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

The City of Burbank

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Executive Summary

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

1. Introduction

The City of Burbank's 2025–2029 Consolidated Plan serves as a strategic guide for investing federal resources to address housing, homelessness, infrastructure, and community development needs over the next five years. Required by the U.S. Department of Housing and Urban Development (HUD), the Consolidated Plan outlines the City's priorities, goals, and funding strategies for the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME). These two formula grant programs provide critical funding to support Burbank's efforts to expand affordable housing, prevent and reduce homelessness, improve public facilities and infrastructure, and deliver essential public services to low- and moderate-income residents.

The planning period for this Consolidated Plan covers fiscal years 2025 through 2029, beginning July 1, 2025, and ending June 30, 2030. Each year, the City will implement specific projects and activities through its Annual Action Plan, consistent with the priorities and goals established in this five-year framework.

The Consolidated Plan is rooted in robust community engagement, interagency collaboration, and a data-driven assessment of housing conditions, demographic trends, and socioeconomic disparities. It incorporates insights from several sources such as the 2021–2029 Housing Element, the 2024 Greater Los Angeles Homeless Count, the Comprehensive Housing Affordability Strategy (CHAS), and local input gathered through surveys, public meetings, and stakeholder consultations.

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

The 2025–2029 Consolidated Plan for the City of Burbank identifies six strategic goals that reflect the City's highest priority needs and guide the allocation of Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds over the next five years. These goals were developed based on an in-depth analysis of housing conditions, demographic and economic trends, and community development challenges, as presented in the Needs Assessment and Market Analysis sections of the Plan. They also reflect robust community and stakeholder input gathered through surveys, public meetings, and consultation with service providers and regional partners.

Goal 1: Preserve and Increase Affordable Housing Opportunities

Justification: The Needs Assessment revealed that over half of low-income renters in Burbank are cost burdened, paying more than 30% of their income on housing. Additionally, nearly 30% of the City's housing stock is over 50 years old, indicating an urgent need for reinvestment and preservation. The low vacancy rate—combined with rising rents and limited land availability—further underscores the need for

targeted affordable housing interventions.

Expected Outcomes:

- Rehabilitation and preservation of housing units occupied by low- and moderate income households
- Support for affordable housing development projects
- Direct assistance to help income-eligible households purchase their first home

Goal 2: Address and Prevent Homelessness

Justification: According to recent PIT Count data and service provider input, homelessness remains a persistent issue in Burbank. Rising housing costs, limited supportive housing units, and the end of pandemic-era emergency resources have increased the vulnerability of at-risk households. The Needs Assessment highlighted gaps in shelter availability, case management capacity, and long-term stabilization services.

Expected Outcomes:

- Delivery of homeless services such as outreach, case management, and housing stabilization
- Placement of individuals and households into permanent housing options

Goal 3: Improve Quality of Life Through Neighborhood Revitalization

Justification: Survey respondents and stakeholders emphasized the importance of neighborhood revitalization including improvements to infrastructure and neighborhood beautification.

Expected Outcomes:

- Revitalization and beautification efforts in target neighborhoods
- Capital improvements to streets, curbs, parks, community centers, and service facilities in underserved neighborhoods

Goal 4: Increase Opportunity for Low-to-Moderate Income and Special Needs Residents

Justification: Community feedback and market data show a need for special services for low-moderate income residents and those in underserved communities.

Expected Outcomes:

- Childcare services
- Job Training and Employment Assistance
- Supportive services for independent living, including mental health services, rehabilitation programs, and life skills training

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

Justification: Data and survey results show that people of all age groups can benefit from business

development, including promoting economic development and business opportunities to enhance financial independence of all residents, including those with special needs.

Expected Outcomes:

- Financial literacy and Counseling Services
- Small business assistance

3. Evaluation of past performance

Over the course of the 2020–2024 Consolidated Plan period, the City of Burbank has demonstrated a consistent commitment to implementing its strategic goals and annual action plans through its use of Community Development Block Grant (CDBG), HOME Investment Partnerships (HOME), and other federal funds. Across the four most recent program years, the City has largely met or exceeded its performance targets in key areas such as affordable housing preservation, homelessness prevention, and public service delivery.

In Program Year 2020–2021, Burbank allocated CDBG and HOME funds toward preserving affordable housing units and providing emergency rental assistance and public services in response to pandemic-related economic instability. The City also initiated infrastructure improvements and contributed to fair housing outreach, supporting 3,152 individuals through public service activities and rehabilitating 22 rental units using HOME funds.

