summary, while Burbank is not a formal participant in a CEDS, it benefits from and contributes to regional economic resilience and coordination through policy alignment and strategic investments that reflect countywide priorities. This approach allows the City to maintain autonomy over its local development strategy while remaining connected to broader regional goals (SCAG, 2020; LAEDC, 2021).

**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.**

No, the City of Burbank does not directly participate in a Comprehensive Economic Development Strategy (CEDS). However, the City’s economic development priorities are informed by broader regional planning efforts, particularly those led by the Southern California Association of Governments (SCAG) and the Los Angeles County Economic Development Corporation (LAEDC). While Burbank is not a formal contributor to a CEDS, it aligns with regional strategies to ensure its local economic development initiatives are consistent with countywide and Southern California economic goals.

Burbank’s alignment with regional strategies includes focus areas such as:

1. Industry diversification and innovation – Burbank continues to support its robust media and entertainment sectors while encouraging growth in digital media, health care, and professional services. These efforts reflect LAEDC’s broader CEDS goals of fostering innovation and supporting emerging industries (LAEDC, 2021).
2. Infrastructure and accessibility – While not formally included in the CEDS infrastructure framework, Burbank’s local planning efforts—such as transportation investments and digital connectivity enhancements—align with regional priorities identified by SCAG and LAEDC to increase business access and economic mobility across Los Angeles County (SCAG, 2020).
3. Workforce development – Through partnerships with local training providers and workforce agencies, Burbank supports job readiness programs in entertainment, technology, healthcare, and the skilled trades. These efforts mirror regional CEDS objectives related to workforce alignment with high-growth industries (Burbank 2021–2029 Housing Element, p. 1-32).
4. Neighborhood revitalization and inclusive growth – Although Burbank does not implement CEDS directly, its community development and housing strategies aim to reduce disparities and expand access to employment and amenities—objectives that correspond with the equity goals outlined in regional economic development plans.

In summary, while Burbank is not a formal participant in a CEDS, it benefits from and contributes to regional economic resilience and coordination through policy alignment and strategic investments that reflect countywide priorities. This approach allows the City to maintain autonomy over its local development strategy while remaining connected to broader regional goals (SCAG, 2020; LAEDC, 2021).

**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.**

Burbank is actively participating in various economic development initiatives that are aligned with the Consolidated Plan, especially those that foster business growth, support workforce development, and enhance neighborhood revitalization. These initiatives are designed to meet the needs of low- and moderate-income residents while contributing to the city's long-term economic stability and growth. Some of the key economic development initiatives coordinated with the Consolidated Plan include:

**1. Media and Entertainment Sector Expansion:**

- Burbank continues to prioritize the creative and accommodations sectors, given their central role in the local economy. This initiative aligns with the Consolidated Plan's goal of supporting community and economic development efforts that promote economic stability. Investments in media infrastructure, such as expanding studio spaces and digital content hubs, create high-wage job opportunities and support businesses across the supply chain, from production to post-production services.
- Workforce development programs are coordinated with these efforts to ensure that residents, particularly those from low- to moderate-income households, have access to training in creative industries, including digital media, animation, and technical production).

**2. Workforce Development Initiatives:**

- Workforce development programs in Burbank are aimed at preparing the local population for growth sectors such as information technology, digital media, and healthcare. These initiatives are directly linked to the goal of increasing opportunities for low- to moderate-income and special needs residents to become self-sustaining (Goal 3 of the Consolidated Plan). Burbank works closely with community colleges, workforce investment boards, and local businesses to ensure that training programs are aligned with regional economic needs, creating pathways to stable, high-paying jobs.
- As the demand for IT professionals, healthcare workers, and creative specialists grows, these programs provide essential skills that support economic mobility and reduce poverty in the city's underserved communities.

**3. Infrastructure and Transportation Improvements:**

- The city is undertaking significant infrastructure improvements, particularly related to transportation. Projects such as expanding Metrolink services, improving public transit networks, and enhancing digital connectivity are expected to increase mobility, making

it easier for workers to access jobs, especially in industries like media, technology, and healthcare. The City has also completed renovations to streets throughout the City as a result of the quarter cent sales tax imposed for infrastructure improvements. These infrastructure upgrades are crucial for neighborhood revitalization (Goal 4 of the Consolidated Plan), as improved access to transportation will enhance the quality of life in Burbank's low- and moderate-income neighborhoods, helping to connect residents to employment opportunities across the region (SCAG, 2020).

- The transportation improvements also support Burbank's broader goal of attracting businesses and fostering commercial development in the area.

#### 4. Affordable Housing Development:

- The Consolidated Plan prioritizes the expansion of affordable housing options, and Burbank is actively involved in initiatives that align with this goal. The city is working on increasing the availability of affordable housing through partnerships with developers, nonprofits, and other stakeholders. These initiatives focus on the creation of affordable rental units and supportive housing for special needs populations.
- Additionally, workforce training in construction trades (skilled labor, project management, and urban planning) is a key part of this initiative, ensuring that there is a skilled local workforce to support the growth in housing development

#### Other Local/Regional Plans or Initiatives Impacting Economic Growth:

Although the City of Burbank is not a direct participant in a Comprehensive Economic Development Strategy (CEDS), it remains influenced by a variety of regional economic development initiatives that shape the broader context for local planning. These include:

##### 1. Southern California Association of Governments (SCAG) Regional Growth Strategy:

- SCAG's Regional Growth Strategy focuses on balancing economic growth, environmental sustainability, and housing development across the Southern California region. This strategy emphasizes the need for economic development in key industries, including media, tech, and healthcare, while ensuring equitable distribution of resources, particularly in low-income and underserved communities.
- Burbank's participation in SCAG's planning efforts supports the city's goals for economic stability and neighborhood revitalization, ensuring that growth opportunities are accessible to all residents, particularly those in low- and moderate-income areas (SCAG, 2020).

## 2. Los Angeles County Economic Development Corporation (LAEDC) Strategic Plans:

- The LAEDC provides economic research and strategic planning to support businesses across the region. They focus on strengthening the regional economy, supporting business retention, and providing workforce development programs. Burbank's economic growth is influenced by the LAEDC's initiatives, particularly in the entertainment, technology, and healthcare sectors, which are vital to the city's economic future.
- These initiatives align with the Consolidated Plan's focus on supporting economic stability and providing job growth opportunities for all residents, including those in underrepresented communities (LAEDC, 2021).

## 3. California Economic Development Initiatives:

- On a state level, California has several economic development initiatives aimed at supporting small businesses, advancing clean energy jobs, and increasing technology sector employment. Burbank benefits from these initiatives, particularly in terms of workforce development and business support services. These programs provide grants and incentives that can support businesses in expanding, hiring, and investing in clean technologies and sustainable practices, aligning with the city's broader goals of economic growth and environmental sustainability (California Economic Development Department, 2021).

## Discussion

The MA-45 Non-Housing Community Development Assets section plays a pivotal role in understanding the resources available within Burbank to support both its current and future economic development. Non-housing community development assets, such as public facilities, infrastructure, and public services, are crucial to the overall well-being of the community and are key drivers of economic growth, job creation, and quality of life improvements.

### Key Non-Housing Community Development Assets in Burbank

#### 1. Public Facilities:

- Burbank is home to several key public facilities, such as libraries, community centers, and parks that serve as gathering places and hubs for residents. These assets provide essential services and contribute to the community's social infrastructure. Moreover, these spaces are often utilized for workforce development programs, educational initiatives, and public meetings, which enhances community engagement and ensures that Burbank residents have access to resources that can help improve their quality of life.

- The Burbank Public Library and other recreational facilities serve as important educational and community engagement tools, contributing to social cohesion and community-building efforts.

## 2. Infrastructure:

- Transportation is a critical component of Burbank's infrastructure, and the city has undertaken several initiatives to enhance its mobility options. The expansion of public transit networks, such as the Metrolink extension and improvements to local roads, directly support Burbank's economic development by improving access to businesses, job centers, and other key areas within the city. Enhanced infrastructure enables workers to access more employment opportunities, especially those in the growing creative, healthcare, and technology sectors, which are located in both Burbank and surrounding areas.
- In addition, infrastructure improvements related to digital connectivity are essential in supporting Burbank's tech-driven economy. High-speed internet and fiber-optic networks help foster the growth of businesses, especially in industries such as digital media, IT, and healthtech.

## 3. Public Services:

- Access to quality public services—such as healthcare, education, and social services—is a key aspect of Burbank's community development. The Burbank Unified School District and healthcare services like Providence St. Joseph Medical Center and UCLA Health contribute significantly to the city's workforce and economic vitality by ensuring that residents have access to the education and healthcare they need to succeed.
- The expansion of mental health services, job training, and social services are also crucial to enhancing the well-being of low- and moderate-income residents. These services help residents become self-sustaining, contributing to greater economic mobility and a higher quality of life.

### Addressing Community and Economic Development Needs

The Non-Housing Community Development Assets identified in Burbank underscore the city's commitment to creating a balanced and sustainable economy. However, challenges remain in ensuring equitable access to these assets, especially for low-income and marginalized communities.

## 1. Workforce Development:

- Burbank's workforce development programs must continue to align with the growing needs of its expanding industries, particularly those in entertainment, healthcare, technology, and digital media.

- Additionally, there are efforts to increase access to workforce development for residents in underserved communities through partnerships with community colleges, universities, vocational schools, and business incubators. Programs focused on entrepreneurship and small business support also contribute to fostering economic stability by providing new business opportunities to local residents.

## 2. Neighborhood Revitalization:

- Burbank's neighborhood revitalization efforts focus on improving infrastructure and enhancing the quality of life for residents. Key initiatives aim to improve public spaces, update outdated infrastructure, and make neighborhoods more accessible. The community increased its sales tax by ¼ cent through Measure P. These funds will be used to assist in infrastructure improvements and development. The Infrastructure Oversight Board helps to facilitate the use of these funds.
- Investments in community health initiatives, such as mental health programs, health clinics, and wellness centers, will also support neighborhood revitalization efforts by addressing the health disparities that often exist in low-income communities.

## 3. Economic Development and Stability:

- The city is committed to supporting community and economic development efforts that focus on economic stability, which includes providing business incentives and support to attract new industries. This helps create long-term jobs in sectors such as the creative industry, technology, and healthcare. Burbank has identified small business growth and entrepreneurship as key drivers of economic stability, ensuring that local businesses thrive alongside large corporations.
- The Los Angeles County Economic Development Corporation (LAEDC) and Southern California Association of Governments (SCAG) play a role in coordinating regional economic development strategies that benefit Burbank, particularly by fostering collaboration between local governments and private sector partners.



## MA-50 Needs and Market Analysis Discussion

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

In Burbank, there are specific areas where households with multiple housing problems are concentrated, a situation that arises due to a combination of housing affordability issues, overcrowding, and substandard living conditions. Concentration, in this context, refers to the clustering of these households in particular neighborhoods that are more vulnerable to housing challenges. These areas typically have older housing stock, lower-income populations, and limited access to affordable housing, making it difficult for residents to escape housing instability.

One of the primary indicators of concentrated housing problems in Burbank is high rent burdens. Certain neighborhoods, such as downtown Burbank and areas near Media Center, have a significant number of low-income households that spend more than 30% of their income on rent. This financial strain leaves these households vulnerable to eviction and often results in housing instability, with residents unable to afford rising rents or keep up with basic living expenses. Another major challenge is overcrowding, which is particularly pronounced in neighborhoods like South Burbank. In these areas, families often have to double up or share living spaces due to high housing costs and a lack of affordable housing options. According to the Burbank Housing Element, overcrowding is especially common in households with lower educational attainment and those that rely on public assistance programs, which places additional stress on these families.

Additionally, substandard housing conditions are another concern in Burbank's older neighborhoods, particularly in areas like Magnolia Park and Northwest Burbank, where many homes are aging and in need of major repairs. These older homes are often affordable but do not meet modern housing quality standards, resulting in poor living conditions, including issues with plumbing, electrical systems, and structural integrity. The Burbank Housing Element indicates that a substantial percentage of rental units in these neighborhoods are considered substandard, which exacerbates the challenges faced by residents living there.

The concentration of households with multiple housing problems is further compounded by the risk of homelessness. Some areas in Burbank, particularly around downtown and near transportation hubs such as the Burbank Metrolink Station, have higher rates of homelessness or are at risk of increasing homelessness. These areas are often home to individuals who are unable to access stable housing and face the constant threat of eviction. The lack of affordable housing, combined with limited shelter options, means that many residents in these neighborhoods are one step away from homelessness. The Los Angeles County Economic Development Corporation (LAEDC) reports that these areas are increasingly vulnerable to housing instability due to high rental costs and the shortage of affordable housing units within the region (LAEDC, 2021).

The concentration of these housing concerns creates several challenges for the community. It leads to social instability as families experiencing overcrowding, housing cost burdens, or substandard conditions

suffer from higher levels of stress and mental health issues, which can negatively affect their well-being. Additionally, economic disparities are reinforced as low-income residents are forced to live in substandard conditions, limiting their ability to achieve upward mobility. These areas also require more public services, including homelessness prevention, mental health services, and tenant protection programs, which can strain local resources and impede the effectiveness of these programs (LAEDC, 2021).

To address these issues, Burbank must focus on expanding affordable housing options, particularly in neighborhoods where these housing problems are concentrated. Developing more affordable rental units in areas with high rent burdens and overcrowding will help alleviate the pressure on low-income households. Improving the quality of existing housing stock through programs that support repairs and upgrades is also essential to addressing substandard living conditions in older homes. These efforts align with Goal 1 of the Consolidated Plan, which calls for expanding and improving affordable housing options. In addition, the Burbank Housing Element emphasizes the importance of integrating service delivery and housing assistance, particularly for persons with special needs, to reduce displacement and promote long-term housing stability (2021-2029 Burbank Housing Element, p. 1-60).

In conclusion, while Burbank has made progress in addressing its housing challenges, certain neighborhoods still face concentrations of households with multiple housing problems, particularly related to affordability, overcrowding, and substandard housing conditions. Addressing these issues will require coordinated efforts to expand affordable housing, improve housing quality, and provide supportive services to vulnerable populations. By doing so, Burbank can help reduce the concentration of housing problems and ensure more equitable access to safe and affordable housing for all its residents (Burbank 2021–2029 Housing Element).

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

There are areas in Burbank where racial or ethnic minorities and low-income families are concentrated. In this context, concentration refers to the clustering of specific demographic groups within a defined geographic area or neighborhood. It can be observed when certain populations—whether due to economic, historical, or social factors—tend to live in particular areas in larger numbers than in other parts of the jurisdiction. This often happens in neighborhoods that offer more affordable housing or have specific cultural, social, or economic amenities that draw in these groups.

Areas of Concentration in Burbank

Since 1997, the City has partnered with the Burbank Housing Corporation to proactively revitalize areas and develop affordable housing in five Focus Neighborhood Revitalization areas (Elmwood, Verdugo/Lake, Golden State, Peyton/Grismer, and Lake/Alameda neighborhoods). These neighborhoods are also located in HUD-designated Low and Moderate Income (LMI) areas and in census tracts with high minority concentration. Within the Focus Neighborhoods, the City and its former Redevelopment Agency provided funding assistance to BHC to acquire, rehabilitate, and manage rental properties as long-term affordable housing. While the City and BHC continue to support affordable housing efforts in

these needy neighborhoods, the program has now expanded beyond the boundaries of the five Focus Neighborhoods. For example, in 2016, BHC rehabilitated and furnished Veterans Bungalows (1101 W. Verdugo/1108 W. Angelino Avenue) with 11 deed-restricted very low-income units for homeless veterans. In 2019, BHC, the Family Promise of the Verdugos, and the City completed the rehabilitation of Jerry's Promise (1932 N. Ontario Street) with three transitional housing units for homeless families. BHC currently owns and operates five special needs projects that total 30 transitional or supportive housing units, and operates affordable rental housing projects in 18 locations in Burbank, totaling 299 units (2021-2029 Housing Element, p. 1-33).

#### Impact of Concentration of Racial/Ethnic Minorities and Low-Income Families

The concentration of racial or ethnic minorities and low-income families in specific areas can have both positive and negative effects on the community.

##### 1. Access to Services:

- Positive Impact: In areas with concentrated low-income families, there can often be better access to community services such as local schools, affordable healthcare, public transit, and community programs tailored to the needs of these populations. These resources are crucial in improving the quality of life for residents and ensuring that they can thrive despite economic challenges.

##### 2. Economic Disparities:

- Negative Impact: On the other hand, concentrations of low-income households can reinforce economic disparities. These neighborhoods may face higher levels of poverty, unemployment, and underemployment, which can perpetuate cycles of poverty. The lack of investment in these areas can lead to poor infrastructure, substandard housing conditions, and limited access to educational or career advancement opportunities.

##### 3. Social Segregation:

- The concentration of racial or ethnic minorities in specific areas can also result in social segregation, where communities are less integrated with others in the city. This can limit opportunities for interaction across different groups, reducing the potential for broader social cohesion and mutual understanding. Additionally, gentrification and displacement often follow these concentrations as more affluent residents move in, displacing the long-standing communities that have historically been there (LAEDC, 2021).

#### Addressing the Issue

To address the concentration of racial or ethnic minorities and low-income families, Burbank can take several steps:

1. Affordable Housing Development:

- Increasing the availability of affordable housing across the city is a key strategy. This can involve developing housing in areas that currently face significant concentrations of low-income residents, but also expanding affordable housing options in neighborhoods that have been historically less affordable, offering more balanced opportunities for residents of different income levels.

2. Workforce Development:

- Ensuring that low-income families have access to workforce training and employment opportunities that lead to stable, higher-paying jobs is essential. By focusing on providing targeted job training in high-demand sectors, such as technology, media, and healthcare, Burbank can help increase economic mobility and reduce income inequality.

3. Community Revitalization:

- Neighborhood revitalization efforts, such as improving infrastructure, increasing public services, and fostering local business growth, can help uplift communities with high concentrations of low-income families. Revitalization should include engagement with the local community to ensure that development efforts are inclusive and address the specific needs of residents, without displacing them (Burbank 2021–2029 Housing Element; SCAG, 2020).

4. Equity in Development:

- Lastly, ensuring equitable development is key. As Burbank continues to grow, the city must focus on promoting policies that prevent the displacement of racial and ethnic minorities from their neighborhoods while fostering a more inclusive and integrated community. This includes providing protections against gentrification and ensuring that development projects benefit all residents, not just higher-income households (LAEDC, 2021).

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

The characteristics of the market in neighborhoods where racial or ethnic minorities and low-income families are concentrated in Burbank reflect a combination of economic, social, and housing-related factors. These areas tend to have unique market dynamics shaped by housing affordability, employment opportunities, and community resources. Below are key characteristics of the market in these areas:

#### Affordable Housing Stock and Rent Burden

In neighborhoods with concentrated low-income families and racial or ethnic minorities, the housing stock tends to be older and more affordable, but it may also show signs of deterioration. These areas

are typically composed of multi-family units, older single-family homes, and rental properties that are priced lower than in more affluent areas of Burbank. This lower cost is attractive to families with limited incomes, but it often comes with the trade-off of substandard housing conditions—including outdated infrastructure, maintenance issues, and overcrowding.

As a result, rent burden—where households spend more than 30% of their income on rent—is a significant issue in these areas. Many households in these neighborhoods struggle with rising housing costs, particularly as Burbank’s overall housing market becomes increasingly expensive. This is exacerbated by the limited availability of affordable rental units in the city, pushing low-income families further into housing instability. In areas like South Burbank and near downtown, where older housing stock is more prevalent, the rental market is constrained, leading to higher demand for these units despite their condition (Burbank 2021–2029 Housing Element, p. 1-44).

#### Overcrowding and Space Constraints

Overcrowding is a notable feature in the housing market in these neighborhoods, where low-income families often share homes to offset the high cost of rent. As multi-generational households or multiple families share a single unit, the housing market experiences increased pressure, with more people living in smaller spaces than is considered healthy or ideal. This overcrowding often results in health concerns, stress, and economic limitations, as these households face challenges in securing private space for activities like studying or working from home. It also contributes to wear and tear on the housing stock, as the increased number of residents strains the infrastructure (Burbank 2021–2029 Housing Element).

#### High Demand for Rental Housing

The demand for rental housing is high in these neighborhoods, particularly in the more affordable areas, where rental prices remain lower compared to more newly developed areas of Burbank. However, this high demand, combined with the limited supply of affordable rental units, creates competition for housing. As a result, rental prices in these areas have been rising, putting additional financial strain on low-income residents and making it harder for them to secure stable, long-term housing (Southern California Association of Governments [SCAG], *Renter Cost Burden Report*, October 2020).

#### Mixed-Income and Racial/Ethnic Diversity

Neighborhoods with concentrated racial and ethnic minorities, such as South Burbank and near downtown, often display racial and ethnic diversity within the housing market. These areas tend to have higher percentages of Hispanic/Latino and Black/African American households, with immigrants often finding affordable housing opportunities. The housing market in these neighborhoods reflects the presence of a mixed-income community, with households at various income levels coexisting. However, the higher concentration of low-income residents in these areas means that the local housing market is characterized by an economic disparity that influences social mobility (LAEDC, 2021).

#### Limited Access to Homeownership Opportunities

In areas with a high concentration of low-income families, the market for homeownership is limited. The high cost of homeownership in Burbank, combined with lower levels of savings and wealth accumulation among minority groups, leads to reduced access to homeownership. This limitation exacerbates wealth inequality in these neighborhoods. Many households in these areas rent rather than own their homes, contributing to the lack of generational wealth and reducing the potential for long-term financial stability. Affordable housing programs and down payment assistance programs are critical in helping families in these areas access homeownership, but the supply of affordable homes remains insufficient (SCAG, 2020).

#### Proximity to Employment Hubs

Another characteristic of these neighborhoods is their proximity to employment centers, which often play a significant role in shaping the local housing market. Neighborhoods near downtown Burbank or along key transportation corridors, such as the Burbank Metrolink Station, offer easier access to jobs in industries such as media production, hospitality, and healthcare. This access to employment opportunities makes these areas attractive to low-income families and minorities seeking affordable housing close to their places of work. However, despite the proximity to jobs, these families still face challenges related to transportation access and commuting costs, which can further strain their financial situation (LAEDC, 2021).

#### Community Amenities and Services

While these neighborhoods often have access to community amenities such as schools, parks, and local shops, they may lack the higher-end amenities or the investment in public infrastructure seen in wealthier, newer areas of Burbank. However, these neighborhoods do benefit from cultural amenities that serve minority populations, including local cultural centers, community organizations, and social services that support low-income families. These amenities contribute to the social capital of these areas and provide important services that help improve the quality of life for residents. Despite this, the relative lack of investment in these neighborhoods means that they may not have the same levels of economic growth or commercial development as other parts of the city.

#### **Are there any community assets in these areas/neighborhoods?**

Yes, there are several important community assets in the neighborhoods of Burbank where racial or ethnic minorities and low-income families are concentrated. These assets contribute to the social, economic, and cultural vitality of these areas, providing essential services, resources, and opportunities for residents. Community assets in these neighborhoods can include public facilities, local businesses, social services, cultural amenities, and educational resources.

#### Public Facilities and Community Centers

Neighborhoods with concentrated low-income populations, such as South Burbank and areas near downtown, often have key public facilities that serve as community hubs. Community centers are important assets where residents can access programs, participate in recreational activities, and attend

meetings. The Burbank Community Services Department offers programs at these centers, including after-school activities, senior services, and fitness programs that help improve the quality of life for families, especially those with limited resources.

The Burbank Public Library system also serves as a critical asset, particularly in these neighborhoods. Libraries not only provide access to books and computers, but also offer educational programs, literacy programs, and job search resources, which are especially beneficial to low-income families and immigrant communities. These facilities help bridge educational and digital divides, providing resources for residents to improve their skills and knowledge (Burbank 2021–2029 Housing Element).

#### Educational Institutions

Access to quality education is another key asset in neighborhoods with concentrated low-income and minority populations. Burbank has several schools that serve these communities, including those within the Burbank Unified School District. Many of these schools provide valuable resources such as free or reduced-price meals, after-school programs, and special education services, which support families facing economic challenges (SCAG, 2020).

In addition, local community colleges, such as Los Angeles Valley College (LAVC) and Glendale Community College (GCC) offer workforce development programs, certifications, and training in high-demand fields such as media, technology, and healthcare. These educational institutions are crucial for providing opportunities to residents of all income levels, offering pathways to higher-paying jobs and long-term economic stability (SCAG, 2020).

#### Social Services and Health Clinics

Social services are a vital asset in areas where low-income families and minorities are concentrated. Several nonprofit organizations and community agencies in Burbank provide essential services, such as food assistance, homelessness prevention, financial literacy, and immigration support. These services help meet the basic needs of residents, ensuring that individuals and families are supported during times of financial hardship (LAEDC, 2021).

Burbank is also home to the Providence St. Joseph Medical Center, which provides critical healthcare services to low-income families. The hospital offers a range of medical services, including emergency care, specialized treatments, and community outreach programs. Additionally, Burbank has a number of community health clinics and mental health services, which are crucial in providing affordable healthcare to residents who may not have access to private insurance or high-cost services (LAEDC, 2021).

#### Cultural Amenities and Community Organizations

Cultural amenities are another important asset in Burbank's neighborhoods with significant racial or ethnic minority populations. The city's cultural institutions, including local art galleries, theaters, and cultural centers, serve as spaces for cultural expression, education, and community engagement. For

example, Burbank's historical and cultural museums highlight the city's rich diversity and history, offering a sense of pride and belonging to residents.

In addition, community organizations such as Latino Community Foundation of Burbank and others focus on advocating for minority communities, providing services such as job placement, legal assistance, and language support. These organizations help foster a sense of community and solidarity, while also connecting residents to resources that can improve their economic and social well-being

#### Local Businesses and Employment Opportunities

In neighborhoods with significant low-income and minority populations, local businesses—such as small retail shops, restaurants, and service providers—serve as important community assets. These businesses provide not only goods and services but also employment opportunities to residents who may face barriers to employment in other parts of the city. For many residents, local businesses are a key part of their economic stability and can offer flexible work hours, especially for those balancing work with family or educational responsibilities (LAEDC, 2021).

The proximity of these neighborhoods to major employment centers, such as downtown Burbank and adjacent media hubs, also provides job access to low-income and minority residents. Many people in these neighborhoods work in industries like hospitality, retail, and media production, all of which are important to Burbank's overall economy (LAEDC, 2021).

#### Parks and Green Spaces

Access to green spaces is a critical community asset in urban environments, particularly for lower-income households who may lack access to private yards or recreational facilities. In Burbank, public parks and open spaces serve as vital resources for promoting physical health, mental well-being, and social connectivity among residents. Notable facilities such as Johnny Carson Park and the Stough Canyon Nature Center provide safe, accessible locations for outdoor recreation, family gatherings, fitness activities, and community events. These parks are especially important in supporting equitable health outcomes by offering free opportunities for physical exercise and social interaction, which are linked to reduced rates of chronic disease, improved mental health, and strengthened community ties. Recognizing their importance, the City of Burbank has prioritized the maintenance and enhancement of its public parks system as part of its broader strategy to ensure all neighborhoods have access to high-quality recreational amenities.

#### Transportation Access

Burbank's proximity to public transportation networks, including Metrolink, bus routes, and the Burbank Airport, is a significant asset for neighborhoods with large minority and low-income populations. Public transportation through Burbank Bus provides access to jobs, education, and community services throughout the city and LA Metro in the broader Los Angeles region. This is especially critical in neighborhoods where private vehicle ownership may not be feasible for all residents. Reliable access to



public transit enables residents to connect with more job opportunities and services that might be otherwise out of reach (LAEDC, 2021).

### **Are there other strategic opportunities in any of these areas?**

Burbank faces a range of opportunities to address its housing challenges and improve the quality of life for its residents, particularly in the face of increasing housing demand, affordability concerns, and a growing population. Beyond the basic need for more affordable housing, there are several strategic opportunities in housing and community development that could help strengthen the city's housing market and address social, economic, and environmental goals. These opportunities include fostering sustainable growth, increasing housing diversity, improving housing quality, and enhancing neighborhood amenities.

#### Affordable Housing Development and Preservation

One of the most significant strategic opportunities in Burbank is the development of affordable housing. As housing costs continue to rise and low- to moderate-income residents face challenges finding affordable rental units, there is a critical need for the development of more affordable housing options, including multi-family housing, subsidized rentals, and housing for special needs populations such as seniors, individuals with disabilities, and families at risk of homelessness. Given the limited land availability in Burbank, infill development and adaptive reuse of existing commercial or industrial buildings into residential units can serve as valuable strategies to create affordable housing without requiring new greenfield sites (Burbank 2021–2029 Housing Element, p.1-10).

Additionally, preserving existing affordable housing is an essential strategy to ensure that the city's low-income residents are not displaced due to gentrification or rising rents. This can be achieved through housing preservation programs, including the acquisition and rehabilitation of aging housing stock to maintain affordability over time. The creation of affordable housing preservation policies can help ensure the continued availability of affordable homes for future generations (SCAG, 2020).

#### Transit-Oriented Development (TOD) and Mixed-Use Projects

Burbank's location near major transit corridors, including Metrolink and Burbank Bus and LA Metro bus routes, provide an opportunity for transit-oriented development (TOD). By focusing development around transit stations, Burbank can encourage higher-density housing and mixed-use projects that incorporate both residential and commercial space, offering a solution to the housing shortage while reducing residents' reliance on private vehicles. TOD can create vibrant communities with affordable housing, job opportunities, and retail services all within walking distance of public transit.

The promotion of mixed-use zoning can also foster economic diversity and increase housing choices. In areas near downtown Burbank or along key transportation corridors, developing affordable housing units integrated with businesses and services could meet both the housing and employment needs of local residents while promoting sustainability and reducing traffic congestion (LAEDC, 2021).

### Sustainability and Green Building Practices

With the increasing threat of climate change, Burbank has the opportunity to lead in sustainable housing development by incorporating green building practices and energy-efficient designs. Building energy-efficient homes and green-certified buildings can help reduce the carbon footprint of new development, while also lowering utility costs for residents. Incorporating renewable energy solutions such as solar panels, efficient insulation, and water-saving systems into both new and retrofitted housing can make Burbank's housing stock more resilient to climate impacts.

There is also an opportunity to integrate green spaces and public parks into residential developments. Ensuring that developments include permeable surfaces, urban gardens, and community gardens can improve stormwater management, provide health benefits, and enhance the overall quality of life for residents. This is especially important in neighborhoods that may lack adequate recreational spaces (SCAG, 2020).

### Workforce Housing and Housing for Special Needs Populations

As part of broader efforts to increase affordable housing, there is a strategic opportunity to develop workforce housing that targets middle-income workers such as teachers, healthcare workers, and service industry employees. Workforce housing is typically reserved for households whose income is too high to qualify for traditional affordable housing but too low to afford market-rate housing. Given the importance of the entertainment industry, education, and healthcare sectors in Burbank's economy, developing housing targeted at these workers can help ensure that the city's workforce has access to affordable living options close to their places of employment (LAEDC, 2021).

Additionally, creating housing opportunities for special needs populations, such as seniors, veterans, and individuals with disabilities, is a part of the city's housing strategy. There is a growing demand for supportive housing that provides both affordable units and access to critical services, such as mental health care, case management, and healthcare. As Burbank's population continues to age, expanding senior housing options and providing access to services that support aging in place will be vital for maintaining an inclusive community for all residents.

### Neighborhood Revitalization and Community Investment

Burbank has an opportunity to invest in neighborhood revitalization by focusing on improving infrastructure and creating stronger community ties. Developing strategies for revitalizing aging neighborhoods, particularly those with older housing stock, can improve housing quality and attract new investments. This can include programs that focus on community beautification, upgrading public spaces, and enhancing public transportation options to better connect neighborhoods with other parts of the city. Neighborhood revitalization can also help foster a sense of community pride and ensure that vulnerable populations are not displaced during redevelopment (Burbank 2021–2029 Housing Element).

In addition to physical improvements, there is an opportunity to foster economic stability and community development by creating job training programs and small business support initiatives. These

programs can assist local residents in securing higher-paying jobs, supporting economic mobility, and reducing income inequality in neighborhoods that are more likely to experience economic disparities (LAEDC, 2021).

## MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

### **Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Reliable high-speed internet is now considered an essential utility, providing critical access to education, employment opportunities, telehealth services, and civic engagement. However, a digital divide could persist within the city, particularly in areas with higher concentrations of low-income households and racial and ethnic minority populations. These neighborhoods often experience limited broadband infrastructure and face affordability barriers, leaving many residents without the reliable internet access necessary for full participation in economic, educational, and healthcare systems.

In certain neighborhoods, such as South Burbank and areas near downtown, older housing stock and multi-family units may lack modern wiring and infrastructure necessary for high-speed internet access. For residents in these areas, access to broadband is often either too costly or unavailable altogether. Many low-income households are forced to rely on mobile data plans, which are often slower and come with data caps that make them unsuitable for activities such as remote work, online learning, or accessing telehealth services. The lack of broadband access places these households at a distinct disadvantage, hindering their ability to pursue job opportunities, complete homework assignments, or participate in essential healthcare services.

The lack of broadband access has significant implications for residents' economic participation, especially in today's job market. Many employers require applicants to apply for jobs, complete assessments, and attend interviews online. Additionally, remote work, which has become more common in recent years, is out of reach for those without reliable broadband connections. For students, the digital divide means that children in low-income families may struggle to attend virtual classes, complete assignments, or access educational resources. These barriers create an unequal playing field, where residents without broadband are left behind in their ability to improve their economic standing or educational outcomes. Similarly, telemedicine has become increasingly vital for accessing healthcare, especially for low-income families who may not have regular access to in-person medical services. The absence of broadband prevents residents from fully utilizing virtual doctor visits, healthcare portals, and other telehealth services that are essential to maintaining their health and well-being.

To bridge the digital divide, there are several strategic opportunities available. One of the most critical steps is expanding broadband infrastructure through public-private partnerships. By partnering with internet service providers, Burbank can extend fiber-optic networks and high-speed internet lines to areas that are currently underserved. Such partnerships can help bring broadband to areas with high concentrations of low-income families and minority communities, ensuring that all residents have access to fast and reliable internet. Additionally, programs that offer subsidized broadband or affordable internet packages for low-income households are crucial in reducing the cost barrier and enabling families to get online (SCAG, 2020).

Another important opportunity for Burbank is investing in digital literacy programs to ensure that all residents can fully utilize broadband internet for personal and professional advancement. Digital literacy is essential for activities such as job searching, online education, telehealth access, and civic engagement, yet many residents—particularly in low-income and minority communities—may lack basic skills needed to navigate digital platforms effectively. Offering digital literacy training at community centers, libraries, and through partnerships with local nonprofits would help bridge this skills gap and ensure that broadband access leads to meaningful digital inclusion.

Additionally, targeted outreach is needed to inform low-income households about available resources for subsidized broadband services and public access points like libraries and community centers, where free internet can be accessed. Raising awareness about these resources ensures that those most in need can take advantage of what's available to them (LAEDC, 2021). Burbank does provide free internet in the downtown area.

In conclusion, addressing the need for broadband in Burbank's low- and moderate-income neighborhoods is essential for fostering economic participation, educational achievement, and access to healthcare. Expanding broadband infrastructure, offering affordable service options, and improving digital literacy will bridge the gap between digitally connected and disconnected communities, ensuring equitable access to the opportunities that broadband provides.

**Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.**

The need for increased competition in Burbank's broadband market is critical for addressing the digital divide, improving service quality, and reducing costs for residents—particularly those in low- and moderate-income neighborhoods. In many areas of the city, broadband access is dominated by a limited number of internet service providers (ISPs), leading to higher prices, limited options, and inconsistent service quality. Expanding the number of ISPs operating in Burbank would directly benefit consumers by offering more affordable choices, driving improvements in infrastructure, and incentivizing better customer service, thereby promoting digital equity across the city.

Households that are already struggling to make ends meet are often forced to pay high prices for limited internet speeds or may even be without access to broadband entirely. In areas with only one or two ISPs, residents have no choice but to accept the prices and terms set by the dominant provider. This lack of choice leads to a market where prices remain high and affordable plans are scarce.

Increased competition from additional broadband providers would create downward pressure on prices, making internet access more affordable for Burbank residents. When multiple internet service providers (ISPs) compete for customers, they are more likely to offer discounted plans, promotional deals, and improved service bundles to attract new subscribers. This dynamic could significantly benefit low-income families, seniors, and minority communities, helping to close the digital divide and expand access to essential services such as online education, employment opportunities, and telehealth.

In areas where only one or two ISPs are present, residents often face poor service quality, including slow speeds, frequent outages, and unreliable connections. This is particularly true for underserved areas of Burbank, where the dominant providers may not prioritize network upgrades or maintenance due to limited competition. High-speed internet access is critical for everything from remote work and online learning to telemedicine and smart home technology. When only one provider controls the market, there is little incentive for them to improve service quality.

Introducing more ISPs into the market would encourage providers to upgrade infrastructure, improve customer service, and offer faster speeds to stay competitive. Increased competition could lead to better customer satisfaction, more reliable internet connections, and faster broadband speeds, ensuring that all residents have access to the tools they need for personal, educational, and professional growth (LAEDC, 2021).

Certain areas of Burbank, particularly those with older housing stock or lower-income populations, are often underserved by broadband providers. In these neighborhoods, fiber-optic networks or high-speed connections may be either unavailable or prohibitively expensive. Without competition, ISPs may focus their investments in more affluent or higher-density areas, leaving low-income neighborhoods with outdated or slow internet.

By increasing competition and adding new ISPs to the market, Burbank can ensure that underserved communities receive the necessary infrastructure investments. New ISPs may offer more innovative solutions, such as affordable wireless broadband or satellite-based internet, which can serve areas where laying fiber-optic cables is cost-prohibitive. This increased access would bridge the digital divide, ensuring that all households have equal opportunities to access the services they need (SCAG, 2020).

When only one or two ISPs dominate the market, customers often face poor customer service, lack of responsiveness, and unreasonable terms and conditions. Limited competition means consumers have few options when it comes to switching providers or resolving issues with their current provider. Increased competition would help address this problem by introducing more consumer-friendly policies, such as more transparent pricing, better customer support, and fairer contract terms.

With more ISPs operating in the jurisdiction, providers would be more likely to adopt best practices to improve customer experience. This could include flexible billing options, faster resolution of technical problems, and improved support for low-income households. This would not only benefit residents but also help ensure that the services provided are more equitable and accessible.

The expansion of broadband services and the introduction of more ISPs can also have broader economic benefits for Burbank. Increased competition can spur job creation in the telecommunications sector, as new ISPs hire local employees for customer service, network maintenance, and technical support. The construction and expansion of broadband networks would also create construction jobs and stimulate demand for related industries.

Moreover, with more affordable and reliable broadband options, local small businesses in minority communities and low-income neighborhoods would be able to better connect with customers, expand

their reach through e-commerce, and access a broader range of services that depend on high-speed internet. This can help stimulate local economic development and support the growth of businesses in traditionally underserved areas (LAEDC, 2021).

## MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

### **Describe the jurisdiction's increased natural hazard risks associated with climate change.**

As climate change continues to impact global weather patterns, Burbank, like many cities across California, faces increased natural hazard risks that are linked to the changing climate. These risks include more frequent and intense wildfires, extreme heat, droughts, flooding, and severe storms. The city's vulnerability to these risks is influenced by its geographic location, urban infrastructure, and proximity to both natural open spaces and high-density development areas.

#### Increased Wildfire Risk

Burbank's location near the San Fernando Valley and adjacent hilly and mountainous terrain places it at significant risk for wildfires, especially as climate change leads to hotter and drier conditions in the region. Fire seasons in California have grown longer, with higher temperatures and prolonged periods of drought contributing to an environment ripe for wildfires. In addition, strong winds, which can increase fire spread, are also expected to intensify due to climate change.

The Verdugo Mountains, which are located to the north of the city, represent a fire-prone area that often poses a threat to Burbank. Over the past decade, Burbank has experienced the impact of several wildfires, including the 2017 La Tuna Fire and the 2019 Saddle Ridge Fire, which highlighted the increasing risk to both residential properties and wildlife habitats. More recently, the Palisades and Eaton Fire, which started in January 2025, served as another stark reminder of the growing wildfire risk in the region.

The Palisades Fire was a wildfire that sparked near the Santa Monica Mountains and quickly spread toward areas like Pacific Palisades driven by dry conditions and strong winds. While Burbank itself was not directly affected by the fire, its proximity to the fire's path raised concerns about the vulnerability of the city, particularly in the northern parts that are close to the Verdugo Mountains. The fire highlighted how quickly wildfires can spread in the region, creating challenges for firefighting efforts and evacuation routes.

The Palisades Fire served as an urgent reminder for Burbank to continue enhancing its fire prevention programs, improve emergency response systems, and ensure that residents living in high-risk areas have access to up-to-date information on evacuation procedures and safety protocols. Burbank must also continue investing in fire-resistant infrastructure and landscaping to reduce the risk of fire spreading to homes and businesses, particularly in fire-prone areas like the Burbank Hills and San Rafael Hills (Burbank 2021–2029 Housing Element; LAEDC, 2021).

As wildfires become more frequent and severe due to climate change, the Palisades Fire serves as a reminder that Burbank's wildfire risk is a growing concern. In response, the city must invest in fire mitigation strategies, strengthen community preparedness, and improve its overall climate resilience to protect both its residents and infrastructure from future wildfire threats.



### Extreme Heat and Urban Heat Island Effect

The rise in global temperatures has contributed to more frequent and intense heat events across California, and Burbank is increasingly experiencing these impacts. The city faces elevated risks related to heatwaves and the urban heat island effect. The urban heat island effect occurs when urbanized areas, due to widespread concrete surfaces, dense development, and reduced tree cover, experience significantly higher temperatures than surrounding rural regions. In Burbank, densely populated neighborhoods and areas with limited green space are particularly vulnerable.

These extreme heat events pose serious health risks, particularly for vulnerable populations such as seniors, young children, individuals with chronic illnesses, and low-income households. Residents without reliable access to cooling systems or energy-efficient housing are especially at risk for heat-related illnesses such as heat exhaustion and heatstroke. The Southern California Association of Governments (SCAG) 2020 Regional Climate Adaptation Framework also emphasizes that extreme heat disproportionately impacts low-income and minority communities due to pre-existing disparities in housing quality and access to energy resources. Furthermore, increased temperatures place a heavy burden on Burbank's energy infrastructure, driving up electricity demand for air conditioning and potentially straining the local grid (SCAG, 2020).

To address these challenges, Burbank is prioritizing climate resilience strategies such as expanding urban tree canopy coverage, promoting energy-efficient retrofits for older homes, and increasing access to public cooling centers during extreme heat events.

### Droughts and Water Scarcity

California is already experiencing more frequent and severe droughts, and climate change is expected to exacerbate these conditions. Burbank, like much of California, relies on a mix of local and imported water sources. The increasing demand for water due to both population growth and climate change-induced droughts places additional stress on the region's water infrastructure.

In periods of extended drought, water conservation efforts become critical, and Burbank has implemented measures such as water-efficient landscaping, conservation education programs, and irrigation restrictions to help reduce water use. However, the city must continue to plan for water scarcity, especially given the potential for higher temperatures and potential reduced snowpack in the Sierra Nevada mountains, which supply much of the state's water. The city also faces the challenge of balancing water needs for residents, businesses, and agriculture in light of ongoing climate change (SCAG, 2020).

### Flooding and Stormwater Management

While Burbank is not directly situated near the coast, there are certain areas of the City that are still vulnerable to increased flooding risks. During peak storm events, stormwater flows may exceed the design capacity of both the City of Burbank's and the Los Angeles County Flood Control District's (LACFCD) stormwater infrastructure that is located within the City of Burbank. Additionally, a portion of

the City is located in a floodplain, which can more significantly contribute to overwhelming the stormwater conveyance systems.

In addition to the flooding risks, urban development has resulted in less permeable surface area for water absorption into the ground, leading to increased surface runoff and localized flooding during peak weather events. However, all new development projects are subject to the City's Low Impact Development (LID) ordinance per Burbank Municipal Code [BMC] 8-1-1007 and 9-3-414.D. New developments may also potentially be subject to the City's Green-streets policy to mitigate stormwater flows in the City's transportation corridors. Burbank is increasingly investing in green infrastructure projects such as rain gardens, permeable pavement, and stormwater management systems to reduce flood risk and improve the City's resilience to climate impacts.

#### Severe Storms and Infrastructure Resilience

Climate change is also expected to bring more severe storms, including intense rainfall and strong winds, which can damage infrastructure, disrupt services, and create safety hazards for residents. The increased frequency and severity of storms put pressure on Burbank's transportation infrastructure, including roads, bridges, and public transit systems. Strong winds can lead to tree fall, power outages, and damage to buildings, while flash flooding from heavy rain can overwhelm the city's existing storm drainage systems. Burbank has taken steps to improve infrastructure resilience, but continued investment in stormwater systems, wind-resistant infrastructure, and emergency preparedness is essential to mitigate the impact of these increasingly frequent events.

#### **Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Housing occupied by low- and moderate-income households in Burbank is particularly vulnerable to the increasing risks of wildfires, extreme heat, drought, flooding, and severe storms due to a combination of economic limitations, housing quality, and lack of access to resources. These vulnerabilities are amplified by the fact that low-income households often live in older housing stock, in areas that are more exposed to natural hazards, and without the financial means to adequately prepare for, mitigate, or recover from such disasters.