In 2021–2022, the City placed emphasis on homelessness response and housing voucher utilization. It achieved 109% of its goal for public service activity beneficiaries and supported the production of four new affordable ADU rental units. However, certain infrastructure and housing rehabilitation goals experienced delays due to contractor availability and construction cost increases.

In 2022–2023, the City expanded its impact. A total of 1,303 low-income households received CDBG-funded services, and four new affordable ADUs were completed with HOME funds. The City also exceeded its targets for homelessness prevention and rental assistance, with over 189% completion for those goals.

By 2023–2024, Burbank had significantly exceeded its five-year strategic goals in several categories. Notably, it provided over 7,798 individuals with public services and supported 567 persons experiencing or at risk of homelessness—157% of its annual goal. Despite no new housing construction projects initiated in FY 2023–24, four previously funded affordable units were completed and leased. The City also progressed on major public facility investments, including the Buena Vista Street Project and the Santa Anita Playlot, though construction for some projects remains underway (2023/24 CAPER Draft, pp. 4–8).

This track record reflects Burbank's capacity to manage federal grants efficiently and adaptively. Although certain project categories, such as housing rehabilitation and infrastructure, faced

implementation challenges, the City consistently reallocated resources to achieve the greatest possible community benefit. The experience gained during the 2020–2024 period will guide program design and resource targeting in the upcoming Consolidated Plan cycle.

4. Summary of citizen participation process and consultation process

The development of the City of Burbank's 2025–2029 Consolidated Plan was guided by a comprehensive and inclusive citizen participation process that engaged residents, nonprofit service providers, housing developers, and other stakeholders. The City followed its HUD-approved Citizen Participation Plan, in compliance with 24 CFR 91.105, to ensure transparency, meaningful input, and equitable access to the planning process.

The outreach process began on October 1, 2024 with the release of the City's Community Needs Survey, which was made available both online and in print through November 15, 2025. The survey was offered in English, Spanish, and Armenian and was distributed through community centers, public libraries, the City website, and partner organizations. A total of 517 responses were received. The results helped shape the Needs Assessment by highlighting public concerns around affordable housing, homelessness, public infrastructure, and youth and senior services.

On February 10, 2024, the City held its first public hearing before to gather input on priority community needs and to inform the development of the Consolidated Plan. The hearing was publicly noticed on the City's website and in the *Burbank Leader* newspaper at least 10 days in advance, and interpretation services were made available upon request. Input from this hearing was incorporated into the formulation of strategic goals and funding priorities. A second public hearing was completed on June 10, 2025, which included the presentation of the Consolidated Plan to the City Council. The hearing was publicly noticed on the City's website and in the Burbank Leader newspaper and the document was available for public review for 30 days.

Between October and November 2024, City staff conducted over 4 targeted consultations with stakeholders across sectors including housing, homelessness, disability services, youth and family programming, fair housing, and economic development. Key partners included the Burbank Housing Corporation, Ascencia, the Burbank Temporary Aid Center, the Burbank YMCA, the Housing Rights Center, and the Los Angeles Homeless Services Authority (LAHSA), among others. Internal consultations with City departments—including Public Works, Parks and Recreation, Community Development, and Planning—ensured alignment between HUD-funded activities and broader City initiatives.

The draft 2025–2029 Consolidated Plan was released for public review on May 10 2025, initiating a 30-day public comment period that extended through June 10, 2025, in accordance with HUD regulations. During this period, the draft Plan was made available online, in print at City Hall and the Burbank Public Library, and in accessible formats upon request.

Through this multi-phase engagement process—spanning from October 2024 through June 2025—the City of Burbank ensured that the 2025–2029 Consolidated Plan reflects the needs and priorities of its residents and incorporates the expertise of community-based organizations. This inclusive approach will continue throughout the five-year implementation period to ensure that federal resources remain responsive and community-driven.

The public comment process for the City of Burbank's 2025–2029 Consolidated Plan was designed to capture the voices of residents, service providers, and other community stakeholders. Input was collected through community outreach meetings, a bilingual needs assessment survey (available in English, Spanish, and Armenian), and public hearings held in accordance with the City's Citizen Participation Plan.

5. Summary of public comments

During the community outreach meetings, the most frequently and strongly cited needs were homelessness and affordable housing. Participants emphasized the need for supportive services for unhoused individuals and the lack of sufficient affordable rental options for both families and seniors.