#### Wildfire Vulnerability

One of the most significant natural hazard risks in Burbank is the increasing threat of wildfires, which are becoming more frequent and severe due to climate change. Low- and moderate-income households are particularly vulnerable to wildfires for several reasons. Many of these households live in older, poorly maintained homes in fire-prone areas that lack the resources for fireproofing measures or fire-resistant infrastructure.

In neighborhoods close to the Verdugo Mountains or San Rafael Hills, such as parts of North Burbank, there is an increased wildfire risk due to proximity to the wildland-urban interface. These areas are highly susceptible to wildfires and often lack the funding to upgrade infrastructure or fire safety

measures such as defensible space around homes or fire-resistant landscaping. For residents in rental properties, there is often limited control over the maintenance of their living environment, including whether fire-prevention measures are in place. Additionally, low-income households may lack the financial resources to evacuate or rebuild after a wildfire, increasing their displacement risk.

#### Drought and Water Scarcity Vulnerability

Drought conditions, which are expected to worsen as a result of climate change, pose significant challenges to low- and moderate-income households in Burbank. These households may be more reliant on public water supplies, and in times of drought, water rationing or increased water costs can disproportionately affect them. Many low-income residents live in older housing units with inefficient plumbing systems that use more water than modern, energy-efficient fixtures. This makes it harder for these households to adapt to water scarcity by adopting water-saving measures (SCAG, 2020).

Additionally, low-income households are less likely to afford the costs associated with water conservation programs or landscaping changes that help reduce water usage. As water prices increase, households with limited financial resources may be forced to choose between paying for water and meeting other essential needs, further increasing their vulnerability to the impacts of drought.

#### Flooding Vulnerability

While Burbank is not directly located in a high-risk floodplain, the city is still vulnerable to flooding from heavy rainfall and storm surges, especially as climate change leads to more intense storm events. Low-income households are more likely to live in areas that have inadequate stormwater infrastructure, increasing their risk of flood damage during severe storms. Many of these homes, especially those in older neighborhoods like parts of South Burbank, are situated in areas with poor drainage systems or are near storm channels that may not be capable of handling the increased flow of water from more frequent and severe rainstorms.

Furthermore, rental properties often lack the financial incentives for landlord investment in flood protection measures, leaving tenants vulnerable to property damage from flooding. With limited insurance coverage and the inability to recover or rebuild quickly, these households face greater challenges when trying to recover from flood damage (LAEDC, 2021).

## Strategic Plan

### SP-05 Overview

#### **Strategic Plan Overview**

The Strategic Plan provides a comprehensive outline of Burbank's approach to addressing the city's housing, social service, and economic development needs. Strategic investments are directed toward neighborhoods near employment centers and transit corridors, aligning with the City's goals to expand access to affordable housing, upgrade infrastructure, and enhance access to supportive services (2022 Adopted Burbank Housing Element, pp. 1-12, 1-63).

The plan highlights the need for social services due to economic challenges, stressing the importance of providing mental health services, childcare, job training, and housing assistance to support vulnerable populations. Reducing homelessness and increasing housing stability are key priorities, with efforts aimed at supportive housing, rapid rehousing, and prevention programs. Additionally, the plan seeks to increase affordable housing options to alleviate rent burdens and housing scarcity. The Strategic Plan underscores Burbank's commitment to leveraging data analysis, community feedback, and strategic partnerships to foster equitable growth, housing stability, and economic resilience.

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

## Geographic Area

Area Name	Area Type	Other Target Area Description	HUD Approval Date	% of Low/Mod	Revitalization Type	Other Revitalization Description	Identify the neighborhood boundaries for this target area	Include specific housing and commercial characteristics of this target area	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Identify the needs in this target area	What are the opportunities for improvement in this target area?	Are there barriers to improvement in this target area?
South Burbank	Residential & Commercial	High density of low-income households	TBD	65%	Housing & Commercial Revitalization	Redevelopment of aging infrastructure	South Burbank neighborhoods, near downtown area	Older apartment buildings, mixed-use commercial spaces	Public forums highlighted the need for affordable housing and retail services	Affordable housing development, improved commercial infrastructure	Development of mixed-use housing, more small businesses	Gentrification risk, high land costs

**Table 39 - Geographic Priority Areas**

Sources:

- City of Burbank 2021–2029 Housing Element
- City of Burbank Consolidated Plan, Table 38 – Geographic Priority Areas, 2025.
- HUD CPD Notice 24 CFR 91.215(a)(5) (HUD regulations for setting geographic priorities).

## General Allocation Priorities

The allocation of investments in Burbank is strategically based on several key factors, all of which aim to target areas with the greatest need for housing, services, and infrastructure improvements. The geographic priorities for investment within Burbank are informed by an analysis of the city's Housing Element, the data from previous tables, and input gathered from public consultation and citizen participation processes.

The allocation of resources is heavily influenced by the percentage of low- and moderate-income households within each area. Neighborhoods with a higher concentration of low-income families are prioritized for investment, especially areas like South Burbank and parts of Northwest Burbank. These neighborhoods exhibit a high percentage of low-income households, making them a focus for affordable housing development, community services, and infrastructure improvements. This focus is driven by data that indicates a significant portion of the population in these areas faces economic hardship and housing instability.

Burbank's Housing Element also highlights that neighborhoods with older housing stock, particularly in areas like South Burbank, need significant investment in housing rehabilitation and quality improvement. Older homes and apartment buildings in these neighborhoods often suffer from substandard conditions and may lack modern amenities. Investments are directed toward rehabilitating these housing units to preserve affordable options for existing residents and improve living conditions. At the same time, preserving affordable housing units in these areas is a priority to prevent displacement due to rising rents and gentrification.

Geographic areas near employment centers and public transit corridors are also prioritized for investment. Areas close to Metrolink stations, such as those around downtown Burbank, benefit from investments that aim to increase the availability of affordable housing and commercial spaces. This helps ensure that residents can access jobs and services while reducing reliance on personal vehicles. Transit-oriented development is a key strategy for improving housing access for low-income families while supporting local economic development by increasing access to jobs in proximity to affordable housing.

Additionally, areas showing signs of economic distress, such as blighted properties or underutilized land, are targeted for neighborhood revitalization. South Burbank is one such area where investments in street improvements, public space upgrades, and small business development initiatives are expected to reduce blight and enhance the overall quality of life for residents. These investments also aim to address environmental challenges, such as pollution and flooding risks, which disproportionately affect low-income residents.

Burbank also prioritizes geographic areas vulnerable to climate-related risks, such as wildfires and extreme heat. Neighborhoods near the Verdugo Mountains or areas prone to flooding are earmarked for climate resilience initiatives. These efforts include funding for wildfire mitigation, the creation of cooling centers, and the development of green infrastructure to reduce the urban heat island effect.

Ensuring these neighborhoods are more resilient to environmental hazards is a key part of the city's strategy to improve long-term housing stability.

Finally, the consultation and citizen participation process has been essential in identifying and confirming these geographic priorities. Public forums, community meetings, and surveys have allowed residents to express the need for investments in specific neighborhoods, particularly those that are underserved or struggling with affordable housing shortages. This participatory approach has ensured that resources are allocated to areas where the need is most urgent.

In conclusion, the allocation of investments geographically within Burbank is driven by a desire to address housing affordability, improve housing quality, and foster economic growth in the areas most in need. By targeting investments in neighborhoods with a high concentration of low- and moderate-income households, areas with aging housing stock, and neighborhoods most vulnerable to environmental risks, Burbank can ensure that its resources are used efficiently to improve the lives of its residents. The city's strategic approach leverages data analysis and community feedback to guide resource allocation and address its most pressing housing and development challenges.

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

## Priority Needs

Priority Need Name	Priority Level	Population	Geographic Areas Affected	Associated Goals	Description	Basis for Relative Priority
Homelessness	High	Homeless Populations, Families, Veterans	Citywide, especially near transit hubs	Reduce homelessness and increase housing stability	The need for supportive housing, services, and shelters for homeless populations, including families and veterans. Focus on prevention, rapid rehousing, and case management.	High rates of homelessness and insufficient permanent supportive housing options create a critical need.
Affordable Housing	High	Low- to Moderate-Income Households	South Burbank, Northwest Burbank	Increase affordable housing supply	There is a critical need for more affordable housing to meet the demand from low- and moderate-income residents, especially as rents rise and the population grows.	Affordable housing scarcity and rising housing costs for low- and moderate-income households make this a top priority.
Parks	Medium	Families, Seniors, Children	Citywide, especially in underserved areas	Increase access to green spaces and recreational facilities	Aiming to increase the availability of parks and recreational spaces to improve the health, quality of life, and well-being of residents, particularly in underserved communities.	Limited access to parks in low-income neighborhoods drives the need for more green spaces and community amenities.
Infrastructure Improvements	High	All populations	Citywide, with emphasis on older neighborhoods	Improve neighborhood infrastructure	Focused on upgrading aging infrastructure, including streets, sidewalks, utilities, and stormwater management systems in neighborhoods with older housing stock and increasing urbanization.	The aging infrastructure in certain areas of Burbank, especially those with a high density of low-income residents, requires significant investment.
Community/Social Services	Medium	Low- and Moderate-Income Households, Vulnerable Populations	Citywide, particularly in low-income areas	Enhance social services for vulnerable groups	The need for additional social services such as counseling, mental health services, childcare, job training, and food assistance to support vulnerable residents, including families and seniors.	Increasing demand for social services due to economic hardships, especially among vulnerable populations, makes this a priority.
Economic Development	Low	Low- and Moderate-Income Households, Small Business Owners	Downtown, South Burbank, Magnolia Park	Promote job growth and local economic resilience	Focused on fostering economic growth, supporting local businesses, and providing workforce development opportunities, especially for low-income residents and small businesses.	Supporting local economic resilience through job creation, especially in underserved areas, is key to improving economic stability.



## Narrative (Optional)

The Priority Needs Table outlines the key issues and challenges facing Burbank and serves as a framework for guiding the city's housing and community development strategy. The priorities — homelessness, affordable housing, infrastructure improvements, parks, community/social services, and economic development — reflect the city's commitment to addressing both immediate needs and long-term goals. Below is an analysis of each of these priority areas:

### Homelessness

Homelessness remains a high priority in Burbank due to the growing number of individuals and families facing housing instability. The city's efforts to reduce homelessness are focused on providing supportive housing, emergency shelters, and rapid rehousing programs to ensure that homeless individuals, including veterans and families, have access to stable housing. This priority highlights the need for comprehensive services that include mental health counseling, case management, and housing navigation to help individuals transition from homelessness to permanent housing.

Burbank's homelessness rates, compounded by the high cost of housing, makes this a critical area requiring attention. Addressing homelessness effectively requires collaboration with local service providers and investment in long-term supportive housing solutions (LAEDC, 2021).

### Affordable Housing

Affordable housing is a top priority for Burbank, as the city faces significant housing affordability challenges. The demand for affordable rental units has far outpaced the available supply, leading to rent burden and overcrowding for low- to moderate-income households. The focus on affordable housing production is driven by the need to expand housing stock, particularly for working families, seniors, and special needs populations such as those with disabilities.

Additionally, there is a need to preserve existing affordable housing units to prevent displacement due to rising market rates and gentrification. Zoning, incentives for developers, and affordable housing programs such as the Low-Income Housing Tax Credit (LIHTC) are vital tools for meeting this need. Given the rising cost of housing in the region, affordable housing development is a high priority for the city's planning and community development efforts.

### Infrastructure Improvements

Many neighborhoods in Burbank, face aging infrastructure that requires significant upgrades. Infrastructure investments are crucial to addressing issues related to streets, sidewalks, utilities, and stormwater management. These improvements are essential for maintaining the city's livability and ensuring that residents have access to essential services.

The city's focus on infrastructure improvements will address issues such as flooding risks, traffic congestion, and lack of basic utilities in underserved areas. By prioritizing infrastructure improvements

in neighborhoods with the highest need, Burbank can promote economic growth, enhance public safety, and improve environmental resilience.

### Parks

The availability of public parks and recreational facilities plays a crucial role in improving the quality of life for Burbank residents. The city's commitment to increasing access to parks and green spaces, particularly in underserved areas, is reflected in this priority. Many low-income neighborhoods in Burbank have limited access to parks, which affects residents' overall health, well-being, and quality of life.

Investing in new park spaces, improving existing parks, and ensuring that these spaces are accessible to all residents is a vital goal. Parks not only provide recreational opportunities but also serve as community gathering spaces, contributing to social cohesion and mental health. By prioritizing parks in lower-income areas, Burbank can improve access to green spaces and help mitigate the negative impacts of urbanization and overcrowding (SCAG, 2020).

### Community/Social Services

Expanding and enhancing community/social services is crucial to supporting the well-being of low-income families, vulnerable populations, and special needs groups such as the elderly, homeless, and disabled. Access to services such as job training, mental health counseling, childcare, food assistance, and healthcare is critical for improving the quality of life for residents.

As economic challenges increase, the need for these services has grown. Social service programs in Burbank play a key role in providing support to those in need and creating pathways for self-sufficiency. This priority also includes initiatives to provide services that address the root causes of poverty and homelessness, ensuring that residents can remain stable and thrive within the community (LAEDC, 2021).

### Economic Development

Burbank has a strong economy driven by the media and entertainment (creative) industries, at the same time it also faces challenges in ensuring that its low-income residents have access to job opportunities and economic mobility. Investment in workforce development, business incubators, and local economic infrastructure is essential for providing good-paying jobs and creating opportunities for economic advancement in underserved areas.

By focusing on economic development, Burbank can create a more inclusive economy where small businesses and entrepreneurs in low-income neighborhoods thrive, thereby reducing economic disparities. Additionally, fostering job creation through training programs and economic incentives for businesses is crucial to enhancing local economic stability and diversity (SCAG, 2020).

## 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
<b>Tenant-Based Rental Assistance (TBRA)</b>	The primary market characteristic influencing TBRA is the high demand for rental housing, driven by increasing rents and limited availability of affordable rental units. As rent prices continue to rise, especially in Burbank, TBRA can help support low-income households in securing affordable housing in the private rental market. The limited supply of affordable rental units further necessitates the need for rental assistance programs to bridge the gap for families struggling to afford housing.
<b>TBRA for Non-Homeless Special Needs</b>	Similar to general TBRA, but with a focus on non-homeless special needs populations, including individuals with disabilities, seniors, and people with chronic health conditions. The increasing demand for affordable housing, coupled with the lack of accessible and supportive housing for special needs populations, will drive the use of TBRA for special needs programs. The scarcity of accessible units with supportive services makes this an urgent need, particularly in areas with high concentrations of elderly and disabled populations (SCAG, 2020).
<b>New Unit Production</b>	The high demand for housing, coupled with rising construction costs and limited land availability in Burbank, will heavily influence new unit production. While there is significant need for new affordable housing, construction costs are high, and land prices are escalating, making it more challenging to finance the construction of new affordable units. The limited availability of vacant land in high-demand areas such as downtown Burbank and areas near public transportation corridors will require strategic planning, zoning adjustments, and potential subsidies to incentivize the development of new affordable housing (LAEDC, 2021).
<b>Rehabilitation</b>	Burbank's aging housing stock and the need to preserve existing affordable units will influence the use of funds for rehabilitation. Many of the affordable units, particularly in areas like South Burbank, are older and require substantial upgrades to meet modern standards of safety, efficiency, and accessibility. Rehabilitation funds will be critical in maintaining these units as viable options for low- and moderate-income residents, especially in neighborhoods at risk of displacement due to gentrification.
<b>Acquisition, including Preservation</b>	The lack of affordable housing supply and rising market prices will drive the use of funds for acquisition and preservation of affordable units. Given the demand for affordable housing and the rising risk of displacement in rapidly gentrifying areas, acquiring and preserving existing affordable units is a key strategy for maintaining housing availability for low-income families. Funds will be used to acquire properties that are at risk of being converted to market-rate units, thus preserving them as affordable housing in neighborhoods like South Burbank and Northwest Burbank (SCAG, 2020).

Table 40 – Influence of Market Conditions

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

### Introduction

The Anticipated Resources section outlines the projected funding available to meet the housing and community development goals of Burbank's Consolidated Plan. These resources come from a variety of sources, including federal, state, and local funds, and are essential for addressing the city's most pressing needs, such as affordable housing, homelessness prevention, economic development, and community infrastructure improvements.

Burbank's anticipated resources will be utilized across multiple programs, including the Community Development Block Grant (CDBG), HOME Investment Partnerships Program and future Housing Trust Funds. These resources are critical to implementing a range of strategies aimed at improving the quality of life for residents, particularly those from low- to moderate-income households, homeless individuals, and special needs populations.

This section also identifies the expected amount of funding for the first year of the planning cycle and provides estimates for the remainder of the plan's period. Additionally, it highlights how federal funds will be leveraged with state, local, and private resources to maximize the impact of these investments. The section further discusses matching requirements, the potential use of publicly owned land, and how Burbank intends to meet its housing and community development goals through strategic allocation of these resources.

### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1	Expected Amount Available Remainder of ConPlan	Narrative Description
<b>CDBG</b>	Public - Federal	Administration, capital projects, economic development, public services	Annual Allocation: \$1,072,998 Program Income: \$0 Prior Year Resources: \$0 Total: \$117,000	\$5,364,990	CDBG funds will support program administration, public services, and capital/economic development projects.
<b>HOME</b>	Public - Federal	Administration, acquisition and rehabilitation of multi-family units for affordable rental housing	Annual Allocation: \$473,919.60 Program Income: \$0 Prior Year Resources: \$0 Total: \$0	\$2,369,598	HOME funds will be used for affordable housing development, including acquisition, rehabilitation, and administration.
<b>Section 8 Housing</b>	Public - Federal	Rental assistance only	Annual Allocation: \$12,400,000 Program Income: \$0 Prior Year Resources: \$0 Total: \$0	\$62,000,000	Section 8 Housing Choice Vouchers provide rental subsidies to extremely low-income individuals and families.
<b>Continuum of Care</b>	Public - Federal	Rental assistance, administration, supportive services	Annual Allocation: \$604,472 Program Income: \$0 Prior Year Resources: \$0 Total: \$604,472	\$2,839,240	Permanent Supportive Housing Vouchers offer rental assistance and supportive services to chronically homeless individuals.

**Table 41 - 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**

Federal funds allocated to Burbank through programs like HOME and CDBG will be strategically leveraged with a combination of private, state, and local funds to maximize the impact of these investments. This approach ensures that federal resources are used efficiently to address the city's housing and community development goals, while meeting the matching requirements set by federal programs, particularly the HOME program.

Leveraging Private Funds

Burbank will collaborate with private developers, investors, and financial institutions to attract additional funding for affordable housing and community development projects. The Low-Income Housing Tax Credit (LIHTC) program is a key tool for generating private capital for the development and rehabilitation of affordable housing. LIHTC allows private investors to receive tax credits for their investments in affordable housing, which can significantly reduce the financial burden of constructing or renovating affordable housing units.

In addition to LIHTC, private contributions can come through funding partnerships, social impact investments, and philanthropic donations. These funds will support not only housing projects but also critical services for vulnerable populations, including homelessness prevention, job training, and healthcare services (LAEDC, 2021).

Leveraging State Funds

The California Department of Housing and Community Development (HCD) administers several programs that provide essential funding to cities like Burbank. These include the State Housing Trust Fund, which supports the development, rehabilitation, and preservation of affordable housing, and the Affordable Housing and Sustainable Communities (AHSC) Program, which funds housing projects integrated with transportation infrastructure to reduce greenhouse gas emissions.

These state programs often require local or federal matching funds, and Burbank strategically leverages federal HOME Investment Partnerships Program (HOME) funds to meet these match requirements, thereby maximizing the availability of resources for affordable housing development.

In addition to direct grants, state-level tax credit programs, including the Low-Income Housing Tax Credit (LIHTC) program administered by the California Tax Credit Allocation Committee (TCAC), provide equity financing for new affordable housing construction. Furthermore, Proposition 1 (the 2018 Veterans and Affordable Housing Bond Act) allocates bond funding to support affordable housing production statewide, a resource Burbank may access to complement its federal allocations (Southern California Association of Governments [SCAG], 2020 Regional Housing Needs Assessment).

Leveraging Local Funds

The Burbank-Glendale-Pasadena Regional Housing Trust Fund (BGPRHT) is one example of a local resource that complements federal funds for affordable housing and homelessness prevention. Local funds will also support infrastructure improvements, economic development projects, and public services that enhance the well-being of Burbank's residents (LAEDC, 2021).

HOME Matching Requirements

The HOME program requires a 25% match for the funds allocated to affordable housing projects. This match can be met using local funds, state funding, and private investment. For example, Burbank can utilize program income from prior housing projects, local housing trust funds, and state-level funding such as the California Housing Trust Fund to meet this match requirement. The 25% match ensures that Burbank can fully utilize its HOME allocation to develop, rehabilitate, or preserve affordable housing while attracting additional funding from other sources (and SCAG, 2020).

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

Publicly owned land offers a critical opportunity for the City of Burbank to address the growing need for affordable and mixed-income housing identified throughout the Consolidated Plan. Strategically located public properties can be leveraged to expand housing options for low- and moderate-income households, seniors, families, and individuals experiencing homelessness. As land costs and development barriers continue to rise, maximizing the use of underutilized or surplus public land is essential to meeting Burbank's housing goals.

**Discussion**

Publicly owned land in Burbank offers significant potential to address the city's most pressing housing and community development needs. With the increasing demand for affordable housing, the ongoing efforts to assist homeless populations, and the need for community infrastructure improvements, leveraging publicly owned land strategically can help improve the city's long-term development goals.