The Needs Assessment Survey, which was widely circulated online and in hard copy in October and November 2024, yielded more than 500 responses. Respondents were asked to rate the level of importance of various subcategories within seven major categories. The top-ranked needs (scoring highest in "high importance") were as follows:

- Housing: Affordable senior rental housing and affordable family rental housing
- Homeless Services: Services for the homeless and those at risk of homelessness
- Infrastructure: Street/alley improvements and water/sewer treatment
- Neighborhood Services: Tree planting and trash/debris removal
- Community Services: Youth activities and mental health services
- Businesses and Jobs: Job creation/retention and career counseling
- Community Facilities: Libraries and fire stations/equipment
- Special Needs Services: Domestic violence services and neglected/abused children services

In addition to survey responses, 72 participants submitted open-ended comments. These comments highlighted three top public priorities:

1. Infrastructure improvements, including street repair, tree planting, and community beautification;
2. Access to affordable housing;
3. Expanded services for individuals experiencing homelessness.

These public comments significantly informed the City's identification of priority needs and strategic goals for the 2025–2029 Consolidated Plan. They underscore a shared desire for long-term investment

in housing affordability, public infrastructure, and supportive services that promote community stability and well-being.

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

The City of Burbank made all reasonable efforts to encourage broad-based participation in the development of the 2025–2029 Consolidated Plan, in accordance with its HUD-approved Citizen Participation Plan. All public comments received during the survey process, public hearings, and outreach meetings were reviewed and carefully considered.

The majority of comments aligned with identified community needs and were incorporated into the development of priority goals, strategies, and funding decisions. No comments were rejected due to content or source.

7. Summary

The City of Burbank's 2025–2029 Consolidated Plan establishes a comprehensive vision for how federal funds will be used to address the City's most pressing housing and community development needs over the next five years. This strategic document outlines how the City will invest resources provided through the Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) programs to improve housing affordability, reduce homelessness, expand access to public services, and enhance neighborhood infrastructure—particularly in areas serving low- and moderate-income (LMI) residents.

Burbank's performance during the previous Consolidated Plan cycle (2020–2024) demonstrates a track record of effective program delivery and fiscal accountability. The City exceeded many of its public service and homelessness prevention targets, successfully administered millions in federal funds—including emergency CDBG-CV allocations—and maintained compliance with HUD requirements for housing monitoring and affirmative marketing.

Public input played a central role in shaping the Plan's direction. The City collected more than 500 survey comments and received dozens of public comments during outreach meetings and hearings. Residents consistently cited the shortage of affordable rental housing, the growing visibility of homelessness, and the need for better-maintained streets and public spaces as top priorities. These perspectives are reflected in the strategic allocation of resources and in the City's commitment to measurable outcomes.

In summary, the 2025–2029 Consolidated Plan provides a roadmap for how the City of Burbank will use federal funds to meet the evolving needs of its residents. It builds on past successes, responds to community-identified challenges, and lays the foundation for future investments. The City of Burbank agrees that its compliance in all respects with all applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States

Code. The City of Burbank will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

The Process

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

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

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

Agency Role	Name	Department/Agency
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(l) and 91.315(l)

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(l)).

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

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	BURBANK HOUSING CORPORATION
	Agency/Group/Organization Type	Nonprofit Housing Developer
	What section of the Plan was addressed by Consultation?	Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in community outreach meetings and needs assessment survey; outcomes include expanding affordable housing and reducing homelessness.
2	**Agency/Group/Organization**	Burbank Temporary Aid Center
	Agency/Group/Organization Type	Nonprofit Social Services Agency
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted through stakeholder meetings; outcomes include improving services for the homeless and enhancing support for special needs populations.
3	**Agency/Group/Organization**	LOS ANGELES HOMELESS SERVICES AUTHORITY
	Agency/Group/Organization Type	Regional organization
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Continuum of Care Coordination
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consulted during meetings to develop performance standards and evaluate HMIS outcomes; outcomes include better regional coordination.
4	**Agency/Group/Organization**	Family Service Agency of Burbank
	Agency/Group/Organization Type	Nonprofit Social Services Agency
	What section of the Plan was addressed by Consultation?	Mental Health & Domestic Violence Services

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input through community meetings and surveys; anticipated outcomes include expanded mental health support and domestic violence counseling services
5	**Agency/Group/Organization**	City of Burbank - Parks, Recreation, and Community Services
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Social Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input during City staff meetings; outcomes include services for the homeless and housing services.
6	**Agency/Group/Organization**	Burbank Public Works Department
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Infrastructure (Street/Alley Improvements, Water/Sewer Treatment)
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Provided input during city staff meetings; outcomes include improved infrastructure, enhanced public spaces, and better community facilities.
7	**Agency/Group/Organization**	Burbank Unified School District
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Youth Activities, Neglected/Abused Children Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Participated in community outreach and survey; outcomes include enhanced youth programs, after-school activities, and support services for vulnerable children.