**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 Entities in Burbank's Institutional Delivery Structure**

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Burbank Housing Authority	Public Agency	Administers affordable housing programs, supports rental assistance, and facilitates affordable housing development.	Citywide, with a focus on low- and moderate-income neighborhoods
Burbank Department of Community Development	Local Government	Coordinates and implements housing and community development programs, oversees zoning and planning, facilitates economic development, and manages federal and state funds.	Citywide
Burbank Temporary Aid Center (BTAC)	Non-profit Organization	Provides services to homeless individuals, offers emergency financial assistance, job training, and housing support.	Citywide, particularly targeting homeless and low-income populations
Home Again Los Angeles (HALA)	Non-profit Organization	Provides housing for homeless individuals, including shelters, supportive housing, and case management services.	San Fernando Valley, including Burbank
Family Service Agency (FSA) of Burbank	Non-profit Organization	Offers mental health services, domestic violence support, school-based counseling, and housing stabilization services.	Citywide, focusing on underserved families, youth, and individuals
Boys & Girls Club of Burbank and Greater East Valley	Non-profit Organization	Provides afterschool programs, youth development, and enrichment services to support working families and low-income youth.	Citywide and Greater East Valley area
YWCA Glendale and Pasadena	Non-profit Organization	Provides services focused on domestic violence prevention, housing advocacy, and racial and gender equity.	Glendale, Pasadena, and surrounding communities, including Burbank
Los Angeles County Development Authority (LACDA)	Public Agency	Administers funding for homelessness, affordable housing, and economic development programs on behalf of Burbank.	Los Angeles County, including Burbank
Burbank-Glendale-Pasadena Regional Housing Trust (BGRHT)	Regional Agency	Administers regional funds for affordable housing development and homelessness solutions.	Burbank, Glendale, Pasadena, and surrounding areas
Burbank Unified School District (BUSD)	Public Education Institution	Collaborates on community development initiatives, particularly those related to housing for teachers, staff, and families, and community centers.	Citywide, focusing on students and families within Burbank
Burbank Chamber of Commerce	Private Industry	Supports economic development, advocates for local businesses, and facilitates workforce development and job creation.	Citywide, with a focus on small business growth and job creation
California Department of Housing and Community Development (HCD)	State Agency	Provides state funding for affordable housing development, homelessness prevention, and infrastructure improvements.	Statewide, including Burbank
California Housing Finance Agency (CalHFA)	State Agency	Provides low-interest loans and funding for affordable housing projects, primarily for developers and local housing authorities.	Statewide, with a focus on affordable housing production in cities like Burbank

**Table 42 - Institutional Delivery Structure**  
**Assess of Strengths and Gaps in the Institutional Delivery System**

The institutional delivery system in Burbank includes various public agencies, non-profit organizations, and private sector partners that collaboratively work to address housing, community development, homelessness prevention, and social services. While the system has several strengths, there are also

gaps that hinder its ability to fully meet the needs of vulnerable populations. Below is a more specific analysis of the system's strengths and gaps:

### **Strengths of the Institutional Delivery System**

1. Burbank benefits from a strong and coordinated network of housing and service providers, anchored by collaboration among key agencies such as the Burbank Housing Authority, the Department of Community Development, and the Burbank Temporary Aid Center (BTAC). These entities work closely to administer housing assistance programs, implement community development initiatives, and deliver essential services to low-income and homeless individuals. This integrated partnership model ensures that housing resources are efficiently allocated and that residents are connected to a comprehensive range of services spanning emergency assistance to long-term housing stability.
2. In addition to its strong organizational partnerships, Burbank has access to multiple critical funding sources that support its affordable housing and community development goals. The City receives federal funding through the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program, as well as access to State Housing Trust Fund resources. Regionally, Burbank participates in the Burbank-Glendale-Pasadena Regional Housing Trust (BGPRHT), which expands funding opportunities for affordable housing development. By strategically leveraging these funding streams, the City is able to advance affordable housing projects, support homelessness initiatives, and promote neighborhood revitalization throughout the community (Southern California Association of Governments [SCAG], 2020; Los Angeles County Economic Development Corporation [LAEDC], 2021). Strong Presence of Non-Profit Organizations such as Home Again Los Angeles (HALA) and BTAC provide essential services for homeless individuals, including emergency shelters, case management, mental health services, and job training programs. Their deep connection to the community and understanding of the unique needs of homeless populations makes them a critical part of Burbank's institutional delivery structure (LAEDC, 2021). These non-profits effectively connect vulnerable residents to essential services and support them in transitioning from homelessness to stable housing.

### **Gaps in the Institutional Delivery System**

1. Limited Availability of Affordable Housing Despite the city's efforts, affordable housing availability remains a significant gap. The demand for affordable rental units far exceeds supply, particularly for extremely low-income households. Although programs like HOME and CDBG provide some funding for new housing, rising construction costs and the limited availability of land for new development make it difficult for the city to meet its growing housing needs. There is an ongoing reliance on federal and state resources, but these funds are not enough to meet the demand for affordable units, leaving many low-income residents struggling to find affordable housing.
2. Homelessness Services and Shelters Capacity Although organizations like BTAC and HALA provide essential services to the homeless, shelter capacity is often stretched thin, and there is



an insufficient number of permanent supportive housing units to transition individuals out of shelters into long-term housing. The Burbank Temporary Aid Center (BTAC) has been instrumental in providing emergency services, but its resources are limited, and it does not have the capacity to meet the needs of all homeless individuals in Burbank. With the growing number of homeless residents, there is a clear need for additional shelters and permanent supportive housing units (LAEDC, 2021).

3. While the Burbank Chamber of Commerce supports economic development, there is a significant gap in providing job training and workforce development programs for low-income residents. The city's focus on affordable housing and homeless services has overshadowed efforts to enhance economic self-sufficiency through skills development, vocational training, and job placement services. This gap makes it difficult for some residents to access the skills needed to secure stable employment or improve their economic standing, especially for displaced workers or those without advanced education (LAEDC, 2021).

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

<b>Homelessness Prevention Services</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Counseling/Advocacy</b>	Yes	Yes	Yes
<b>Legal Assistance</b>	Yes	Yes	Yes
<b>Mortgage Assistance</b>	Yes	No	No
<b>Rental Assistance</b>	Yes	Yes	Yes
<b>Utilities Assistance</b>	Yes	Yes	Yes
<b>Street Outreach Services</b>	Yes	Yes	Yes
<b>Law Enforcement</b>	Yes	No	No
<b>Mobile Clinics</b>	Yes	Yes	Yes
<b>Other Street Outreach Services</b>	Yes	Yes	Yes

<b>Street Outreach Service</b>	<b>Available in the Community</b>	<b>Targeted to Homeless</b>	<b>Targeted to People with HIV</b>
<b>Law Enforcement</b>	Yes	Yes	No
<b>Mobile Clinics</b>	Yes	Yes	Yes
<b>Other Street Outreach Services</b>	Yes	Yes	Yes

Supportive Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Alcohol & Drug Abuse Services	Yes	Yes	Yes
Child Care Services	Yes	No	No
Education Services	Yes	Yes	Yes
Employment & Employment Training	Yes	Yes	Yes
Healthcare Services	Yes	Yes	Yes
HIV/AIDS Services	Yes	Yes	Yes
Life Skills Services	Yes	Yes	Yes
Mental Health Counseling	Yes	Yes	Yes
Transportation Services	Yes	Yes	Yes
Other Services	Yes	Yes	Yes

Table 43 - 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)**

Burbank's service delivery system is structured to meet the needs of homeless individuals, especially those facing the greatest challenges, such as chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The system combines immediate interventions, such as street outreach and emergency shelters, with longer-term solutions like permanent supportive housing, case management, and mental health services to help individuals regain stability and independence.

For chronically homeless individuals and families, Burbank provides a range of services that focus on both immediate support and long-term solutions. Street outreach teams, which include social workers and case managers, engage with homeless individuals directly in the community. These teams provide food, water, and clothing, while connecting individuals with shelters and healthcare services. Mobile clinics play a critical role in this process by offering medical care, including HIV testing and treatment and mental health support. For chronically homeless individuals who require long-term care, permanent supportive housing (PSH) programs are essential. These programs provide not only affordable housing but also wraparound services like mental health care, substance abuse treatment, and life skills training, ensuring that individuals can stabilize and maintain housing over time. Additionally, Burbank's participation in the Coordinated Entry System (CES) helps prioritize those with the most severe needs, ensuring they are connected to appropriate resources as quickly as possible.

For families with children, Burbank's service delivery system focuses on both emergency support and long-term stability. Families can access temporary shelters that offer safe accommodations while also addressing the needs of children. These shelters provide basic education, healthcare, and nutritional services to children, ensuring they have the support they need while their parents work on achieving

housing stability. Rapid rehousing programs are designed to move families quickly out of shelters and into permanent housing, with the added support of rental assistance and case management. These services are crucial for preventing the disruption of family units and ensuring that children do not fall behind in their education due to homelessness. Additionally, services like childcare and education programs help families stay engaged with work and school while addressing the housing crisis (LAEDC, 2021). Lastly, the city is working with Home Again Los Angeles (HALA) to develop a center that will assist homeless families and those on the verge of being homeless. The center will incorporate four tiny homes for transition housing for these families. HALA will also provide case management and assistance to finding permanent housing. This project is currently in plan approval and will obtain environmental approval in June 2025. Construction is slated to begin in August and be completed by August 2026.

Veterans and their families in Burbank also have access to specialized services that address both their housing and healthcare needs. Burbank coordinates with the U.S. Department of Veterans Affairs (VA) to provide veteran-specific services, including housing assistance, mental health care, and job training. The Veterans Homelessness Prevention Program (VHHP) helps at-risk veterans avoid homelessness by providing financial support. There are also dedicated veterans' shelters and transitional housing programs that provide both temporary shelter and services such as case management, access to veterans' benefits, and treatment for PTSD or substance abuse. Outreach teams work specifically with homeless veterans to connect them to the services they need, ensuring that they receive the specialized support required to maintain stable housing (SCAG, 2020).

For unaccompanied youth, Burbank provides services tailored to the unique challenges faced by young people without stable housing. Youth shelters and drop-in centers offer safe spaces for runaway teens and young adults, providing them with food, medical care, and mental health counseling. These centers also connect youth to resources like job training, education services, and housing options. In addition, Burbank offers transitional housing programs that help young people move from shelters into stable, independent living situations. These programs include life skills training, mentoring, and vocational support to help youth gain the skills they need to achieve long-term stability.

The service delivery system also ensures that healthcare is accessible to homeless individuals and those at risk of homelessness. Mobile clinics offer a vital lifeline by providing medical care directly to homeless individuals who may not otherwise have access to healthcare. These clinics help individuals living with HIV stay on their medications and receive regular check-ups, which is critical in preventing further health complications and improving their quality of life.

Overall, Burbank's service delivery system for homeless persons is comprehensive and holistic, addressing immediate housing needs while also providing long-term solutions to ensure individuals and families can regain independence. Through partnerships between public agencies, non-profit organizations, and private sector partners, Burbank's system works to ensure that everyone, from chronically homeless individuals to families with children and unaccompanied youth, receives the support and services needed to transition from homelessness to permanent housing and stability. The city's focus on housing-first solutions, combined with access to mental health services, substance abuse

treatment, and education, is key to helping vulnerable populations rebuild their lives and achieve lasting stability (LAEDC, 2021; SCAG, 2020).

**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's service delivery system for special needs populations and individuals experiencing homelessness is a comprehensive network designed to address both immediate and long-term needs. It offers a variety of services that provide shelter, healthcare, mental health support, substance abuse treatment, and housing assistance. This system is especially critical for groups such as chronically homeless individuals, families with children, veterans, and unaccompanied youth. However, while Burbank's service system has many strengths, there are also noticeable gaps that need to be addressed to fully meet the needs of these vulnerable populations.

One of the main strengths of Burbank's service delivery system is its comprehensive range of services. The city offers a diverse array of programs, including emergency shelters, street outreach, mental health counseling, medical care, substance abuse treatment, case management, and financial assistance. The city's rapid rehousing programs and permanent supportive housing (PSH) programs are especially important for helping individuals and families transition from homelessness to stable, long-term housing. These programs are accessible not only to the general homeless population but also to special groups such as veterans and people living with HIV/AIDS. Burbank's housing-first approach ensures that individuals are provided with the stability of a home before addressing other underlying issues, such as mental health conditions or substance abuse.

Another significant strength of the system is its integrated approach to service delivery. Burbank provides both housing and supportive services in tandem, ensuring that individuals not only have a place to live but also receive the necessary care to address the causes of their homelessness. For example, the permanent supportive housing (PSH) programs offer affordable housing alongside on-site services, including mental health care, substance abuse treatment, case management, and life skills training. This holistic approach is crucial for helping individuals regain stability and successfully maintain housing (SCAG, 2020). Additionally, the availability of mobile clinics is an important asset in Burbank, providing healthcare directly to homeless individuals and people living with HIV/AIDS. These mobile units ensure that those who are hardest to reach still have access to vital medical services, including HIV testing and treatment (SCAG, 2020).

Burbank's collaboration with local and regional partners, such as the Burbank Temporary Aid Center (BTAC) and Home Again Los Angeles (HALA), also contributes to the effectiveness of the service delivery system. These non-profit organizations offer essential services, including shelter, food, and case management, and are instrumental in helping people access housing and healthcare services. The Burbank-Glendale-Pasadena Regional Housing Trust Fund (BGPRHT) is another crucial partner in the effort to pool resources for large-scale housing projects that target homelessness and affordable housing needs across the region (LAEDC, 2021).

In addition, while Burbank provides some specialized housing options for individuals with disabilities, there is a gap in the availability of specialized housing for people with mental health issues, physical disabilities, or those who are aging in place. The need for accessible units and housing tailored to the unique needs of these populations is growing, and the current system does not fully meet these demands. Expanding special needs housing options will be essential to ensuring that people with disabilities and mental health conditions are not left behind (SCAG, 2020).

The integration of housing and healthcare services is another area in which Burbank's system faces gaps. Although there is access to healthcare services, the integration of medical care, mental health services, and housing is still lacking. Many individuals experiencing homelessness have complex health needs that require coordinated care. By better integrating these services, Burbank could ensure that homeless individuals are not only housed but also supported in managing their health, which would reduce the likelihood of them returning to homelessness (LAEDC, 2021).

**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**

Burbank's strategy to address the gaps in its institutional structure and service delivery system will focus on expanding capacity, improving coordination, and enhancing service integration across agencies and service providers. By building upon existing strengths and expanding efforts in key areas, Burbank aims to ensure that vulnerable populations, including homeless individuals, special needs populations, and low-income residents, have access to the comprehensive services and resources necessary to achieve housing stability and long-term self-sufficiency.

A key aspect of Burbank's strategy is to expand the availability of affordable and supportive housing. The limited availability of permanent supportive housing (PSH) and specialized housing for individuals with disabilities, mental health conditions, and families with children remains a significant gap. To address this, Burbank plans to leverage publicly owned land and regional housing trust funds to increase the stock of affordable and supportive housing. The city will work with regional partners like the Burbank-Glendale-Pasadena Regional Housing Trust (BGPRHT) and state agencies to access additional funding for the development of these housing units.

Improving coordination and integration of services across healthcare, housing, and social services is also central to Burbank's approach. To enhance integration, the city will work to connect existing healthcare services such as mobile clinics with housing providers and mental health services. By strengthening partnerships between public agencies, non-profit organizations, and private healthcare providers, Burbank can ensure that mental health counseling, substance abuse treatment, and HIV care are included as part of the housing-first model. This approach will streamline access to comprehensive care, improving outcomes for individuals who experience homelessness or live in supportive housing (SCAG, 2020).

Burbank's strategy also focuses on increasing resources and expanding services for families with children. To meet the needs of these families, the city will work to expand childcare and education services within its shelter programs. The city plans to collaborate with local schools and child welfare

organizations to provide better access to educational programs for children in shelters and childcare services for parents seeking employment. By prioritizing these services, Burbank will help families with children transition from temporary housing to permanent housing more effectively. The city will also enhance its rapid rehousing programs for families by increasing the availability of rental assistance and case management to support families in maintaining stable housing (LAEDC, 2021).

Another key area of focus is enhancing workforce development programs. In response to the gap in services for individuals facing barriers to employment, Burbank will partner with local employers, educational institutions, and vocational training providers to offer targeted job training programs for individuals with mental health challenges, substance abuse issues, or criminal records. By ensuring that job readiness programs and employment support services are accessible to people experiencing homelessness and those with special needs, Burbank aims to help them overcome obstacles to entering the workforce. Additionally, the city will explore funding opportunities to expand job placement and vocational rehabilitation programs, ultimately helping residents achieve economic self-sufficiency (SCAG, 2020).

Public engagement and community participation will also be enhanced in Burbank's strategy. The city will strengthen its public engagement efforts, particularly in underserved neighborhoods and among marginalized groups, to ensure that the voices of these communities are heard in the planning and implementation of housing and community development projects. More public forums and community meetings will be held to involve residents in these processes, ensuring that projects are aligned with the actual needs of the community. By strengthening community participation, Burbank will ensure that its projects meet the needs of low-income and homeless populations and create inclusive and effective solutions (Burbank 2021–2029 Housing Element).

Finally, Burbank will continue to build partnerships with regional and state agencies to secure additional funding and resources for housing and homelessness initiatives. The city will collaborate with the California Department of Housing and Community Development (HCD) and the Los Angeles County Development Authority (LACDA) to ensure it can leverage state and federal resources for local housing and service delivery projects. Additionally, the city will work with regional planning organizations like the Southern California Association of Governments (SCAG) to align its efforts with broader regional goals and access additional resources for homelessness prevention and affordable housing development (SCAG, 2020).

## SP-45 Goals Summary – 91.215(a)(4)

## Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Support and Strengthen Homeless Services and Housing	2025	2025	Homeless Services	Citywide	Homelessness prevention and housing assistance	Federal, State	Number of homeless individuals and families housed
2	Expand and Improve Affordable Housing Options	2025	2025	Housing	Citywide	Affordable housing production and preservation	Federal, State, Local	Number of affordable housing units produced/rehabilitated
3	Improve Quality of Life through Neighborhood Revitalization	2025	2025	Community Development	Targeted Neighborhoods	Infrastructure improvements and neighborhood upgrades	Federal, Local	Square footage of public facilities or infrastructure improved
4	Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining	2025	2025	Economic Development	Citywide	Employment, job training, and self-sufficiency	Federal, State	Number of low- to moderate-income residents employed or trained
5	Support and Promote Community and Economic Development Efforts that Support Economic Stability	2025	2025	Economic Development	Citywide	Job creation, business support, and economic stability	Private, Local	Number of businesses assisted and jobs created

Table 44 – Goals Summary

## Goal Descriptions

Goal Name	Goal Description
<b>Expand and Improve Affordable Housing Options</b>	This goal aims to increase the availability of affordable housing units throughout Burbank. By utilizing various funding sources, including federal, state, and local funds, the city will focus on both the construction of new affordable housing units and the preservation of existing affordable units. The goal includes expanding affordable rental options for low- and moderate-income households to address the growing housing affordability crisis in the region.
<b>Support and Strengthen Homeless Services and Housing</b>	The objective of this goal is to provide comprehensive services and stable housing solutions for individuals and families experiencing homelessness. This will involve expanding and strengthening homelessness prevention services, including emergency shelters, rapid rehousing programs, and supportive housing initiatives. The goal is to improve access to resources that help homeless individuals transition into permanent housing, while also ensuring they receive supportive services such as mental health counseling, substance abuse treatment, and job training.
<b>Increase Opportunities for Low- to Moderate-Income and Special Needs Residents to Become Self-Sustaining</b>	This goal focuses on improving the economic independence of low- to moderate-income residents and special needs populations through access to job training, education, and employment opportunities. The strategy will include providing workforce development programs, vocational training, and job placement assistance, with a focus on removing barriers to employment for underserved communities. By helping residents gain the skills and support needed to secure stable employment, the city aims to improve long-term self-sufficiency.
<b>Improve Quality of Life through Neighborhood Revitalization</b>	The purpose of this goal is to revitalize targeted neighborhoods by improving infrastructure, public facilities, and the overall quality of life for residents. This includes enhancing the physical environment through investments in parks, community centers, and streetscapes. The goal also focuses on addressing housing and economic disparities in these neighborhoods, contributing to a more inclusive and thriving community. The revitalization efforts will target areas with the greatest need for improvement to create sustainable, vibrant communities.



<b>Support and Promote Community and Economic Development Efforts that Support Economic Stability</b>	This goal seeks to strengthen the local economy by promoting community development and providing support to local businesses, especially small businesses. The goal is to foster an environment where businesses can thrive, create jobs, and contribute to the local economy. Initiatives may include offering incentives for business development, enhancing job training and employment opportunities, and supporting economic activities that promote long-term economic stability in the community.
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**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)**

Based on the Burbank Housing Element and associated Regional Housing Needs Assessment (RHNA) for the 2021-2029 planning period, the city has set ambitious targets to address housing needs across different income levels. The RHNA is a state-mandated process that allocates a specific number of housing units to each jurisdiction within a region to accommodate the forecasted housing demand over a planning period. For Burbank, this means planning for 8,772 total housing units, with a significant focus on providing affordable housing for lower-income populations.

**Housing Needs Breakdown in Burbank**

- 1. Very Low Income (0-50% of Area Median Income - AMI)  
Burbank has a target of constructing 2,553 units for households earning between 0-50% of the Area Median Income (AMI). This represents approximately 29.1% of the total RHNA for the city. This category includes extremely low-income households (0-30% of AMI) and very low-income households (31-50% of AMI). Given that households earning less than 30% of AMI typically face severe housing challenges, addressing this need is crucial to reducing homelessness and housing instability. In the Burbank Housing Element, the city plans to use a combination of affordable housing development programs and subsidies to ensure that these households have access to affordable living spaces.
  - o Extremely Low-Income (0-30% of AMI): While not always separately counted, extremely low-income households are included within the very low-income category in Burbank’s strategy. The housing element estimates that approximately 50% of the very low-income target (around 1,276 units) will specifically address the needs of extremely low-income households. These families are most likely to face housing instability and are often the target for housing subsidies, rental assistance programs, and supportive housing solutions.
- 2. Low Income (51-80% of AMI)  
Burbank has a target of 1,418 units for households earning between 51-80% of the AMI, accounting for 16.2% of the RHNA. These units will be primarily aimed at families who are not

quite eligible for deeper subsidies but still struggle to afford market-rate housing. To meet this demand, Burbank is focused on increasing the availability of affordable rental units and exploring ways to incorporate affordable housing into market-rate developments through inclusionary zoning ordinances.

3. Moderate Income (81-120% of AMI)

The city's goal for moderate-income households is to provide 1,409 units, making up about 16.1% of the RHNA. Moderate-income households often include families like teachers, public employees, and working professionals who are priced out of the market due to high rents. These households may be able to afford a higher rent than those in the lower-income categories, but still struggle to find suitable housing options without the help of subsidies. Burbank's focus for these households includes promoting mixed-income developments and first-time homebuyer programs.

4. Above Moderate Income (>120% of AMI)

The largest portion of Burbank's RHNA is allocated to above-moderate-income households, with a target of 3,392 units (approximately 38.7% of the RHNA). These units are intended for households earning more than 120% of the AMI and typically do not require assistance, though Burbank plans for this segment to include more market-rate developments to ensure a balanced housing supply for the community.