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

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.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	General Public, Stakeholders	50+ attendees across multiple meetings	Top needs identified: Homelessness, Affordable Housing	N/A	N/A

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)
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	Needs Assessment Survey	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	Needs Assessment Survey	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
5	Public Hearing	General Public	No comments received.	N/A	N/A	

Table 4 – Citizen Participation Outreach

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 sat-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.

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

Summary of Housing Needs

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.

Demographics	Base Year:	Most Recent Year:	% Change
Population	0	0	
Households	0	0	
Median Income	$0.00	$0.00	

Table 5 - Housing Needs Assessment Demographics

Data Source Comments:

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	220	255	345	220	975
Small Family Households	95	120	160	100	470
Large Family Households	50	65	90	60	200
Household contains at least one person 62-74 years of age	45	60	80	55	230
Household contains at least one person age 75 or older	40	55	75	50	210
Households with one or more children 6 years old or younger	65	80	115	75	270

Table 6 - Total Households Table

Data Source Comments:

6. Number of Households

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

Source: 2016-2020 CHAS

Number of Households

Housing Needs Summary Tables

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

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	5	10	15	10	40	3	5	10	5	23
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	20	25	30	20	95	5	10	15	10	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	50	60	70	50	230	15	20	25	15	75
Housing cost burden greater than 50% of income (and none of the above problems)	130	145	70	20	365	15	20	50	15	100
Housing cost burden greater than 30% of income (and none of the above problems)	160	155	185	125	625	50	90	150	85	375

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Zero/negative Income (and none of the above problems)	30	20	10	5	65	10	5	3	2	20

Table 7 – Housing Problems Table

Data Source Comments:

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	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, but none of the other housing problems	5	10	5	3	23	3	5	2	1	11

Table 8 – Housing Problems 2

Data Source Comments:

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	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
Total need by income	160	155	185	500	50	90	150	290

Table 9 – Cost Burden > 30%

Data Source Comments:

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	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
Total need by income	130	145	70	345	30	50	50	130

Table 10 – Cost Burden > 50%

Data Source Comments:

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Single family households	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
Total need by income	45	60	70	45	220	10	20	30	20	80

Table 11 – Crowding Information – 1/2

Data Source Comments:

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
Households with Children Present	65	85	120	270	25	35	50	110

Table 12 – Crowding Information – 2/2

Data Source Comments:

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

The Needs Assessment and the 2021–2029 Housing Element highlight the growing number of single-person households in Burbank and their distinct housing needs. These households—including young professionals, seniors, and individuals with disabilities—make up about 30% of all households, many of whom rent with limited incomes (2016–2020 CHAS data). Extremely low-income (below 30% AMI) single renters face severe affordability challenges, with over half spending more than 50% of their income on housing. Those earning 30–50% AMI also experience significant cost burdens. Seniors living alone, many aged 62 or older, rely on fixed incomes and need affordable, accessible housing suited to their financial and mobility needs. Single renters with disabilities require accessible housing but often struggle with costs and limited incomes. Some single renters share housing to reduce expenses. While severe overcrowding is uncommon among single-person households, moderate overcrowding occurs due to financial constraints. Maintaining safe, affordable, and well-maintained rental units supports these shared living arrangements. Burbank's diverse single-person households underscore the need for affordable, accessible, and sustainable housing. The city has implemented policies and programs to increase affordable housing, enhance accessibility, and promote sustainable development, as detailed in the 2021–2029 Housing Element. To support single-family residents, Burbank has adopted measures to preserve neighborhood character, expand housing options through Accessory Dwelling Units (ADUs), encourage sustainable building, and facilitate homeownership. Preservation of Single-Family Neighborhoods:<br data-start="1878" data-end="1881" /> The city enforces single-family development standards to maintain neighborhood character while allowing compatible modifications. The Single-Family Special Development Permit regulates new construction and additions, including hillside development and scale limits (2021–2029 Housing Element, pp. 1-47 to 1-48). Accessory Dwelling Units and Housing Expansion:<br data-start="2245" data-end="2248" /> Burbank streamlined ADU approvals with Ordinance 20-3,932 (2020), allowing by-right construction of ADUs within size limits and reducing fees. The ordinance exempts parking requirements near transit and mandates a 60-day approval process. Pre-approved ADU designs further cut costs and simplify permitting. These efforts led to over 380 ADU permits issued from 2017 to 2021, with continued growth expected. Sustainability and Green Building:<br data-start="2694" data-end="2697" /> The city promotes energy-efficient, environmentally friendly construction by enforcing California's Green Building Standards Code, encouraging solar and water conservation, and integrating climate-resilient designs. These initiatives support Burbank's goals to reduce greenhouse gas emissions and foster sustainable residential neighborhoods (2021–2029 Housing Element, p. 1-102). Through these strategies, Burbank balances neighborhood preservation with sustainable

growth, ensuring housing options meet the diverse needs of single-person households. The 2021–2029 Housing Element reflects the city's commitment to an inclusive, adaptable housing market 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 needing housing assistance due to disabilities or experiences of domestic violence, dating violence, sexual assault, and stalking. According to 2018 ACS data cited in the Housing Element, about 11,216 residents (10.8% of the population) report having a disability. Of these, 21.1% are employed and 55.1% are seniors, highlighting challenges of fixed incomes and accessibility in securing stable housing (2021–2029 Housing Element, p. 1-23). Many individuals with disabilities live with family, but the City supports long-term care through 14 licensed adult residential facilities accommodating up to 60 residents needing supportive housing and services (2021–2029 Housing Element, p. 1-23). Data from the California Department of Developmental Services shows over 2,500 Burbank residents have developmental disabilities, with two-thirds under 18, underscoring the need for both independent and supportive housing tailored to these residents (2021–2029 Housing Element, p. 1-24). Burbank also faces housing needs for survivors of domestic violence, sexual assault, and stalking. Domestic violence remains a leading cause of homelessness for women and children. The 2024 Greater Los Angeles Homeless Count identified 10,701 homeless individuals in the San Fernando Valley, including Burbank, with 6,997 unsheltered and 3,704 sheltered. Over 90% of homeless women have experienced severe physical or sexual violence, and 63% have been victims of intimate partner violence. While emergency shelters provide immediate safety, many survivors need long-term, affordable housing to rebuild their lives. The Reasonable Accommodation Program allows requests for zoning and building code modifications to ensure equal housing access (2021–2029 Housing Element, p. 1-59). To assist survivors, the City partners with Family Service Agency (FSA), Burbank Housing Corporation (BHC), Glendale YWCA, and Haven House. FSA offers transitional housing with counseling for women and children, while BHC provides 19 transitional and permanent supportive units, including five for domestic violence survivors. Recognizing growing needs, Burbank combines affordable housing, financial assistance, and partnerships to support disabled individuals and survivors. Emergency and transitional housing address immediate needs, but long-term efforts focus on affordable, permanent housing that promotes dignity and security.

What are the most common housing problems?

Burbank faces housing challenges common across Los Angeles County and California, including high housing cost burdens, overcrowding, and substandard housing conditions. In Burbank, 56.4% of renter households are cost-burdened, close to the county's 55% and state's 52% rates (CHAS 2016–2020). Overcrowding affects 11.5% of Burbank households, similar to

13.2% countywide and 8.3% statewide (ACS 2018–2022). Substandard housing remains a concern, especially among low-income households, seniors, and large families, largely due to aging housing stock. These challenges highlight widespread, systemic housing pressures throughout Southern California and the state. Housing cost burden is among the most pressing issues. According to the 2021–2029 Housing Element (p. 1-44), 56.4% of renter households spend over 30% of their income on housing, with 31.1% facing severe cost burden (over 50%). Among homeowners, 31.5% spend over 30%, and 13.9% face severe burdens. Rising rents strain budgets of lower-income renters, seniors, and small families, reducing funds for essentials like healthcare and transportation. Overcrowding primarily affects renters, with 7.4% living in conditions of more than one person per room, compared to 2.4% of owners (2021–2029 Housing Element, p. 1-43). Large families and lower-income households suffer most, often forced into smaller, less affordable units due to the limited supply of larger rentals. Substandard housing contributes further to housing instability. CHAS data (2016–2020) shows many lower-income renters live in units lacking complete kitchens or plumbing or needing major repairs. Deferred maintenance in aging homes can lead to health risks and displacement if repair costs are passed on through rent increases (2021–2029 Housing Element, p. 1-32). Burbank has implemented policies and programs to increase affordability, expand housing options, and improve conditions. The City administers Section 8 Housing Choice Vouchers via the Burbank Housing Authority to help low-income households with rent. This federal program enforces Housing Quality Standards (HQS) inspections to ensure health and safety and requires necessary improvements. The Burbank Housing Corporation has acquired and rehabilitated over 300 units, adding sustainability features to lower resident costs (2021–2029 Housing Element, p. 1-100; Burbank Housing Authority Annual Report 2023). Moving forward, Burbank continues efforts to make housing more affordable and accessible. Expanding rental assistance, growing affordable housing stock, and supporting home rehabilitation are key strategies aimed at reducing instability and improving living conditions for vulnerable populations.