#### Affordable Housing Strategies in Burbank

To meet these targets, Burbank's Housing Element outlines a multi-pronged approach, including:

- **Affordable Housing Development:** The city is prioritizing the development of new affordable housing units, especially for low-income and special needs populations. By utilizing publicly owned land, increasing the density of housing in certain zones, and providing financial incentives for developers, Burbank aims to create a significant number of affordable units.
- **Inclusionary Zoning:** Burbank continues to implement and strengthen its inclusionary zoning policies, which require that new developments set aside a percentage of units for affordable housing. This policy helps integrate affordable housing into market-rate projects, ensuring that new developments contribute to the city's affordable housing stock.
- **Supportive Housing and Homelessness Prevention:** As part of its strategy to address homelessness, Burbank aims to provide a significant number of supportive housing units. This includes housing-first strategies that combine affordable housing with on-site social services, such as mental health counseling, substance abuse treatment, and job training. These housing solutions are targeted specifically at chronically homeless individuals and families with special needs (e.g., those with mental health issues, HIV/AIDS, or substance abuse problems).

- **Rental Assistance Programs:** The city also utilizes federal and state resources to support rental assistance programs like Section 8 and project-based subsidies. These programs help extremely low-income and very low-income residents afford their rent and avoid homelessness.
- **Affordable Housing Preservation:** In addition to new housing construction, Burbank recognizes the need to preserve existing affordable housing stock. Programs focused on the rehabilitation and preservation of older affordable housing units help maintain affordable options and prevent the displacement of low-income families due to rising rents.

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

There is no public housing in Burbank. However, the need to increase the number of accessible housing units remains a priority, particularly under the requirements of Section 504 of the Rehabilitation Act of 1973. This federal mandate ensures that any program receiving federal funding, including affordable housing initiatives, must provide accessible housing for individuals with disabilities. Although Burbank does not have public housing, the city is committed to enhancing accessibility in affordable housing projects to meet legal requirements and serve its residents with disabilities.

The demand for accessible housing in Burbank is growing due to an aging population and increased awareness of disability rights. As more residents experience mobility challenges with age, the need for housing with features such as wheelchair access, wider doorways, adaptable bathrooms, and elevator access becomes more critical. Compliance with Section 504 and the Fair Housing Act further requires that individuals with disabilities have equal access to suitable housing options across the city.

To address this need, Burbank is focused on increasing accessible units through new construction and modifications to existing affordable housing. The city is working with private developers to ensure that new projects meet accessibility standards and is allocating resources to support these efforts. Regular monitoring and assessments are conducted to ensure compliance with federal standards and to address the needs of residents with disabilities.

Additionally, Burbank collaborates with advocacy organizations for individuals with disabilities to ensure that housing policies and development plans are inclusive. The city's proactive approach aims to expand accessible housing options, ensuring that all residents, regardless of physical ability, have access to safe, affordable, and suitable homes. This commitment is vital as the demand for accessible housing continues to grow, particularly among older adults and individuals with mobility impairments.

### **Activities to Increase Resident Involvements**

Increasing resident involvement in housing and community development activities is essential to ensuring that the needs of all community members, especially vulnerable populations, are effectively addressed. In Burbank, activities to increase resident involvement will focus on fostering greater engagement, transparency, and participation in housing decisions, as well as ensuring that residents have opportunities to shape the programs and policies that affect them.

One key activity will be the creation of more opportunities for public forums and community meetings where residents can share their thoughts, concerns, and suggestions about housing development and community revitalization projects. These meetings will be designed to reach a diverse range of residents, particularly those from low-income and special needs groups, who may otherwise be excluded from the planning process. Additionally, the city will utilize outreach tools like community newsletters, social media, and targeted communications to engage residents in the discussions about proposed housing developments, neighborhood revitalization efforts, and other related projects.

Furthermore, the city will continue its efforts to work closely with community-based organizations and non-profit groups that serve underrepresented populations, such as individuals with disabilities, the elderly, and families experiencing homelessness. These organizations often have established relationships with vulnerable groups and can help bridge the gap between residents and local government. By collaborating with these groups, Burbank can increase participation from traditionally marginalized populations, ensuring that their needs are heard and addressed (SCAG, 2020).

Additionally, Burbank will continue to provide educational opportunities for residents to continue to be involved in the housing planning process. This could include workshops, seminars, and training sessions that inform residents about their rights, the housing application process, and available resources. The goal is to empower residents to advocate for themselves and their communities, enhancing their ability to influence decisions that affect their living conditions.

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

There is no public housing in Burbank. The Burbank Housing Authority (PHA) is not designated as troubled under 24 CFR Part 902, which sets the criteria for determining the troubled status of public housing agencies. A PHA is considered troubled if it fails to meet HUD's performance standards in areas such as financial management, program compliance, and the maintenance of housing units. The Burbank Housing Authority has consistently met HUD's requirements for administering the Housing Choice Voucher Program and other affordable housing initiatives, ensuring high standards of service and effective management without any designation as a troubled agency.

**Plan to remove the 'troubled' designation**

Not applicable

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

### Barriers to Affordable Housing

In Burbank, like the rest of the region, several barriers hinder the development and accessibility of affordable housing. These barriers include high construction costs, restrictive zoning laws, limited funding, and market constraints. These challenges make it difficult to increase the availability of affordable housing units for low- to moderate-income residents, particularly in a high-demand housing market like Burbank's.

#### 1. High Construction and Development Costs

A significant barrier to affordable housing development in Burbank is the high cost of land and construction. Burbank is part of the Los Angeles metropolitan area, where land prices are extremely high. According to local reports, the cost of acquiring land in Burbank can range from \$50 to \$100 per square foot, depending on location. Combined with high construction costs for labor and materials, this creates a financial hurdle for developers. The average cost per unit for affordable housing construction in the area can exceed \$500,000 per unit, making it economically challenging for developers to build without substantial subsidies. These financial barriers are exacerbated by rising interest rates, which further increase the cost of financing construction projects.

#### 2. Zoning and Land Use Regulations

Burbank's zoning laws are another barrier to affordable housing development. Much of the city's residential areas are zoned for single-family homes, which restricts the construction of higher-density housing options that could accommodate more residents at lower costs. While Burbank has made efforts to promote mixed-use developments and higher-density housing, these efforts have faced resistance from local residents, often due to Not In My Backyard (NIMBY) sentiment. As a result, even when zoning laws are adjusted to allow for increased density, local opposition can slow down or block these developments. For example, proposed projects in high-demand areas, such as near the Burbank Town Center or North San Fernando Boulevard, have faced delays or modifications due to community pushback (LAEDC, 2021).

Additionally, parking requirements and other design standards for new developments can increase costs and reduce the number of affordable units that can be built. Developers often have to include expensive parking garages in projects, even in locations well-served by public transit, which increases overall construction costs and reduces affordability.

#### 3. Limited Availability of Public Funding

The shortage of public funding for affordable housing is a persistent issue in Burbank. Despite being eligible for federal programs such as the Low-Income Housing Tax Credit (LIHTC) and HOME Investment Partnerships Program, there is not enough funding to meet the growing demand. The city's allocation of CDBG and HOME funds is often insufficient to support the large-scale construction of affordable housing

needed to meet community demand. For example, the city receives approximately \$5 million in annual HOME funding, which is not enough to build a significant number of affordable units given the high construction costs. Moreover, the competition for these funds is intense, and Burbank must compete with other cities in the region for limited resources (SCAG, 2020).

Burbank is also limited by its inability to levy significant local taxes to support affordable housing development. Although the city has explored options such as inclusionary zoning and housing impact fees, these measures alone are not enough to fill the funding gap.

#### 4. Market Constraints and Rent Increases

Burbank's housing market experiences rent increases and limited availability of affordable rental units. In 2021, the average rent for a two-bedroom apartment in Burbank was around \$2,600 per month, which is significantly higher than the area's median income levels for low-income and moderate-income families. This makes it difficult for low-income renters to find affordable housing. Rent control measures in Burbank do not apply to newer buildings or newly constructed units, which allows landlords in the newer developments to raise rents at market rates, further exacerbating affordability issues.

In addition, the shortage of rental units has led to increased competition for available apartments, driving rents even higher. For extremely low-income and very low-income residents, the scarcity of affordable rental options means that they often face long waiting lists or have to rely on subsidized housing options, which are limited in Burbank.

#### 5. Public Housing Maintenance and Rehabilitation Needs

There is no public housing in Burbank. However, the preservation and maintenance of affordable housing remain critical priorities for the city, particularly as its aging housing stock poses significant challenges for low-income families. Many affordable housing units in Burbank, especially those developed decades ago, require substantial rehabilitation to meet current accessibility, safety, and quality standards. These include critical improvements to plumbing, electrical systems, roofing, structural integrity, and the incorporation of modern accessibility features such as elevators, wheelchair ramps, and adaptable living spaces.

Limited funding for rehabilitation projects is a significant barrier, as federal and state resources are often insufficient to cover the extensive costs associated with modernizing aging housing units. The high cost of labor, materials, and regulatory compliance further exacerbates these challenges, making it difficult to carry out necessary repairs and upgrades in a timely manner. As a result, many affordable housing units remain in substandard condition, potentially impacting the health, safety, and well-being of residents, particularly low-income families, seniors, and individuals with disabilities.

The City of Burbank continues to seek funding opportunities through federal programs such as the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program to support housing rehabilitation efforts. Additionally, the city collaborates with nonprofit housing developers,

community organizations, and private sector partners to leverage resources for maintaining and improving affordable housing. Without sufficient financial support and investment, the risk of further deterioration increases, potentially reducing the supply of quality affordable housing available to those who need it most.

Burbank remains committed to addressing these challenges by exploring innovative solutions such as public-private partnerships, applying for competitive grants, and encouraging the development of new affordable housing projects that adhere to modern standards. The city also prioritizes tenant protection policies and housing assistance programs to ensure that low-income residents can access safe, decent, and affordable housing while efforts to rehabilitate aging units continue.

#### 6. Limited Affordable Housing Stock

Ultimately, the most fundamental barrier to affordable housing in Burbank is the limited supply of affordable housing units. Despite various efforts to increase the stock of affordable housing, demand continues to outstrip supply. There is a deficit of housing and waiting lists remain long, with many families unable to secure housing due to the shortage of available units. This issue is compounded by a lack of land for development and zoning restrictions that make it difficult to build the required number of units to meet the needs of Burbank's growing low-income population.

### **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

To address the barriers to affordable housing in Burbank, the city has developed a comprehensive strategy aimed at increasing the supply of affordable housing and making it more accessible to low- and moderate-income residents. This strategy includes a combination of policy changes, financial support, and regulatory adjustments designed to remove or alleviate the barriers that hinder the development of affordable housing.

#### 1. Amending Restrictive Zoning Laws and Expanding Housing Density

One of the primary strategies to increase the availability of affordable housing is relaxing zoning laws to allow for higher-density housing in areas where it is currently restricted. Burbank will work to amend single-family zoning restrictions and encourage mixed-use and multi-family developments in areas close to transportation hubs and major commercial corridors. This will increase the number of units that can be built on existing parcels of land, providing more affordable housing options in areas where demand is high.

The city will also implement density bonuses that allow developers to build additional units in exchange for providing a portion of those units as affordable housing. The inclusionary housing ordinance will be expanded to require that new developments include a certain percentage of affordable units, ensuring that the growth of the city's housing stock includes options for lower-income residents. By updating zoning and land use policies, Burbank can help create more



housing in areas where the need is greatest while maintaining community character (Burbank 2021–2029 Housing Element).

## 2. Expanding Financial Support and Incentives for Affordable Housing Development

To overcome the financial barriers to affordable housing development, Burbank will expand its use of public funding and financial incentives for developers. The city will continue to leverage CDBG (Community Development Block Grant) and HOME Investment Partnerships Program funds, as well as Low-Income Housing Tax Credits (LIHTC), to support the construction of affordable housing. The city will also seek out additional funding through state and federal programs and pursue public-private partnerships to bring more resources to bear on affordable housing development.

Burbank will implement subsidy programs that provide financial assistance to developers willing to build affordable units, reducing the cost burden of construction. In particular, developers will be encouraged to include affordable units in their projects through programs that offer tax abatements, fee waivers, and fast-track permitting to streamline the approval process. These incentives will make it more financially feasible for developers to include affordable units in their projects and help address the gap between high construction costs and affordable housing needs (SCAG, 2020).

## 3. Public Housing Rehabilitation and Maintenance

There is no public housing in Burbank. However, the city is dedicated to preserving and improving its affordable housing stock, much of which is aging and in need of significant rehabilitation. Many affordable housing units in Burbank, particularly those built several decades ago, require critical updates to meet modern standards of safety, accessibility, and energy efficiency. These necessary improvements include upgrading outdated electrical and plumbing systems, installing energy-efficient windows and HVAC systems, reinforcing structural elements, and enhancing fire safety features.

To address these needs, Burbank will allocate resources from programs such as the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) to fund rehabilitation efforts. The city is actively pursuing additional funding from federal and state sources, including Low-Income Housing Tax Credits (LIHTC) and grants from the California Department of Housing and Community Development, to support these projects.

Burbank will also focus on integrating universal design elements into affordable housing units to ensure accessibility for individuals with disabilities. This includes installing ramps, widening doorways, retrofitting bathrooms with grab bars and roll-in showers, and ensuring that

common areas are accessible to all residents. Additionally, the city will prioritize energy-efficient upgrades such as solar panels, energy-saving appliances, and water-efficient plumbing systems to promote sustainability and reduce utility costs for low-income families.

By investing in the rehabilitation and modernization of its affordable housing stock, Burbank aims to preserve existing units, extend their lifespan, and ensure that residents have access to safe, comfortable, and affordable homes. These efforts are crucial to maintaining housing affordability in a high-cost area like Burbank, where demand for affordable units continues to outpace supply.

#### 5. Increasing Affordable Housing Stock through Housing Trust Funds

A housing trust fund allows the city to dedicate a portion of local revenue to creating new affordable housing units, rehabilitating existing units, and providing rental assistance to low-income families. No funds are available yet. In the future, these funds could be used to attract additional state and federal resources, increasing the city's ability to meet its affordable housing goals.

The city will also advocate for increased funding from regional housing trust funds such as the Burbank-Glendale-Pasadena Regional Housing Trust Fund, which pools resources from multiple jurisdictions to finance affordable housing projects across the region.

#### 6. Collaboration with Nonprofit Organizations and Community-Based Groups

Burbank will strengthen its partnerships with nonprofit organizations and community-based groups to ensure that affordable housing projects meet the needs of the city's most vulnerable populations, including people with disabilities, seniors, and families with children. These organizations play a critical role in providing support services, such as job training, mental health counseling, and substance abuse recovery, which are essential to helping individuals and families successfully transition into and maintain affordable housing.

By working closely with local and regional partners, Burbank can ensure that affordable housing projects are well-designed, accessible, and responsive to the unique needs of low-income residents. These partnerships will also allow the city to leverage additional resources and expertise to overcome existing barriers to affordable housing development (LAEDC, 2021).

## SP-60 Homelessness Strategy – 91.215(d)

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

Burbank’s homelessness strategy includes a focused approach to reaching out to homeless individuals, particularly those who are unsheltered, and assessing their specific needs. The city aims to provide tailored support through outreach teams, collaboration with service providers, and the use of technology to ensure that individuals receive the appropriate resources and services to transition into stable housing. Below are the specific components of Burbank’s outreach strategy:

#### **1. Street Outreach Teams and Engagement**

Burbank deploys street outreach teams consisting of social workers, mental health professionals, and volunteers. These teams are active in known areas where unsheltered homeless individuals are likely to be found, such as parks, underpasses, the Burbank Metrolink station, and near highways and public transit corridors. Outreach workers make initial contact with homeless individuals to offer basic necessities such as food, water, clothing, and blankets, and to inform individuals about available services and shelters.

Outreach teams engage homeless individuals in non-judgmental, trust-building conversations, offering a range of immediate support and information about how they can begin the process of accessing shelter and housing. The goal is to connect homeless individuals with the services they need while maintaining a supportive and empathetic approach to breaking the cycle of homelessness.

#### **2. Assessment of Individual Needs**

Once contact is established, outreach teams conduct thorough needs assessments to identify each individual’s specific situation and barriers to housing. These assessments take into account various factors such as:

- **Housing history:** Whether the individual has experienced homelessness for an extended period or is facing temporary housing instability.
- **Health conditions:** Both physical health (e.g., chronic conditions, disabilities) and mental health (e.g., depression, PTSD).
- **Substance abuse:** Whether the individual is dealing with addiction to alcohol or drugs and the level of support needed to address substance use.
- **Personal preferences:** Whether the individual has preferences regarding types of housing (e.g., shelters, transitional housing, permanent supportive housing).

The Homeless Outreach team, including Burbank Mental Health and Evaluation Team (BMHET), specifically created for these efforts, uses this information to ensure that individuals are connected with

the right services such as mental health care, substance abuse treatment, medical care, and housing opportunities. This personalized approach allows outreach teams to link individuals with the right resources, whether it be emergency shelters, transitional housing, or long-term permanent supportive housing (SCAG, 2020).

### 3. Collaboration with Local Service Providers

Burbank maintains strong collaborations with a wide range of service providers to address the needs of homeless individuals, low-income families, and other vulnerable populations. These partnerships are critical to ensuring that residents receive comprehensive support services beyond emergency shelter. Key partners include the Burbank Temporary Aid Center (BTAC), which provides shelter, food assistance, case management, and emergency financial support. Home Again Los Angeles offers rapid rehousing services and case management for homeless families, helping to stabilize households and prevent returns to homelessness.

The City also partners with the Los Angeles Homeless Services Authority (LAHSA), which administers regional programs such as Coordinated Entry, emergency shelter placements, and outreach services in Burbank. Mental health services are supported by organizations like Didi Hirsch Mental Health Services, providing crisis counseling, psychiatric care, and behavioral health support. For substance abuse treatment, Burbank collaborates with providers such as Tarzana Treatment Centers, which offer detoxification, residential treatment, and outpatient recovery programs tailored to individuals experiencing substance use disorders.

Healthcare access for underserved populations is facilitated through mobile clinics and community health organizations, including All Inclusive Community Health, the Los Angeles County Department of Health Services (DHS), and Comprehensive Community Health. These clinics deliver vital services such as primary care, vaccinations, and preventive screenings to homeless and low-income individuals.

By partnering with these specialized organizations, Burbank ensures that individuals are connected not only to emergency shelter and basic needs, but also to healthcare, mental health support, substance abuse treatment, and employment services, creating a holistic system of care designed to promote long-term housing stability and self-sufficiency.

### 4. Use of Coordinated Entry System (CES)

Burbank uses the Coordinated Entry System (CES) to connect individuals with the appropriate level of care and housing resources. CES is a standardized system that allows service providers to assess homeless individuals and prioritize them based on their level of vulnerability. When a person is assessed through the CES, they are placed on a priority list for available housing and support services, ensuring that those with the highest needs are assisted first.

CES helps streamline the referral process to ensure individuals are placed in appropriate housing or services based on their assessed needs. It also allows the city to track the progress of individuals from

outreach to housing placement, ensuring that the resources provided are effective and that homeless individuals are moving toward long-term stability (SCAG, 2020).

#### 5. Mobile Outreach Services

Burbank utilizes mobile outreach services, through Department of Health Services (DHS) and Comprehensive Community Health, equipped with medical supplies, including mobile clinics staffed by healthcare professionals. These mobile units visit areas with high concentrations of unsheltered homelessness, such as Burbank's industrial corridors and public spaces. They provide on-site health services, including HIV testing, mental health evaluations, and basic healthcare. These units are also designed to help homeless individuals access immediate shelter or transitional housing, connecting them to available resources through the same outreach workers who provide these medical services. This service is particularly critical for individuals who have difficulty accessing traditional healthcare facilities due to their homelessness.

#### 6. Focus on Unsheltered Homelessness

Burbank places a strong emphasis on unsheltered homelessness, as individuals in this category face the greatest barriers to accessing services. The city has mapped out areas with high concentrations of unsheltered homelessness, such as near transportation hubs and downtown Burbank, and focused outreach efforts in these areas. The city partners with local law enforcement to ensure that outreach efforts are conducted in a manner that respects the rights of individuals while addressing public safety concerns. Burbank also works with the Los Angeles County Homeless Initiative to align local outreach efforts with countywide strategies, ensuring that the city is part of the larger regional effort to reduce homelessness.

### **Addressing the emergency and transitional housing needs of homeless persons**

**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.**

Burbank's strategy for helping homeless persons, especially chronically homeless individuals, families with children, veterans and their families, and unaccompanied youth, make the transition to permanent housing and independent living includes several key components. The goal is to shorten the time that individuals and families experience homelessness, facilitate their access to affordable housing units, and prevent those who have recently been homeless from becoming homeless again.

## 1. Rapid Rehousing Programs

One of the primary strategies for helping homeless individuals and families transition to stable housing in Burbank is the Rapid Rehousing (RRH) model. Rapid Rehousing programs are designed to move individuals and families experiencing homelessness quickly into permanent housing, while also providing the supportive services needed to sustain long-term stability. The Burbank Housing Authority collaborates closely with nonprofit partners such as Home Again Los Angeles (HALA) to deliver RRH services to vulnerable populations, including families with children, veterans, and unaccompanied youth.

In Burbank, RRH efforts focus on three primary components:

- **Financial Assistance:** HALA administers short-term financial support, including assistance with first and last month's rent, security deposits, and sometimes utility payments, reducing initial financial barriers to securing stable housing.
- **Case Management and Supportive Services:** Through RRH programs, case managers help participants develop essential life skills such as employment training, budgeting, tenant education, and goal-setting. These services are critical to helping formerly homeless households achieve long-term self-sufficiency and avoid returning to homelessness.
- **Graduated Rental Assistance:** Financial support is structured to taper off gradually as the household's income and stability increase, promoting economic independence while maintaining housing security.

Specific programs targeted at families with children, veterans, and transition-aged youth (TAY) integrate additional supportive services such as childcare, educational support, mental health counseling, and healthcare referrals, ensuring that barriers to permanent housing are comprehensively addressed.

Home Again Los Angeles (HALA), as one of the City's key partners, plays an essential role in coordinating these services, operating RRH programs that assist approximately 40 households annually through rapid rehousing efforts, in addition to supporting families utilizing 15 Permanent Supportive Housing (PSH) vouchers. By combining immediate housing placement with ongoing support, Burbank's RRH strategy significantly contributes to the city's broader efforts to reduce homelessness and promote long-term housing stability.

## 2. Permanent Supportive Housing (PSH)

Burbank addresses the housing needs of chronically homeless individuals, families with special needs, and veterans primarily through the allocation of Permanent Supportive Housing (PSH) vouchers. PSH vouchers combine rental assistance with access to supportive services such as mental health counseling, substance abuse treatment, and healthcare, helping participants achieve and maintain housing stability. As of 2025, the City administers 20 PSH vouchers, which are prioritized for individuals and families with complex needs who require ongoing supportive services to remain housed.

Rather than focusing on the development of new PSH facilities, Burbank's strategy emphasizes leveraging these vouchers within the private rental market and coordinating with service providers to deliver wraparound care. The City follows a Housing First model, which prioritizes securing stable housing without preconditions, followed by supportive services tailored to the needs of each household.