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

Certain populations in Burbank face disproportionate housing challenges, including low-income households, seniors, large families, persons with disabilities, and female-headed households with children. These groups experience high rates of housing cost burdens, overcrowding, and limited access to suitable housing. Low-income renters are most affected, with 80% earning below 80% of Area Median Income (AMI) overpaying for housing, and 50% severely overpaying (spending over 50% of income on housing). Among low-income homeowners, 64% overpay and 45% face severe overpayment (2021–2029 Housing Element, p. 1-45). Elderly residents also face significant housing cost burdens. Data shows 67% of elderly renters and 40% of elderly homeowners overpay, with 40% and 15% respectively severely overpaying. Fixed incomes and rising living costs challenge seniors' housing stability. Large families (five or more members) make up 6.6% of Burbank households (2,738 families) and face difficulties securing adequately sized, affordable housing. Over 50% of lower-income large-family renters are cost-burdened. The shortage of

three-bedroom rental units worsens overcrowding, forcing many families into inadequate housing (2021–2029 Housing Element, p. 1-22). Female-headed households with children also struggle; over 40% live in poverty, impacting housing stability. Approximately 4,246 female-headed households reside in Burbank, nearly two-thirds below the poverty line (ACS 2014–2018). To combat these issues, Burbank administers $12.4 million annually in Section 8 Housing Choice Vouchers and allocates Community Development Block Grants (CDBG) and HOME funds for emergency rental assistance and transitional housing. For seniors, the city supports nine affordable housing projects offering nearly 1,000 rental units tailored to low- and moderate-income elderly residents. Partnerships with nonprofits facilitate developments like the Burbank Senior Artists Colony and Golden State Towers, providing stable housing with supportive services (2021–2029 Housing Element, p. 1-22). Burbank's Inclusionary Housing Ordinance encourages the development of more three-bedroom units to meet large families' needs. The Burbank Housing Corporation prioritizes three-bedroom units in its affordable housing projects. Overall, Burbank's strategies—including rental assistance, affordable housing development, accessibility improvements, and homeownership support—aim to reduce housing disparities and ensure safe, stable housing for all residents.

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 faces rising homelessness risks due to high housing costs, limited affordable units, and scarce resources. Extremely low-income (ELI) households—16% of Burbank's population, mostly renters—struggle with severe rent burdens (81% pay over half their income). Female-headed households with children are especially vulnerable, with many living below the poverty line. There is a shortage of large rental units, intensifying overcrowding for families. Seniors and people with disabilities face affordability and accessibility challenges, with 11,216 residents reporting disabilities. The city supports nine senior housing projects with about 1,225 affordable units. Burbank's rapid re-housing programs assist about 480 individuals annually with short-term subsidies and services, while Section 8 vouchers help many more, though demand exceeds supply. However, many families lack ongoing supportive services, risking homelessness recurrence. To combat this, Burbank invests in permanent supportive housing and emergency assistance. The Burbank Housing Corporation runs transitional housing with services for homeless families and domestic violence survivors. New projects include a Homeless Solutions Center with 52 modular homes and a transitional housing center with tiny homes opening in 2026. The city promotes Accessory Dwelling Units (ADUs) and uses CDBG and HOME funds to support housing solutions. It partners regionally with agencies providing emergency and transitional housing, job

placement, and counseling. Burbank also works with LAHSA's Coordinated Entry System to connect residents to resources, while local programs like BTAC offer emergency aid.

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 significant risk of losing housing due to economic hardship, severe rent burden, overcrowding, or other destabilizing factors. Key vulnerable groups include extremely low-income households (ELI), seniors, large families, female-headed households with children, and persons with disabilities (CHAS, ACS data). ELI households, earning 30% or less of Area Median Income (AMI), experience the highest housing instability. CHAS data shows 82% of ELI households in Burbank rent, and 81% of these renters are severely cost-burdened, spending over half their income on housing. Rising rents outpace income increases, putting these households at high risk of eviction or displacement. Seniors also face housing cost challenges, with 67% of elderly renters and 40% of elderly homeowners overpaying for housing, making it difficult for those on fixed incomes to maintain stable housing. Families with children, especially female-headed households, encounter significant instability. Over 40% of female-headed households in Burbank have children under 18, with many living at or below the poverty line (2021–2029 Housing Element, p. 1-22). Large families also struggle, with nearly 20% of renter households living in overcrowded conditions (more than one person per room). The shortage of larger rental units intensifies housing challenges for low-income families, forcing many into inadequate and unaffordable living situations (2021–2029 Housing Element, p. 1-22, 1-43). Persons with disabilities form another high-risk group. Approximately 11,216 residents (10.8% of the population) live with a disability, over half of whom are seniors (2021–2029 Housing Element, p. 1-23). Many require accessible, affordable housing, yet available units with needed accessibility features are limited. With only 21.1% of disabled residents employed, many rely on fixed incomes, making it difficult to afford Burbank's high rental market without assistance. Homelessness prevention in Burbank relies on tracking eviction rates, emergency rental assistance requests, and rapid re-housing program enrollments. The 2024 Greater Los Angeles Homeless Count reports a slight decrease in homelessness from 275 individuals in 2023 to 258 in 2024, reflecting ongoing city efforts. Many experiencing homelessness were previously housed but lost housing due to job loss, rent hikes, or family crises. Families with limited earnings and those needing ongoing support face high risks of returning to homelessness after financial aid ends. The 2021-2029 Housing Element highlights regional housing shortages and economic shifts as factors driving rental cost increases, disproportionately impacting lower-income households. Limited funding constrains long-term rental assistance, resulting in long waitlists for Section 8 vouchers and other subsidies. Transitioning from emergency or transitional housing to permanent stable housing remains a significant challenge, particularly for families with young children and individuals with long-term disabilities.

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

Housing instability and homelessness risk in Burbank are closely linked to specific housing factors. A major contributor is severe cost burden, where households spend over 50% of their income on housing. CHAS data shows that 82% of extremely low-income (ELI) renter households in Burbank are cost-burdened, with 81% experiencing severe cost burdens, making them vulnerable to displacement. Overcrowding is also a significant issue, especially for low-income renters. About 7.4% of renter households and 2.4% of owner households face overcrowding, with nearly 20% of renters living with more than one person per room. This often results from a shortage of affordable large-family units, forcing multiple households to share limited space, increasing tenant and landlord stress and eviction risks. Substandard housing conditions further worsen instability. An estimated 40 renter and 23 owner households live in units lacking complete plumbing or kitchen facilities (2016–2020 CHAS). Although a small percentage, these units pose health and safety risks that increase displacement vulnerability. Domestic violence survivors are particularly at risk. The National Network to End Domestic Violence reports that domestic violence is the leading cause of homelessness among women and children. Over 80% of survivors entering shelters cite affordable housing as a critical need. Aging housing stock contributes as well. Nearly 75% of Burbank's occupied units were built before 1980, many needing repairs or rehabilitation. Between 600 and 800 multifamily buildings (about 2,760 units) are soft-story structures requiring seismic retrofitting, representing 12% of multifamily housing. While older homes may lack energy-efficient features, Burbank promotes energy conservation through rebate programs and incentives targeting low- and moderate-income households. To address these challenges, Burbank has adopted policies to expand affordable housing, prevent evictions, and support vulnerable groups through rental assistance and supportive housing programs. The city partners with nonprofits, service providers, and developers to increase resources and develop long-term housing solutions for those at greatest 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 housingâ (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
Jurisdiction as a whole	6,495	1,555	0
White	4,900	1,180	0
Black / African American	325	0	0
Asian	320	190	0
American Indian, Alaska Native	40	0	0
Pacific Islander	0	0	0
Hispanic	835	160	0

Table 13 - 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
Jurisdiction as a whole	3,665	770	0
White	2,055	475	0
Black / African American	120	0	0
Asian	370	80	0
American Indian, Alaska Native	35	50	0
Pacific Islander	0	0	0
Hispanic	965	160	0

Table 14 - 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
Jurisdiction as a whole	4,750	2,965	0
White	2,545	1,595	0
Black / African American	255	70	0
Asian	470	255	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,275	880	0

Table 15 - 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
Jurisdiction as a whole	1,890	2,350	0
White	1,190	1,385	0
Black / African American	80	85	0
Asian	240	215	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	250	475	0