In addition, Burbank continues to pursue future funding opportunities through the Burbank-Glendale-Pasadena Regional Housing Trust Fund, which can support the development of new affordable and supportive housing units in partnership with non-profit housing organizations like the Burbank Housing Corporation (BHC) (Southern California Association of Governments [SCAG], 2020). While no new PSH-specific developments are underway currently, the City remains committed to expanding supportive housing options as funding and partnerships become available.

### 3. Coordinated Entry System (CES)

The Coordinated Entry System (CES) is a central component of Burbank's homelessness strategy, serving as a key mechanism to ensure that homeless individuals and families gain swift, efficient access to housing and vital services. Through CES, Burbank prioritizes connecting chronically homeless individuals, families with children, veterans, and other vulnerable populations to the most appropriate housing resources and supportive services based on their specific needs and vulnerabilities.

By using a unified intake process, CES eliminates duplication of efforts across service providers and ensures that individuals and families are quickly referred to emergency shelters, transitional housing, permanent supportive housing, or affordable housing options depending on their level of need. The system allows for:

- Prioritization of the most vulnerable populations, considering factors such as health status, housing history, and service needs;
- Faster access to housing solutions through a streamlined, coordinated intake process; and
- Improved matching of individuals and families with the services and housing programs best suited to achieving long-term stability.

This approach ensures that those at highest risk of prolonged homelessness or adverse health outcomes receive the focused, timely assistance necessary to move off the streets and into stable, permanent housing. By leveraging CES, Burbank strengthens its commitment to a Housing First approach and maximizes the effectiveness of its limited housing resources to serve those most in need.

### 4. Housing Choice Voucher (HCV) Program

Burbank also utilizes the Housing Choice Voucher (HCV) program, which provides long-term rental assistance for individuals and families who meet income eligibility criteria. The HCV program, also known as Section 8, helps those exiting homelessness, including unaccompanied youth, veterans, and

families with children, find permanent, stable housing in the private rental market. The program is designed to cover a portion of the rent, making housing more affordable and accessible.

Burbank's Housing Authority works closely with local landlords to increase the availability of rental units that accept HCV, ensuring that program participants can find housing in neighborhoods of their choice, including those that are safe and close to jobs, schools, and transportation.

#### 5. Prevention of Recidivism and Rapid Return to Homelessness

Burbank's homelessness strategy emphasizes a multifaceted approach that includes prevention, diversion, and reunification efforts to address housing instability at every stage of vulnerability. The Prevention, Diversion, and Reunification Program is a key initiative designed to keep individuals and families housed, quickly resolve housing crises, and reunite households whenever possible to avoid episodes of homelessness.

Prevention efforts focus on providing temporary financial assistance, such as help with rent arrears, security deposits, and utility bills, to individuals and families at imminent risk of eviction. Burbank partners with service providers like Home Again Los Angeles and Burbank Temporary Aid Center (BTAC) to deliver these critical supports. Particular attention is given to households destabilized by job loss, medical emergencies, or other unexpected financial challenges. By intervening early, the City aims to prevent homelessness before it occurs.

Diversion programming is another critical component. Diversion strategies help individuals and families who are seeking shelter identify immediate alternate housing arrangements outside of the shelter system. Through crisis counseling, short-term financial support, and problem-solving conversations, diversion programs work to reconnect people to family, friends, or other safe alternatives, reducing the burden on the emergency shelter system and allowing limited resources to be focused on those most in need.

Reunification services support families and individuals by helping them safely reconnect with family or support networks whenever possible. This includes offering mediation services, travel assistance, and temporary financial support to make reunification sustainable.

To ensure ongoing stability, case management services continue after individuals and families are housed. Burbank's service providers offer continued support focused on housing retention, employment assistance, healthcare navigation, and crisis intervention. Case managers work closely with participants to ensure they can address ongoing barriers to stability, such as inconsistent income, behavioral health needs, or landlord-tenant disputes.

Recognizing that eviction is a leading cause of homelessness, Burbank also partners with legal aid organizations, such as the Legal Aid Foundation of Los Angeles (LAFLA), to offer free legal advocacy for individuals facing eviction proceedings. These services include legal counseling, representation at



eviction hearings, and education on tenants' rights, helping to prevent unnecessary displacement and maintain housing security.

By combining prevention, diversion, and reunification strategies with robust case management and legal support, Burbank's homelessness system of care strengthens housing stability, reduces entries into homelessness, and fosters long-term success for vulnerable households.

## 6. Family and Youth-Specific Programs

For families with children and unaccompanied youth, Burbank focuses on providing housing that is safe, supportive, and equipped with services that address the unique needs of these groups. The city works closely with youth-specific shelters and family services providers to ensure that these groups not only find housing but also have access to the resources they need, such as school enrollment, childcare, and parenting support. Programs are tailored to help families stabilize, with support in finding employment, childcare, and educational opportunities for children.

The Burbank Housing Authority (BHA) has partnered with Los Angeles County Department of Child and Family Services (DCFS) to implement the Foster Youth to Independence (FYI) initiative. Under FYI, the BHA provides housing assistance on behalf of eligible youth with a history of child welfare involvement that are homeless or at risk of being homeless. Eligible households receive rental assistance and supportive services for a period of 36- 60 months. Youth may receive up to an additional 24 months of rental assistance if they meet certain requirements. Supportive Services include access to case management, life skills training, and resources that support education, employment, and independent living. The Burbank Housing Authority will be opening its HCV waiting list to accept referrals for the FYI initiative starting July 1, 2025.

Unaccompanied youth are often at risk of being overlooked, so Burbank prioritizes engagement with these young individuals through youth shelters, mental health services, and youth-focused outreach teams that help them access housing, education, and employment programs. The Burbank Housing Authority also collaborates with local agencies to provide mentoring, education, and job readiness programs aimed at helping these youth become self-sufficient and avoid returning to homelessness.

**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**

Burbank's strategy to prevent homelessness among low-income individuals and families, especially those at extreme risk, emphasizes proactive efforts to ensure that individuals are not discharged into homelessness from publicly funded institutions or systems of care. The city prioritizes early intervention, financial assistance, and connecting families to essential services encompassing housing, healthcare, social support, employment, and education.

A key element of Burbank's strategy is Rapid Rehousing (RRH). Through partnerships with organizations like Home Again Los Angeles, Burbank provides rental assistance and case management to individuals and families transitioning from shelters or temporary housing to permanent housing. RRH programs help cover critical housing costs such as security deposits, first and last month's rent, and utility support, enabling families to maintain housing while addressing employment barriers or health challenges.

Burbank collaborates with service providers such as Burbank Temporary Aid Center (BTAC), Los Angeles County Department of Mental Health (LADMH), and Tarzana Treatment Centers. These partnerships offer mental health care, substance abuse treatment, and social services critical for at-risk individuals, particularly those exiting foster care, hospitals, or correctional institutions (SCAG, 2020).

Additionally, Burbank participates in Los Angeles County Measure H/A-funded programs, expanding its capacity for homelessness prevention. Measure H/A provides critical resources for:

- Homelessness Prevention Services (legal assistance, housing stabilization)
- Outreach and Engagement Teams
- Employment Services targeting homeless individuals
- Rapid Rehousing Expansion Through Measure H/A, Burbank receives support for rental subsidies, intensive case management, and eviction prevention services, strengthening the city's homelessness prevention system (Los Angeles County Homeless Initiative, 2024).

Legal assistance is another cornerstone of Burbank's prevention strategy. The City partners with the Legal Aid Foundation of Los Angeles (LAFLA) to provide tenant advocacy, eviction defense, and legal counseling for at-risk renters facing unlawful evictions or disputes with landlords. Access to legal services has proven essential in helping vulnerable households maintain stable housing during financial hardships.

Employment programs are also crucial to homelessness prevention. Burbank collaborates with Workforce Development, Aging and Community Services (WDACS) and Goodwill Southern California to connect unemployed or underemployed individuals to job training, vocational rehabilitation, and placement opportunities. Strengthening employment pathways helps ensure that low-income households can achieve the financial stability needed to sustain housing (LAEDC, 2021).

Recognizing the importance of educational continuity for children in at-risk families, Burbank coordinates with local school districts and youth organizations to offer after-school programs, tutoring, and mentorship services. These initiatives aim to minimize disruptions to children's education and prevent the long-term setbacks often associated with housing instability (SCAG, 2020).

Rental assistance remains a primary tool in the city's prevention toolbox. The Housing Choice Voucher (HCV) program, administered by the Burbank Housing Authority, assists extremely low-income households, veterans, and persons with disabilities in securing affordable private-market rentals.

Additionally, programs like the Homelessness Prevention and Rapid Rehousing Program (HPRP) provide short-term rental and utility assistance for households facing sudden crises, preventing evictions and new episodes of homelessness.

By integrating housing subsidies, legal advocacy, mental health services, employment support, and educational programs, Burbank provides a comprehensive and coordinated approach to homelessness prevention. Emphasizing early intervention, service integration, and crisis prevention ensures that individuals and families can maintain housing stability and avoid entering the cycle of homelessness (Los Angeles County Homeless Initiative, 2024; LAEDC, 2021)., 2021).

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

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

Burbank has implemented a comprehensive strategy to address Lead-Based Paint (LBP) hazards and ensure residents have access to safe, lead-free housing. According to the City of Burbank's 2021–2029 Housing Element (p. 3-17), the City focuses on a combination of lead remediation programs, education campaigns, and risk assessments to protect vulnerable populations, particularly young children, from the dangers of lead poisoning. Burbank utilizes federal resources, including the HUD Lead Hazard Control Grant, to provide financial support for lead-based paint removal or encapsulation in older housing units, particularly those built before 1978, which are at the greatest risk for lead hazards. These programs prioritize low-income families and households with children, helping to mitigate exposure to lead and improve housing safety.

In addition to remediation efforts, Burbank actively educates the community about lead risks. The City partners with the Los Angeles County Department of Public Health to conduct public outreach efforts, distributing informational materials and hosting community workshops on how to identify, manage, and safely renovate homes with potential lead-based paint risks. This proactive approach supports Burbank's broader housing goals of maintaining healthy housing conditions and preventing environmental health hazards in older residential structures.

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

The actions taken by Burbank directly address the extent of lead poisoning and hazards by focusing on removing lead from homes and preventing exposure, particularly for children who are most vulnerable to lead's harmful effects. Lead-based paint remains a significant risk in housing built before 1978, as it can deteriorate into dust or chips that can be ingested by young children, leading to developmental and health issues. By targeting the remediation of these hazardous materials in homes, Burbank reduces the likelihood of lead poisoning. The city also integrates lead hazard education into broader health and safety outreach, ensuring that residents understand how to avoid lead exposure and address potential risks in their homes (SCAG, 2020).

These actions are fully integrated into Burbank's housing policies and procedures. Lead safety measures are embedded in the housing rehabilitation programs the city offers, which ensure that contractors involved in renovations follow lead-safe work practices when working in older homes. Burbank also includes lead hazard reduction as a requirement in its guidelines for housing rehabilitation, ensuring that all properties built before 1978 undergo the necessary lead inspections and remediation. In terms of tenant protections, Burbank requires disclosure of lead hazards to renters in homes where lead-based paint is present. This ensures that families are aware of potential risks and that proper steps are taken to mitigate exposure, such as temporarily relocating tenants during remediation efforts or ensuring properties are safe for return after repairs. Additionally, Burbank coordinates its efforts with local health agencies, ensuring that lead safety is part of a comprehensive housing and public health strategy that

protects vulnerable populations and reduces the risks associated with lead-based paint in the community (SCAG, 2020).

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

These actions are fully integrated into Burbank's housing policies and procedures. Lead safety measures are embedded in the housing rehabilitation programs the city offers, which ensure that contractors involved in renovations follow lead-safe work practices when working in older homes. Burbank also includes lead hazard reduction as a requirement in its guidelines for housing rehabilitation, ensuring that all properties built before 1978 undergo the necessary lead inspections and remediation. In terms of tenant protections, Burbank requires disclosure of lead hazards to renters in homes where lead-based paint is present. This ensures that families are aware of potential risks and that proper steps are taken to mitigate exposure, such as temporarily relocating tenants during remediation efforts or ensuring properties are safe for return after repairs. Additionally, Burbank coordinates its efforts with local health agencies, ensuring that lead safety is part of a comprehensive housing and public health strategy that protects vulnerable populations and reduces the risks associated with lead-based paint in the community (SCAG, 2020).

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

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

Burbank's anti-poverty strategy focuses on reducing the number of families living at or below the poverty level through a combination of affordable housing, workforce development, and supportive social services. The city's goals, programs, and policies aim to address the root causes of poverty, improve economic opportunities, and ensure that low-income families have access to resources that support long-term stability and self-sufficiency. The city's key anti-poverty goals include expanding access to affordable housing, supporting workforce development, increasing access to healthcare, and ensuring that children and families receive the support they need to break the cycle of poverty. Specific programs supporting these goals include job training initiatives, rental assistance programs, health and wellness programs, and childcare support. Burbank also collaborates closely with local non-profits, workforce agencies, and educational institutions to provide a comprehensive approach to poverty reduction.

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

Burbank's anti-poverty strategies are closely coordinated with its affordable housing plan to ensure that families facing economic hardships have access to safe, stable, and affordable housing. The city recognizes that access to affordable housing is critical for families to escape poverty, and thus, the housing plan aligns with poverty-reducing policies in several ways. One of Burbank's primary goals within its affordable housing plan is to increase the availability of affordable housing for low-income and special needs families. By providing housing stability, the city helps ensure that families do not face the additional financial strain of unaffordable rents, allowing them to allocate more resources toward other essential needs such as education and healthcare.

The city's workforce development programs are designed to help low-income families build the skills needed to secure stable employment. These programs are integrated with housing assistance programs, ensuring that families receiving rental assistance or participating in the Housing Choice Voucher (HCV) program also have access to job training and placement services. For example, individuals who are part of the Rapid Rehousing or Permanent Supportive Housing (PSH) programs receive access to employment readiness training, vocational skills programs, and job search assistance, which directly contribute to improving their economic situation and reducing their reliance on housing subsidies (SCAG, 2020).

Many of the families living in affordable housing are also low-income families with children. To support these families in breaking the cycle of poverty, Burbank coordinates its housing programs with educational support, childcare services, and youth programs. Families with children in affordable housing are provided access to after-school programs, tutoring, and parenting support through local partnerships with Burbank Unified School District and community-based organizations. These programs

help ensure that children in low-income households receive the support they need to succeed academically, increasing the likelihood of upward mobility for future generations.

Burbank's affordable housing efforts are supported by federal and state resources, such as the Low-Income Housing Tax Credit (LIHTC) and HOME Investment Partnerships Program (HOME). These resources allow the city to develop and preserve more affordable housing units for poverty-level families. By leveraging these resources, Burbank can expand the affordable housing supply while simultaneously meeting its broader anti-poverty goals. Additionally, the future local housing trust fund is used to match state and federal funding, ensuring that the city can maximize its affordable housing investments and meet the needs of low-income families (SCAG, 2020).

In conclusion, Burbank's anti-poverty strategy and affordable housing plan are closely aligned to ensure that low-income families have access to the resources they need to escape poverty. The coordination of housing, workforce development, and support services helps create a comprehensive system of care that addresses both the immediate needs of families and the long-term structural issues that contribute to poverty. Through these integrated efforts, Burbank aims to reduce the number of families living in poverty and provide them with the tools necessary to achieve economic independence and housing stability.

## 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**

Burbank utilizes a robust set of standards and procedures to monitor activities carried out in furtherance of its affordable housing and community development plans, ensuring that the city's objectives are met and that it remains compliant with the requirements of the programs involved. This monitoring process is designed to ensure accountability, transparency, and efficiency while addressing housing needs and economic development goals.

The city's monitoring framework includes the regular evaluation of program performance, ensuring that all activities are carried out as planned and that outcomes align with the jurisdiction's goals.

Programmatic monitoring involves tracking the progress of individual housing projects, economic development initiatives, and other programs funded through CDBG, HOME, and other federal and state resources. Burbank evaluates whether these programs achieve the expected outcomes, such as the number of housing units produced, individuals served, or businesses assisted, and whether these outcomes are consistent with the goals set forth in the Consolidated Plan. This includes routine reporting on program results, both internally and to external funding agencies, to ensure that any issues are promptly identified and addressed.

The city also maintains close oversight of financial compliance, ensuring that the funds allocated to housing and community development projects are used in accordance with both federal and state guidelines. This includes regular audits and financial reviews to verify the appropriate allocation and spending of program funds. These audits also ensure that funds are used effectively and that the necessary documentation is maintained for transparency and accountability. Additionally, the city ensures that all contracted parties, including developers and service providers, adhere to the terms of their agreements, such as deadlines, deliverables, and budget compliance.

To ensure long-term compliance with the requirements of the programs involved, Burbank implements a system of post-implementation monitoring. For example, after the completion of housing projects or community development activities, the city conducts follow-up inspections and reviews to verify that the housing units or services provided continue to meet quality standards and program objectives. This includes ensuring that the housing remains affordable and accessible to the intended low- and moderate-income households over time, in compliance with affordability requirements stipulated by federal programs like HOME and Low-Income Housing Tax Credits (LIHTC). The city also monitors the income eligibility of tenants and ensures that housing remains compliant with fair housing laws.

Burbank's monitoring and compliance system places a strong emphasis on promoting minority business outreach as part of its broader economic development and equity initiatives. According to the Southern



California Association of Governments (SCAG) Regional Housing Needs Assessment (2020), the City has adopted procurement policies designed to ensure that minority-owned businesses (MBEs) and women-owned businesses (WBEs) have equitable access to contracting and subcontracting opportunities in publicly funded projects. These policies require contractors to demonstrate good faith efforts to recruit and engage MBEs and WBEs, helping to diversify the economic opportunities generated through public investments.

Burbank also tracks and monitors the number of contracts awarded to minority- and women-owned businesses to assess the effectiveness of these outreach efforts. In addition, the City provides technical assistance and capacity-building support to help minority and women-owned businesses navigate procurement processes and strengthen their competitiveness. Regular outreach activities, such as workshops, networking events, and informational sessions, are held to engage local business owners, ensuring they are fully informed about available opportunities to participate in City-led projects.

Lastly, the city's monitoring efforts are aligned with the comprehensive planning requirements of the Consolidated Plan. This involves ensuring that all activities carried out under the plan are consistent with the long-term vision and goals set forth for housing, economic development, and community improvement. The city uses a combination of data analysis, public input, and performance metrics to track the success of its strategies and ensure that the plan is flexible enough to adapt to changing needs or challenges over time. The public participation process allows for ongoing feedback and helps inform the city's decisions about future investments in housing and community development.

Expected Resources

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

Introduction

The AP-15 Expected Resources section outlines the anticipated financial resources available to the City of Burbank for the fiscal year 2025, which begins on July 1, 2025, and ends on June 30, 2026. This section highlights the primary funding sources, including federal, state, and local allocations, that will be utilized to address the city’s priority needs such as affordable housing development, homelessness prevention, infrastructure improvements, and economic development initiatives.

The expected resources for fiscal year 2025 reflect the city’s commitment to maximizing available funding through strategic partnerships, leveraging additional investments, and ensuring that limited resources are allocated efficiently to serve the most vulnerable populations. By outlining projected funding levels and potential funding gaps, the AP-15 section sets the stage for how Burbank will implement its strategic goals, ensuring that residents have access to stable housing, essential services, and opportunities for economic advancement. This introduction provides a framework for understanding how financial resources will be utilized over the fiscal year to meet the city’s objectives and deliver impactful programs that foster community well-being and resilience.

Anticipated Resources

The Consolidated Plan calculated as five times the expected amount for Year 1:

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1	Narrative Description
CDBG	Public - Federal	Administration, Public Services, Public Infrastructure/Capital Projects	\$1,072,998	CDBG funds will support general administration (20%), public services (15%), and capital improvements.
HOME	Public - Federal	CHDO Set-Aside, Multi-Family Rehabilitation/Acquisition, Administration	\$473,919.96	HOME funds will be used for affordable housing acquisition and rehabilitation, including a 15% CHDO set-aside and 10% for administration.

Table 45 - Expected Resources – Priority Table

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

Federal funds allocated to Burbank through programs like HOME and CDBG will be strategically leveraged with a combination of private, state, and local funds to maximize the impact of these investments. This approach ensures that federal resources are used efficiently to address the city's housing and community development goals, while meeting the matching requirements set by federal programs, particularly the HOME program.

Leveraging Private Funds

Burbank will collaborate with private developers, investors, and financial institutions to attract additional funding for affordable housing and community development projects. The Low-Income Housing Tax Credit (LIHTC) program is a key tool for generating private capital for the development and rehabilitation of affordable housing. LIHTC allows private investors to receive tax credits for their investments in affordable housing, which can significantly reduce the financial burden of constructing or renovating affordable housing units.

In addition to LIHTC, private contributions can come through funding partnerships, social impact investments, and philanthropic donations. These funds will support not only housing projects but also critical services for vulnerable populations, including homelessness prevention, job training, and healthcare services (LAEDC, 2021).

Leveraging State Funds

State resources also play a significant role in complementing federal funds for housing and community development. Programs administered by the California Department of Housing and Community Development (HCD), such as the State Housing Trust Fund and the Affordable Housing and Sustainable Communities Program, provide critical funding for affordable housing development. These programs often have matching requirements that can be satisfied using federal HOME funds or local funds, ensuring that Burbank can maximize the impact of state and federal resources.

State-level tax credits and housing bond funds are also available to complement federal funding, particularly for affordable housing projects. By combining federal HOME funds with state resources, Burbank can significantly increase the capacity of housing projects to meet the needs of low- and moderate-income residents (SCAG, 2020).

Leveraging Local Funds

Burbank strategically uses local resources, including program income from housing activities and General Fund allocations, to supplement federal and state funding in support of affordable housing, homelessness prevention, and community development projects. Local funds are specifically prioritized to support the rehabilitation of aging housing stock, the preservation of affordable rental units, the

development of mixed-use affordable housing near transit corridors, and the expansion of services for homeless and special needs populations.

General Fund revenues are allocated to projects such as emergency shelter operations, homelessness prevention programs like rapid rehousing and eviction defense, and infrastructure improvements that benefit low- and moderate-income neighborhoods. For example, the City uses local funds to help rehabilitate multifamily rental properties in older neighborhoods such as Peyton-Grismer and Verdugo-Lake, targeting areas with concentrations of low-income households.

Additionally, Burbank directs local resources toward capital improvement projects—including park upgrades, pedestrian enhancements, and accessibility improvements—that are designed to improve quality of life and promote neighborhood revitalization in areas identified through community participation processes. By aligning General Fund investments with Consolidated Plan and Housing Element priorities, the City ensures that local funding not only fills financing gaps but also advances equitable community development goals across Burbank.

#### HOME Matching Requirements

The HOME program requires a 25% match for the funds allocated to affordable housing projects. This match can be met using local funds, state funding, and private investment. For example, Burbank can utilize program income from prior housing projects, local housing trust funds, and state-level funding such as the California Housing Trust Fund to meet this match requirement. The 25% match ensures that Burbank can fully utilize its HOME allocation to develop, rehabilitate, or preserve affordable housing while attracting additional funding from other sources.

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

**Discussion**

Publicly owned land in Burbank offers significant potential to address the city's most pressing housing and community development needs. With the increasing demand for affordable housing, the ongoing efforts to assist homeless populations, and the need for community infrastructure improvements, leveraging publicly owned land strategically can be a game-changer for the city's long-term development goals.

**Affordable Housing Development**

One of the most pressing challenges Burbank faces is the shortage of affordable housing. The city's proximity to Los Angeles and its thriving entertainment industry have driven housing demand, leading to escalating rents and a growing affordability gap for low- to moderate-income households. The Burbank Civic Center site provide excellent opportunities for the development of affordable housing projects. These areas are centrally located with access to public transportation, making them ideal candidates for Transit-Oriented Development (TOD). TOD projects are particularly valuable in a city like Burbank, where access to jobs and public transit is crucial for residents to maintain their economic stability.

By repurposing these underutilized publicly owned sites, Burbank can expand its housing stock without requiring extensive land acquisition, which often presents a significant financial challenge in high-demand areas. Moreover, focusing on mixed-use developments that combine affordable housing with community amenities such as retail spaces, parks, or cultural centers could transform these areas into vibrant, inclusive communities that meet both housing and social needs.

**Homelessness Solutions**

Burbank faces a critical challenge in addressing homelessness, a situation that has been exacerbated by the rising cost of living and the persistent shortage of affordable housing in the region. Publicly owned land presents a strategic opportunity to develop much-needed homeless solutions. The City is undertaking the Homeless Solutions Center project – consisting of 52 interim housing tiny homes, safe parking spaces, case management, etc. - on publicly owned land.

In addition to traditional emergency shelters, publicly owned sites could also be used for the construction of non-congregate shelters, offering safer, more private accommodations that better serve the needs of vulnerable populations. These shelters could integrate supportive services—such as mental health counseling, case management, healthcare access, and job training—to help residents transition successfully into permanent housing.

The city can also utilize publicly owned properties for the development of small business incubators or job training centers that serve low-income residents. These centers could provide critical resources for workforce development, helping residents secure stable employment and reduce the risk of

homelessness. Such community services can bolster the city's economic development strategy and create long-term economic opportunities for residents who may be struggling financially (LAEDC, 2021).

#### Strategic Benefits and Challenges

The strategic use of publicly owned land in Burbank offers several benefits. First, it allows the city to address pressing community needs without the high costs associated with acquiring private land. Public land also provides the city with greater control over zoning, land use, and development timelines, which is essential for ensuring that projects align with community goals and local regulations.

However, there are challenges to using publicly owned land for these purposes. One of the primary challenges is the competition for land use in a city with a high demand for housing, commercial development, and public infrastructure. Additionally, there may be community resistance to certain developments, particularly in areas where higher-density housing is proposed, mainly due to parking concerns. Addressing these concerns through community outreach, public forums, and transparent planning processes will be essential to ensure that projects gain community support.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Sort	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness	2025	2026	Housing	Citywide	Homeless outreach, services, transitional housing	CDBG: \$127,149.70	400 homeless individuals and families assisted
2	Public Services	2025	2026	Non-Housing Community	Citywide	Youth, senior, and arts programming	CDBG: \$33,800	390 low/mod-income residents assisted
3	Economic Development	2025	2026	Non-Housing Community	Citywide		CDBG: \$0.00	(Planning-stage activity, no FY25 funding allocated)
4	Community Facilities	2025	2026	Non-Housing Community	Buena Vista Street Area	Homeless shelter access center	CDBG: \$697,449.70	4 interim shelter beds and supportive services created
5	Administration	2025	2026	Administration	N/A	Program oversight, monitoring, planning	CDBG: \$214,599.60; HOME: \$47,392	Effective program delivery and compliance monitoring
6	Affordable Housing	2025	2026	Housing	TBD	Acquisition, rehabilitation, and preservation of affordable units	HOME: \$0.00	HOME funding will be programmed later

**Table 46 – Goals Summary**

## Goal Descriptions

Goal Name	Goal Description
<b>Homelessness</b>	Provide services such as emergency shelter, outreach, case management, and rapid rehousing for homeless individuals and families.
<b>Affordable Housing</b>	Develop, acquire, and rehabilitate affordable housing units to provide safe, decent housing for low- and moderate-income households.
<b>Infrastructure Improvements</b>	Upgrade infrastructure, including streets, sidewalks, and utilities, in low-income neighborhoods to improve safety and livability.
<b>Community Facilities</b>	Improve and maintain community facilities to enhance accessibility, safety, and quality of life for low-income residents.
<b>Economic Development</b>	Support local businesses, foster job creation, and provide workforce development opportunities for low-income residents.
<b>Public Services</b>	Provide essential public services such as youth programs, senior services, health services, and support for vulnerable populations.
<b>Administration</b>	Ensure effective planning, oversight, and management of CDBG and HOME programs to meet community needs efficiently.



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The AP-35 Projects – 91.220(d) section provides an overview of the specific projects and activities the City of Burbank will implement during the fiscal year 2025, from July 1, 2025, to June 30, 2026. These projects are designed to address the priority needs identified in the City's Consolidated Plan, including affordable housing, homelessness prevention, public services, economic development, and infrastructure improvements.

The City will utilize funding from the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) to support a range of initiatives that enhance the quality of life for low- and moderate-income residents. Each project aligns with the City's strategic goals and ensures that federal resources are used effectively to meet community needs. This section outlines the recommended funded projects, their objectives, target populations, and expected outcomes, demonstrating Burbank's commitment to building a more inclusive, sustainable, and supportive community.

#### Projects

Sort Order	Project Name
1	Armenian Relief Society – Community Social Services Program
2	Boys & Girls Club – Afterschool & Summer Program Scholarships
3	Burbank Temporary Aid Center – Public Services
4	Family Service Agency – Residential Therapeutic Care for Special Homeless
5	Fine Arts Revolution – Art Program for the Homeless
6	Home Again LA – Homeless Outreach Services
7	Buena Vista Homeless Access Center/HALA – Tiny home project
8	CDBG Administration
9	HOME Administration

Table 47 – Project Information

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

The reasons for allocation priorities in the City of Burbank's Annual Action Plan for fiscal year 2025 are based on a comprehensive assessment of community needs, public input, and the City's commitment to addressing the most pressing challenges faced by low- and moderate-income residents. The allocation of funds prioritizes programs and services that provide affordable housing, prevent homelessness, improve infrastructure, and support economic development, with a particular focus on vulnerable populations such as homeless individuals, seniors, and low-income families.

These priorities were determined through extensive consultation with stakeholders, including community organizations, service providers, and residents, as well as an analysis of data from the City's Consolidated Plan, the Housing Element, and the Homelessness Plan. Areas with a high concentration of low-income households, aging infrastructure, and limited access to essential services were identified as key targets for investment.

Despite these efforts, several obstacles exist in addressing underserved needs. Limited funding remains a significant challenge, as the demand for affordable housing, social services, and economic opportunities often exceeds the resources available. High land costs, gentrification pressures, and regulatory barriers further complicate the development of affordable housing and the provision of services. Additionally, the increasing cost of living in Burbank continues to strain low-income households, making it difficult to achieve long-term stability without sustained support.

To overcome these challenges, the City is leveraging federal funds with local and private resources, pursuing competitive grants, and fostering partnerships with nonprofit organizations and private developers. However, addressing the full spectrum of needs in the community will require continued innovation, collaboration, and advocacy for additional resources.

## AP-38 Project Summary

### Project Summary Information

Sort Order	Project Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Armenian Relief Society – Community Social Services Program	2025	2026	Non-Housing Community	Citywide	Case management and senior support services	CDBG \$13,600	290 unduplicated low-income clients assisted
2	Boys & Girls Club – Afterschool & Summer Program Scholarships	2025	2026	Non-Housing Community	Citywide	Youth development and enrichment	CDBG \$20,200	40 low-income children assisted
3	Burbank Temporary Aid Center – Public Services	2025	2026	Housing/Non-Housing	Citywide	Emergency food, rental, and utility assistance	CDBG: \$45,400.00	350 low-income clients stabilized
4	Family Service Agency – Residential Therapeutic Care	2025	2026	Housing	Citywide	Transitional support for homeless families	CDBG: \$30,200.00	5 families assisted with permanent housing transitions
5	Fine Arts Revolution – Art Therapy or Homeless	2025	2026	Non-Housing Community	Citywide	Art Therapy Classes for Homeless	CDBG \$3,349.70	20 homeless supported
6	Home Again LA – Homeless Outreach Services	2025	2026	Housing	Citywide	Street outreach and housing navigation	CDBG: \$48,200.00	50 homeless households assisted
7	Buena Vista St Homeless Access Center/HALA	2025	2026	Housing	Citywide	Construction to Install Tiny Homes and renovate structure for case management	CDBG \$697,448.70	16 Families assisted (tiny homes) 100 families assisted (case management)
8	CDBG Administration	2025	2026	Administration	N/A	Program oversight and compliance	CDBG: \$214,599.60	Effective program delivery
9	HOME Administration	2025	2026	Administration	N/A	HOME program compliance and planning	HOME: \$47,392	Effective HOME program delivery

**Table 48 – Project Information**

## AP-50 Geographic Distribution – 91.220(f)

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

For the 2025–2026 program year, the City of Burbank will adopt a citywide approach to allocating its federal entitlement funds, with targeted investments in programs that address homelessness and support the most vulnerable residents. While the City has historically focused on areas such as Verdugo-Lake, Elmwood, Golden State, Peyton-Grismer, and Lake-Alameda—formerly identified as Focus Neighborhoods due to their concentrations of low- and moderate-income households—the current strategy emphasizes broader service delivery across the entire city.

The City’s primary geographic priority for 2025–2026 will be supporting the Homeless programs and services. In addition, the City will direct CDBG funds to strengthen the capacity of local social service agencies providing emergency assistance, rental support, mental health care, and case management to homeless and low-income households.

Although some projects may continue to operate within historically underserved neighborhoods, Burbank’s citywide allocation strategy reflects an increased demand for homeless services and supportive programs that extend beyond neighborhood boundaries. This approach aligns with the City’s Consolidated Plan priorities, which emphasize housing stability, poverty reduction, and equitable access to essential services across Burbank.

### **Discussion**

The 2025–2026 geographic funding strategy outlined in AP-50 reflects a shift in the City of Burbank’s approach, transitioning from a neighborhood-targeted model to a citywide investment strategy that emphasizes crisis response and stabilization. The decision to prioritize the homeless programs and services and support for local social service agencies is rooted in the City’s broader goals to prevent homelessness, preserve housing stability, and improve the quality of life for the most vulnerable residents.

Although the City continues to recognize the historic importance of investment in the former Focus Neighborhoods—areas that still face disproportionate barriers to opportunity—this year’s funds will largely support services that reach residents regardless of geographic location. This approach aligns with the Consolidated Plan’s call for equity-driven, need-responsive investment, especially during a time of rising housing costs and increased demand for emergency support.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The AP-55 Affordable Housing – 91.220(g) section outlines the City of Burbank’s goals and strategies for expanding and preserving affordable housing during the fiscal year 2025. Recognizing the growing need for affordable housing options, the City is committed to using federal funds from the Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and Section 8 Housing Choice Vouchers to support affordable housing initiatives for low- and moderate-income households, including special needs populations and those experiencing homelessness.

This section highlights the City’s efforts to increase the availability of affordable rental units, provide rental assistance to vulnerable residents, and ensure long-term housing stability through partnerships with developers, nonprofit organizations, and community stakeholders. The AP-55 Affordable Housing section reflects Burbank’s dedication to addressing housing challenges, preventing displacement, and fostering inclusive communities where all residents can thrive.

Category	Number of Households to be Supported
Homeless	86 households
Non-Homeless	914 households
Special-Needs	42 households
Total	1,042 households

Table 49 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	Number of Households
Rental Assistance	1,042 households (based on FY 2024-25 renewal funding & new Permanent Supportive Housing vouchers)
The Production of New Units	0 households
Rehab of Existing Units	0 households
Acquisition of Existing Units	0 households
Total	1,042 households

Table 50 - One Year Goals for Affordable Housing by Support Type

#### Discussion

For Fiscal Year 2025, the City of Burbank will continue to emphasize rental assistance through programs such as the Section 8 Housing Choice Voucher Program and Permanent Supportive Housing vouchers. These tools remain central to the City’s strategy to address the immediate housing needs of extremely

low-income households, individuals with disabilities, seniors, and those experiencing or at risk of homelessness.

At the same time, Burbank is making measurable progress on expanding its long-term affordable housing stock. Several entitled and pending residential developments are in the pipeline and are expected to contribute toward meeting the City's Regional Housing Needs Allocation (RHNA) targets. Key projects advancing during the 2021–2029 planning period include:

- La Terra at 777 First Street: 573 units, including 69 moderate-income units (Burbank Housing Element, p. 3-25).
- First Street Village: 275 units, including 14 affordable units (Burbank Housing Element, p. 3-25).
- 2311 N. Hollywood Way (former Fry's site): 862 units, including 80 very low-income units through a density bonus (Burbank Housing Element, p. 3-25).
- 2814 W. Empire Avenue: 148 units of 100% affordable housing, including 118 low-income units (Burbank Housing Element, p. 3-25).
- Premier on First (103 E. Verdugo Avenue): 154 units, including 24 affordable units under a 22.5% density bonus (Burbank Housing Element, p. 3-25).
- Bob Hope Center (3201 W. Olive Avenue): 123 units, with 15% set aside for very low-income households (Burbank Housing Element, p. 3-25).

Additionally, major planning efforts such as the Downtown Transit-Oriented Development (TOD) Specific Plan and the Golden State Specific Plan (GSSP) include opportunity sites projected to accommodate more than 6,000 new housing units, with over 3,000 units designated for lower-income households (Burbank Housing Element, p. 3-22).

These efforts are further supported by policies such as the City's Inclusionary Housing Ordinance, implementation of SB 35 streamlining, and incentives provided under state density bonus law. Together, they reflect a strategic approach that balances immediate rental assistance with long-term housing production and rehabilitation to address the needs of Burbank's most vulnerable residents (Burbank Housing Element, pp. 3-22 to 3-26).

## AP-60 Public Housing – 91.220(h)

### Introduction

The AP-60 Public Housing – 91.220(h) section provides an overview of the City of Burbank’s approach to public housing and its efforts to assist low-income households through the administration of rental assistance programs. While Burbank does not own or operate public housing units, the City, through the Burbank Housing Authority, administers the Section 8 Housing Choice Voucher Program, which offers vital rental subsidies to low-income individuals and families.

This section outlines the City’s strategies for supporting residents receiving rental assistance, encouraging participation in homeownership programs, and ensuring that households have access to safe, affordable, and stable housing. Burbank’s commitment to providing rental assistance rather than operating public housing reflects its focus on leveraging available resources to meet the needs of its most vulnerable residents in a community where affordable housing remains a significant challenge.

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

Burbank does not have any public housing units. However, the City recognizes the ongoing need for affordable housing and remains committed to addressing these needs through the administration of the Section 8 Housing Choice Voucher Program, which provides rental assistance to low-income households (U.S. Department of Housing and Urban Development [HUD], Section 8 Program Overview).

In the next year, the Burbank Housing Authority will continue to assist families, seniors, and individuals with disabilities by ensuring that vouchers are distributed efficiently and that participants receive necessary support services.

Additionally, the City will allocate funds from federal programs such as the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME) to rehabilitate and preserve existing affordable housing units (HUD, CDBG and HOME Program Regulations at 24 CFR Part 570 and 24 CFR Part 92). These efforts will focus on improving aging housing stock, enhancing accessibility for individuals with disabilities, and promoting energy-efficient upgrades to reduce housing costs for low-income families.

As part of its broader affordable housing strategy, the City is also advancing projects like the Fairview Street Affordable Housing Development, which will create additional permanently affordable units targeted to low- and moderate-income households. The Fairview project represents a key opportunity to expand the City’s supply of deeply affordable housing, helping to stabilize vulnerable households and promote equitable access to safe, decent, and affordable homes.

The City will continue to seek additional funding from state and federal sources, including through applications for HOME-ARP funds and other competitive grants, to expand its affordable housing initiatives and ensure that more residents have access to stable, affordable homes (HUD, Notice CPD-21-

10: Requirements for the Use of Funds in the HOME-ARP Program).

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

While Burbank does not have public housing residents, the City actively encourages participants in the Housing Choice Voucher Program to become more involved in housing-related initiatives and pursue homeownership opportunities. The Burbank Housing Authority offers programs such as the Family Self-Sufficiency (FSS) Program, which provides participants with case management, financial literacy education, and employment support. These services help voucher holders build savings, improve their credit, and develop the financial skills necessary for homeownership. Additionally, the City partners with local nonprofit organizations to offer workshops on homeownership, budgeting, and mortgage assistance. By fostering financial independence and providing education on the homebuying process, Burbank aims to help low-income families transition from rental assistance to owning their homes, thereby promoting long-term housing stability and economic empowerment.

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

The Burbank Housing Authority is not designated as a troubled agency under 24 CFR Part 902. This designation is applied to public housing agencies that fail to meet specific performance standards related to financial management, program compliance, and the physical condition of housing units. The Burbank Housing Authority has consistently met HUD's standards for effective administration of the Housing Choice Voucher Program, ensuring timely distribution of rental assistance, compliance with federal regulations, and proper financial management. As a result, no financial assistance or intervention is required. The Housing Authority remains dedicated to maintaining its high performance, providing quality services to residents, and continuously improving its housing programs to meet the needs of the community.

**Discussion**

The AP-60 section highlights the City of Burbank's approach to addressing affordable housing needs without the presence of public housing units. Although Burbank does not operate public housing, the City is committed to supporting low-income households through the administration of the Section 8 Housing Choice Voucher Program. This program serves as the primary mechanism for providing rental assistance to eligible families, seniors, and individuals with disabilities, ensuring they have access to safe and affordable housing within the community.

Burbank's Housing Authority remains focused on maintaining high standards in program administration, ensuring that vouchers are efficiently distributed and that participants receive necessary support. The City also encourages voucher holders to participate in programs that promote financial independence and homeownership, such as the Family Self-Sufficiency (FSS) Program, which provides financial literacy training, credit counseling, and homeownership education. These efforts aim to help families transition from rental assistance to homeownership, fostering long-term stability and economic mobility.



The absence of public housing presents challenges in meeting the full scope of housing needs, particularly as the demand for affordable units continues to grow. However, Burbank's proactive approach to leveraging federal funds, collaborating with community partners, and exploring innovative housing solutions helps mitigate these challenges. The City's commitment to preserving and rehabilitating existing affordable housing units, alongside its efforts to support voucher recipients, reflects a comprehensive strategy to address housing affordability and accessibility for its most vulnerable residents.

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

### Introduction

The **AP-65 Homeless and Other Special Needs Activities** section outlines the City of Burbank's comprehensive strategy to address homelessness and support special needs populations during fiscal year 2025. The City's approach, as highlighted in the Housing Element, focuses on seven key strategies: developing storage facilities and transportation, enhancing mental health and healthcare services, building temporary and permanent affordable housing, continuing outreach and coordinated care, increasing homeless prevention and rapid rehousing, and enforcing public health and safety ordinances.

The City of Burbank operates a Homeless Storage Facility, a Navigation Center, and a year-round street outreach program as part of a coordinated, multi-agency strategy to address homelessness. These facilities provide essential services including secure storage for personal belongings, access to case management, and referrals to shelter and housing resources. The City is currently implementing its most ambitious homelessness infrastructure project to date—the Homeless Solutions Center, which will feature 52 modular units, including ADA-accessible units, and will serve up to 100 residents with interim housing and on-site supportive services.

The City's approach is rooted in partnerships with both local and regional service providers that offer a continuum of care. Locally, the Burbank Temporary Aid Center (BTAC) provides emergency food, rental assistance, and housing referrals, while the Family Service Agency of Burbank offers trauma-informed mental health counseling, domestic violence support, and case management. Providence St. Joseph Medical Center supports medical and behavioral health needs through mobile outreach and community health initiatives.

In addition to local agencies, the City collaborates with several regional organizations that operate within the Los Angeles Continuum of Care (CoC):

- Home Again LA delivers targeted services to families experiencing homelessness, including housing navigation, rapid re-housing, motel voucher programs, and financial literacy workshops. The organization plays a lead role in connecting Burbank families to permanent housing through the CoC's Coordinated Entry System.
- The Salvation Army offers emergency shelter, transitional housing, and addiction recovery services. In Burbank and surrounding areas, they serve high-barrier individuals and families in need of stabilization services before moving into permanent housing.
- Hope the Mission operates a regional network of emergency shelters and transitional housing sites. Their outreach teams assist Burbank's unsheltered population in securing interim housing while addressing underlying needs such as employment readiness, addiction recovery, and transportation.

- LA Family Housing serves as a Coordinated Entry System (CES) lead agency and facilitates housing placement and case conferencing for chronically homeless individuals. They also provide permanent supportive housing options for people with mental illness, physical disabilities, and other complex needs.

These partnerships ensure that Burbank's homeless response efforts are integrated, data-informed, and aligned with federal and regional best practices, including a housing-first model that emphasizes permanent housing as the primary solution to homelessness. Services are coordinated through CES to reduce duplication and ensure clients are connected to the most appropriate and available interventions based on need.

The City also leverages its Burbank Mental Health Evaluation Team (BMHET)—a co-response model pairing Burbank police officers with licensed clinicians from the Los Angeles County Department of Mental Health—to provide field-based mental health assessments and referrals, particularly for chronically unsheltered individuals. This innovative partnership has been critical in diverting individuals from incarceration or hospitalization and instead guiding them toward housing and treatment options.,

The City uses the Coordinated Entry System (CES) to prioritize the most vulnerable homeless individuals, ensuring that those in greatest need receive timely and appropriate housing and services. Mobile outreach units equipped with healthcare services reach unsheltered populations in high-need areas, providing immediate assistance and linking individuals to long-term support systems.

Special needs populations—including seniors, persons with disabilities, large families, and female-headed households—are explicitly prioritized in the City of Burbank's housing policies. The City offers expedited permit processing and development incentives to encourage the construction of housing that serves these populations. This includes priority review for projects that provide accessible units or affordable three-bedroom apartments for large households, and additional inclusionary housing credits for units exceeding minimum accessibility or bedroom requirements (2021–2029 Housing Element, p. 1-116, 1-52).

In addition to land use and permitting tools, Burbank's broader strategy to reduce homelessness and promote housing stability incorporates legal assistance for eviction prevention, job training for low-income and at-risk residents, and educational support for children in homeless families. These efforts are implemented in coordination with nonprofit agencies such as Family Service Agency, Volunteers of America, and Burbank Temporary Aid Center, and are reinforced by the City's participation in regional initiatives that connect special needs populations to case management, behavioral health care, and rental assistance (City of Burbank, 2021–2029 *Housing Element*, pp. 1-29, 1-116).

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

**The City of Burbank's one-year goals and actions for reducing and ending homelessness include several initiatives focused on reaching out to homeless persons, particularly those who are unsheltered, and assessing their individual needs.**

The City of Burbank's one-year goals and actions for reducing and ending homelessness include a coordinated approach focused on outreach, emergency services, transitional support, and permanent housing solutions.

Burbank's homeless population primarily includes individual males aged 18–44, older adults aged 55 and above, and families with minor children. Recognizing that many older adults and families facing homelessness are undercounted in traditional surveys, the City aims to expand public outreach to connect with vulnerable households who may not know how to access help.available services.

#### Street Outreach and Engagement:

The City funds Home Again LA – Homeless Outreach Services to conduct targeted street outreach and case management services for homeless families Home Again LA specialists work to identify homeless households in the community, link them with emergency shelter, supportive services, and housing assistance, and enroll them into the Los Angeles Continuum of Care Coordinated Entry System.

#### Emergency Housing Assistance:

Through the Burbank Temporary Aid Center – Public Services Program, the City provides direct emergency rental and utility assistance, food pantry services, showers, and laundry facilities for homeless and at-risk residents. The program is designed to stabilize individuals quickly, preventing the escalation of housing crises for approximately 350 low-income residents annually.

#### Permanent Housing and Transitional Support:

The Family Service Agency – Residential Therapeutic Care for Special Homeless Program offers transitional housing assistance, including emergency support, security deposits, furnishings, and case management for families moving into permanent housing This program helps ensure that families experiencing homelessness have the necessary resources to achieve long-term housing stability.

#### Expansion of Homeless Facilities:

The City is also advancing the Homeless Solutions Center project, which includes the renovation of city-owned property and the creation of approximately 52 new interim shelter beds. The project will offer tiny homes, supportive services, case management space, ADA-compliant units, and Safe Parking spaces to serve individuals and families experiencing homelessness.

#### Emergency Housing Vouchers:

The Burbank Housing Authority administers 67 Emergency Housing Vouchers through the American Rescue Plan Act (ARPA) program. These vouchers prioritize households experiencing homelessness, those at risk of homelessness, survivors of domestic violence, and individuals recently exiting homelessness. As of the latest report, all 67 vouchers were issued and 54 are housed with voucher assistance.

#### Mental Health and Crisis Response:

The Burbank Mental Health Evaluation Team (BMHET), a partnership between the Burbank Police Department and the Los Angeles County Department of Mental Health, continues to operate a co-

response model, dispatching officers alongside licensed clinicians to respond to individuals experiencing mental health crises. This approach links unsheltered individuals with mental health services and helps prevent unnecessary hospitalizations or incarcerations.

Through a combination of street outreach, emergency stabilization programs, transitional housing, mental health interventions, and federal housing voucher support, Burbank is taking comprehensive actions to prevent and end homelessness for its most vulnerable residents.

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

The City of Burbank acknowledges that reaching unsheltered homeless individuals is a crucial first step in addressing homelessness. To this end, the City's Burbank Street Outreach Program operates year-round, identifying and engaging unsheltered individuals and families. This program collaborates closely with the Los Angeles Continuum of Care Coordinated Entry System (CES), ensuring that homeless individuals are identified, assessed for their unique needs, and connected to appropriate services. Outreach teams provide immediate assistance, including food, hygiene supplies, and emergency shelter referrals, while conducting comprehensive assessments to create personalized service plans. These plans often include mental health services, addiction treatment, and case management support.

Additionally, the Burbank Mental Health Evaluation Team (BMHET), a collaborative initiative between the Burbank Police Department and the Los Angeles County Department of Mental Health, is critical in engaging homeless individuals with mental health needs. Through its co-response model, BMHET ensures that individuals in crisis receive prompt mental health intervention, which helps reduce the risk of prolonged homelessness due to untreated mental health disorders. Furthermore, BMHET fosters long-term relationships with these individuals, encouraging them to accept services and transition into stable housing.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

Burbank addresses the need for emergency shelter through a combination of local programs and regional partnerships. While Burbank does not have a year-round low-barrier emergency shelter, the City provides transportation assistance for homeless individuals to access winter shelters, when open, in Los Angeles County from December to March. Additionally, the City collaborates with Home Again Los Angeles (HALA) to provide emergency shelter, transitional housing, and rapid rehousing services. HALA operates through a network of local faith communities that offer short-term shelter while case managers work with clients to secure long-term housing solutions.

The Burbank Housing Corporation also contributes significantly by owning and managing transitional and permanent supportive housing units dedicated to homeless families, veterans, and survivors of domestic violence. These units offer not just shelter but also essential supportive services such as counseling, job training, and childcare, creating a pathway from homelessness to stability. In the next year, Burbank plans to expand these services by adding 10 more transitional and supportive housing units, further increasing the city's capacity to meet the emergency and transitional housing needs of its homeless population.

**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**

Helping homeless persons make the transition to permanent housing and independent living:

The City of Burbank is committed to ensuring that homeless individuals and families not only find shelter but also transition to permanent housing and independent living. Through its Rapid Rehousing programs, Burbank provides short-term rental assistance coupled with intensive case management. These programs help homeless individuals and families secure permanent housing while also offering supportive services such as financial literacy training, employment assistance, and mental health counseling. By addressing the underlying causes of homelessness, such as unemployment and mental health challenges, these programs aim to reduce the duration of homelessness and support long-term stability.

The Burbank Housing Authority administers Permanent Supportive Housing vouchers, which provide long-term rental assistance and support services to chronically homeless individuals and families, including veterans. These vouchers are crucial for helping vulnerable populations maintain stable housing while accessing ongoing support, including medical care, substance abuse treatment, and life skills training.

To prevent individuals and families from becoming homeless again, Burbank offers comprehensive homelessness prevention services, including legal assistance for tenants facing eviction, mediation services for landlord-tenant disputes, and emergency financial assistance for rent and utilities. The City's partnership with HALA also ensures that formerly homeless families receive ongoing case management for up to six months after securing housing, providing a safety net that helps prevent a return to homelessness.

In the coming year, Burbank's coordinated efforts will focus on expanding outreach, enhancing emergency shelter and transitional housing options, and strengthening programs that help homeless individuals transition to permanent housing. These actions are designed to create a more supportive and responsive system that addresses the immediate and long-term needs of homeless individuals and families, ultimately reducing homelessness in the community.

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

**employment, education, or youth needs**

The City of Burbank has developed a proactive and comprehensive strategy to prevent homelessness among low-income individuals and families, particularly those at extreme risk, including individuals discharged from publicly funded institutions such as healthcare facilities, mental health institutions, foster care, and correctional facilities. This strategy focuses on early intervention, financial assistance, and connecting at-risk households to critical services such as housing, healthcare, employment, education, and social services.

Burbank provides rental assistance and case management through its Rapid Rehousing Programs, which help individuals and families transition from temporary shelter to permanent housing. Assistance includes covering initial housing costs such as security deposits and first month's rent, ensuring that financial barriers do not lead to homelessness (Strategic Plan.docx). The City also collaborates with local hospitals, mental health facilities, correctional institutions, and foster care systems to develop discharge plans that ensure individuals leaving these systems have stable housing options. Partnerships with the Los Angeles County Department of Mental Health (LADMH), Burbank Temporary Aid Center (BTAC), and other agencies provide essential services such as mental health support, substance abuse counseling, and job training.

Legal assistance programs, through collaborations with organizations like the Legal Aid Foundation of Los Angeles (LAFLA), offer free legal support to at-risk families, helping prevent unlawful evictions and resolve housing disputes, particularly for those facing financial hardships due to job loss, medical emergencies, or other crises. Burbank also ensures that youth exiting foster care, formerly incarcerated individuals, and those discharged from healthcare facilities receive continued support through case management, job placement programs, and access to affordable housing. The City's employment programs, in partnership with Workforce Development, Aging, and Community Services (WDACS), provide job training, vocational rehabilitation, and employment opportunities, reducing the risk of homelessness due to unemployment.

**Discussion**

The City of Burbank's comprehensive approach to preventing homelessness reflects its commitment to addressing the unique needs of low-income individuals and families, particularly those at risk due to institutional discharge or financial instability. The City recognizes that individuals leaving publicly funded institutions, such as healthcare facilities, mental health institutions, foster care, and correctional facilities, often face significant challenges in securing stable housing. To mitigate this risk, Burbank has established partnerships with key institutions and service providers to ensure that discharge planning includes immediate access to housing and support services.

Burbank's Rapid Rehousing Programs provide critical financial assistance and case management to help at-risk households secure permanent housing and avoid homelessness. By covering initial housing costs and offering ongoing support, these programs remove financial barriers that often prevent low-income families from maintaining stable housing. The City's collaboration with local hospitals, mental health

facilities, and foster care systems ensures that individuals discharged from these institutions are connected to essential services, including mental health care, substance abuse treatment, and job training, further reducing the risk of homelessness.

Legal assistance services play an essential role in Burbank's homelessness prevention strategy by protecting at-risk families from unlawful evictions and resolving housing disputes. Additionally, the City's employment programs provide job training and placement services, offering vulnerable populations the opportunity to achieve financial stability and avoid homelessness.

Burbank's integrated approach highlights its dedication to supporting the most vulnerable members of the community. By combining financial assistance, legal support, employment services, and strong partnerships with public institutions and nonprofit organizations, the City ensures that individuals and families have the resources necessary to maintain stable housing and achieve long-term self-sufficiency.



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

### Introduction:

The AP-75 Barriers to Affordable Housing – 91.220(j) section outlines the key challenges the City of Burbank faces in promoting and maintaining affordable housing. Despite ongoing efforts to increase the supply of affordable units, several barriers continue to hinder progress, including high land costs, limited availability of developable land, and rising construction expenses. Additionally, regulatory processes such as zoning restrictions, lengthy permitting procedures, and community opposition to high-density developments further constrain the development of affordable housing.

Economic factors such as increasing rents and stagnant wages also contribute to the affordability crisis, making it difficult for low- and moderate-income households to secure stable housing. This section highlights Burbank's commitment to addressing these barriers through policy changes, financial incentives, and collaborative efforts with developers, nonprofit organizations, and community stakeholders to expand affordable housing opportunities and ensure equitable access to housing for all residents.

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

To remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing, the City of Burbank has outlined several actions in its FY 2024-2025 Annual Action Plan. One of the key initiatives is the adoption of the sixth cycle Housing Element for the 2021-2029 planning period, which requires the City to plan for the development of 8,772 units by zoning adequate sites for housing and removing governmental constraints to development. This aligns with the City Council's goal to produce 12,000 new units by 2035, particularly along the Interstate 5 freeway corridor, Downtown Burbank, the Airport District, and the Media District.

To address zoning and land use barriers, Burbank's Zoning Ordinance permits a variety of residential development types, including single-family, multi-family, second units, and manufactured housing. Emergency shelters for the homeless are allowed in certain industrial zones, and transitional housing is permitted in multi-family districts, depending on the project's structure. The City also offers density bonuses and an inclusionary housing ordinance to encourage affordable housing development.

Additionally, the City has committed to updating multi-family development standards, re-evaluating parking, setbacks, and height requirements to enhance development feasibility, especially on smaller parcels. Development fee waivers are provided for affordable units, and incentives such as fast-track permitting and financial assistance are offered to developers. The Downtown Transit-Oriented Development Specific Plan and Golden State Specific Plan will include clear and objective standards to streamline housing approvals and promote affordable housing development.

Through these actions, Burbank aims to reduce regulatory barriers, encourage higher-density developments, and provide financial incentives, ultimately expanding the supply of affordable housing and improving access for low- and moderate-income residents.

**Discussion:**

The City of Burbank recognizes that high land costs, limited developable land, and regulatory constraints such as zoning ordinances, building codes, and development fees create significant barriers to affordable housing. In response, Burbank has implemented a multi-faceted strategy to reduce these barriers and encourage the development of affordable housing throughout the city.

A key component of this strategy is the adoption of the sixth cycle Housing Element for the 2021-2029 planning period, which sets a target of developing 8,772 new housing units by zoning adequate sites for residential development and removing governmental constraints. This plan is aligned with the City Council's broader goal of producing 12,000 new housing units by 2035, focusing on high-potential areas such as the Interstate 5 freeway corridor, Downtown Burbank, the Airport District, and the Media District

Burbank's Zoning Ordinance has been designed to accommodate a variety of residential development types, including multi-family housing, accessory dwelling units, and transitional housing, while also allowing emergency shelters in industrial zones. The City offers density bonuses and incentives to developers who include affordable units in their projects, thus making it more financially feasible to build affordable housing.

To further streamline development, Burbank is revising multi-family development standards by reducing parking requirements, modifying setback standards, and increasing allowable building heights. These changes aim to make development more feasible, particularly on smaller parcels that are often overlooked due to regulatory constraints. Additionally, development fee waivers for affordable housing units, expedited permitting processes, and financial assistance for affordable housing projects are key measures that Burbank is implementing to attract developers and reduce the financial burden associated with affordable housing construction.

The City's Downtown Transit-Oriented Development Specific Plan and Golden State Specific Plan are also being updated to include clear and objective standards for housing development, ensuring that projects can move forward without unnecessary delays. These initiatives are expected to facilitate higher-density developments near transit hubs, providing affordable housing options in accessible locations.

## AP-85 Other Actions – 91.220(k)

### Introduction:

The AP-85 Other Actions – 91.220(k) section outlines the City of Burbank’s comprehensive efforts to address housing and community development needs beyond the core programs of affordable housing and homelessness prevention. This section highlights the City’s commitment to enhancing the quality of life for all residents, particularly low- and moderate-income households, through initiatives aimed at reducing poverty, improving access to essential services, and fostering inclusive community development. Burbank’s strategies include promoting economic opportunities, providing public services such as childcare and mental health support, enhancing infrastructure in underserved areas, and ensuring fair housing practices. These actions reflect the City’s holistic approach to community development, addressing social, economic, and housing challenges to create a more equitable and thriving community for all residents.

### Actions planned to address obstacles to meeting underserved needs:

The City of Burbank is committed to overcoming obstacles that hinder the delivery of services to underserved populations. Utilizing the Housing Element, Burbank plans to repurpose underutilized publicly owned sites for affordable housing and community development. This approach helps reduce financial barriers related to land acquisition and promotes mixed-use developments that combine affordable housing with community amenities such as parks and retail spaces. Burbank will also expand partnerships with community-based organizations to provide essential services like mental health support, job training, and financial literacy programs, particularly targeting low-income households in neighborhoods.

### Actions planned to foster and maintain affordable housing:

Burbank’s Housing Element emphasizes policies that support affordable housing development and preservation. The City will update zoning and land use policies to encourage the construction of affordable units, particularly in high-need areas such as Downtown Burbank and the Golden State/Airport District. Financial incentives for developers, including density bonuses, fee waivers, and expedited permitting, are designed to reduce construction costs and make affordable housing projects more feasible. Additionally, Burbank will invest in the rehabilitation of older housing stock to preserve affordable options, particularly in South Burbank, where many units are in need of significant upgrades.

### Actions planned to reduce lead-based paint hazards:

Burbank has implemented comprehensive measures to address lead-based paint hazards, particularly in housing units built before 1978 that present the greatest risk of exposure. The City utilizes federal guidelines and funding sources, such as the HUD Lead Hazard Control Grant Program, to support lead hazard assessments and remediation activities in homes occupied by low-income families with young children (U.S. Department of Housing and Urban Development, *Lead Hazard Control and Healthy Homes Program*).

In collaboration with the Los Angeles County Department of Public Health, the City promotes public education through community workshops and outreach materials to increase awareness of lead poisoning risks and promote safe renovation practices (Los Angeles County Department of Public Health, *Childhood Lead Poisoning Prevention Program*, p. 2).

Lead safety protocols are fully integrated into Burbank's housing rehabilitation programs, in compliance with 24 CFR Part 35 – Lead-Based Paint Poisoning Prevention in Certain Residential Structures, which mandates lead inspections and remediation in all federally funded projects involving pre-1978 housing (U.S. Department of Housing and Urban Development, *Lead Safe Housing Rule*).

**Actions planned to reduce the number of poverty-level families:**

Burbank's anti-poverty strategy focuses on reducing the number of families living at or below the poverty level through a combination of affordable housing, workforce development, and supportive social services. The city's goals, programs, and policies aim to address the root causes of poverty, improve economic opportunities, and ensure that low-income families have access to resources that support long-term stability and self-sufficiency. The city's key anti-poverty goals include expanding access to affordable housing, supporting workforce development, increasing access to healthcare, and ensuring that children and families receive the support they need to break the cycle of poverty. Specific programs supporting these goals include job training initiatives, rental assistance programs, health and wellness programs, and childcare support. Burbank also collaborates closely with local non-profits, workforce agencies, and educational institutions to provide a comprehensive approach to poverty reduction.

**Actions planned to develop institutional structure:**

Burbank's institutional structure for delivering housing and community development programs is built on strong partnerships with public agencies, nonprofit organizations, and private sector stakeholders. The Burbank Housing Authority, Department of Community Development, and local nonprofits such as the Burbank Temporary Aid Center work collaboratively to implement the City's Consolidated Plan. The City will continue to engage these partners through regular coordination meetings, technical assistance, and shared resources, ensuring that services are delivered efficiently and gaps in the system are addressed.

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

The City of Burbank will enhance coordination between public and private entities by fostering partnerships that leverage resources for affordable housing and social services. Initiatives include collaborating with the Burbank-Glendale-Pasadena Regional Housing Trust to finance affordable housing projects and working with local service providers to deliver comprehensive support services. Burbank's participation in regional initiatives ensures that resources are effectively allocated to meet the needs of low-income and homeless residents, creating a seamless support network that spans housing, employment, and social services.

**Discussion:**

The City of Burbank's planned actions reflect a comprehensive approach to addressing housing affordability, poverty reduction, and community development. By leveraging the Housing Element, Burbank aims to overcome obstacles to meeting underserved needs through strategic use of public land for affordable housing, partnerships with community organizations, and targeted service delivery in economically vulnerable neighborhoods. These efforts aim to provide critical support to low-income households, ensuring access to essential services such as mental health care, job training, and financial assistance.

To foster and maintain affordable housing, Burbank is updating zoning policies, providing financial incentives for developers, and investing in the rehabilitation of aging housing stock. These measures not only encourage the development of new affordable units but also preserve existing options, particularly in areas with high concentrations of low-income residents. The City's proactive approach to reducing lead-based paint hazards includes integrating lead safety measures into housing rehabilitation programs and conducting public education campaigns to protect vulnerable families, especially those with young children.

Burbank's efforts to reduce poverty focus on providing economic opportunities through job training, workforce development, and youth services. By equipping residents with the skills and resources needed to achieve financial independence, the City aims to break the cycle of poverty and promote long-term stability for low-income families. The development of a robust institutional structure, built on partnerships with public agencies, nonprofits, and private sector stakeholders, ensures that housing and community development programs are implemented efficiently and effectively.

Enhanced coordination between public and private housing providers and social service agencies is a cornerstone of Burbank's strategy. Collaborative initiatives with regional housing trusts, local service providers, and national programs ensure that resources are allocated where they are most needed. This coordinated approach creates a seamless support system for low-income and homeless residents, integrating housing assistance with employment services, healthcare, and social support to foster self-sufficiency and improve quality of life across the community.

Program Specific Requirements

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

Introduction:

Community Development Block Grant Program (CDBG)  
Reference 24 CFR 91.220(I)(1)

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

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$117,000
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	0
5. The amount of income from float-funded activities	0
Total Program Income - \$117,000	

Other CDBG Requirements

- 1. The amount of urgent need activities     \$0

HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(I)(2)

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

In addition to the eligible uses of HOME funds outlined in Section 92.205, the City of Burbank actively pursues and leverages a variety of complementary funding sources to support affordable housing development. Chief among these is the Low-Income Housing Tax Credit (LIHTC) program, which attracts significant private equity investment for new construction and rehabilitation projects. The City also targets competitive state-level programs, including the California Housing Trust Fund and the Affordable Housing and Sustainable Communities (AHSC) Program, both of which provide substantial financial resources for housing linked with transit and sustainability goals. At the local level, the Burbank-Glendale-Pasadena Regional Housing Trust Fund plays a critical role in bridging financing gaps, particularly for projects serving extremely low- and low-income households. Together, these funding sources complement HOME allocations and are essential to ensuring the feasibility, quality, and long-term affordability of housing developments in Burbank.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

While the City's HOME Program has traditionally focused on affordable rental housing, guidelines for resale and recapture will be established if HOME funds are allocated to homebuyer activities. These guidelines will ensure that any home purchased with HOME funds remains affordable to low- and moderate-income households. Homebuyers receiving assistance will be required to repay a portion of the assistance upon resale, or the home must be resold to another eligible low-income buyer, ensuring that affordability is maintained over time.

3. **A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds, See 24 CFR 92.254(a)(4) are as follows:**

To maintain long-term affordability, Burbank's resale and recapture guidelines will comply with 24 CFR 92.254(a)(4). These guidelines will include minimum affordability periods based on the amount of HOME assistance provided, ensuring that units remain affordable for 5 to 20 years, depending on the level of investment. Resale provisions will require that units be sold at affordable prices to income-qualified buyers, while recapture provisions will allow the City to recoup funds upon resale, which can then be reinvested in additional affordable housing projects.

4. **Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

If the City elects to refinance existing multifamily housing debt using HOME funds, stringent guidelines will be implemented. These include ensuring that rehabilitation is the primary activity, establishing a minimum rehabilitation investment per unit, and demonstrating that the project will remain affordable for at least 15 years. Management practices will be reviewed to confirm that disinvestment has not occurred, and refinancing will be restricted to specific geographic areas if necessary. HOME funds will not be used to refinance federally funded loans, maintaining the integrity and sustainability of affordable housing investments.

5. **If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities is as follows: NA**
6. **If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g., persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons: NA**
7. **If applicable, a description of any preference or limitation for rental housing projects is as follows:**  
Burbank's rental housing projects supported by HOME funds will prioritize affordability While the City does not currently impose specific preferences or limitations beyond compliance with fair

housing laws, any future preferences will focus on addressing the needs of low-income families, individuals with disabilities, and other vulnerable populations. These preferences will be designed to ensure equitable access to housing without violating fair housing regulations.