Table 16 - 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 Affordable Large Units<br data-start="145" data-end="148" /> Overcrowding is a major issue in Burbank, especially among Hispanic households and large families. Data shows 20% of Hispanic renters experience overcrowding versus 7% of White renters. The 2021-2029 Housing Element highlights a shortage of affordable multi-bedroom rental units, pushing many low-income families into shared housing that doesn't meet their needs. Economic limits make it hard for these families to afford large rentals. Many double up, increasing risks of eviction and displacement. Overcrowding also raises health and safety concerns, especially during COVID-19, when social distancing was crucial. Burbank's rental vacancy rate is below 5%, driving up rents and limiting options for low-income renters. Substandard Housing<br data-start="896" data-end="899" /> Substandard housing worsens instability. Data shows 40 renter and 23 owner households lack complete plumbing or kitchen facilities, mostly affecting low-income renters in older housing. These units are often in poorer neighborhoods where landlords lack resources or incentives to maintain properties. Tenants reporting issues face eviction risks or rent hikes. Older homes also cause higher energy costs, adding financial strain. Homelessness and Housing Instability<br data-start="1371" data-end="1374" /> The 2024 Homeless Count reports 258 homeless individuals in Burbank and 10,701 in the wider area. Many were previously cost-burdened or overcrowded renters. Rising rents and limited affordable housing increase homelessness risks. Survivors of domestic

violence make up 4% of the newly homeless, highlighting the need for shelters and transitional housing. Disabled residents, about 10.8% of Burbank's population, face barriers due to limited accessible units and high costs, relying on fixed incomes that often fall short. Addressing Housing Disparity<br data-start="1931" data-end="1934" /> Burbank aims to create a more equitable housing market by addressing affordability and access to stable housing. Black/African American and Hispanic households face higher rates of cost burden and instability; the city is tackling these through targeted policies and support. The Housing Element focuses on expanding affordable housing, rental assistance, and more multi-bedroom units for larger families. With rents rising and vacancies low, Burbank prioritizes long-term affordability through housing development, tenant protections, and financial aid. By partnering with organizations and leveraging resources, Burbank works toward a more sustainable housing future.

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 housingâ¿¿.

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 necessitiesâ¿¿.

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 buyersâ¿¿.

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

Table 17 – 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
Jurisdiction as a whole	2,495	1,940	0
White	1,400	1,125	0
Black / African American	70	50	0
Asian	320	130	0
American Indian, Alaska Native	0	80	0
Pacific Islander	0	0	0
Hispanic	610	515	0

Table 18 – 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
Jurisdiction as a whole	1,640	6,070	0
White	795	3,345	0
Black / African American	0	325	0
Asian	245	475	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	575	1,580	0

Table 19 – Severe Housing Problems 50 - 80% 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%

80%-100% of Area Median Income

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

Table 20 – Severe Housing Problems 80 - 100% 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%

Discussion

Housing Affordability Challenges in Burbank Housing affordability affects all income levels in Burbank but hits low- and extremely low-income households hardest. According to 2016-2020 CHAS data, about 6,495 households earning less than 30% of the Area Median Income (AMI) face major housing problems such as cost burden, overcrowding, or substandard conditions. Nearly all renters in this group spend over 50% of their income on housing, leaving little for essentials like food and healthcare. Households earning 30-50% AMI also face significant cost burdens, often spending 30-50% of their income on rent. These renters struggle with a competitive rental market where affordable units are scarce, leading many to share housing or live overcrowded, worsening instability. Moderate-income households (50-80% AMI) experience affordability challenges mainly due to high rental costs and barriers to homeownership, such as high property prices, limited savings, and lending restrictions. Those earning above 80% AMI face homeownership challenges from limited inventory and high prices, making it hard for first-time buyers to transition from renting. Cost Burden and Housing Instability Cost burden remains the most pressing issue for renters earning below 50% AMI, with over 80% of extremely low-income households facing severe burdens. The 2021-2029 Housing Element highlights risks of displacement from rent increases and limited affordable housing. Around 60% of households earning 30-50% AMI face cost burdens, and rental shortages for middle-income renters force many to seek housing farther from the city, leading to longer commutes. Rising housing costs also increase homelessness risk, especially among those earning less than 30% AMI. The 2024 Greater Los Angeles Homeless Count reports 258 homeless individuals in Burbank, emphasizing urgent needs for affordable rental and supportive housing. Impact on Families and Economic Mobility Housing affordability challenges threaten family stability and economic mobility. High housing costs reduce funds for education, healthcare, and essentials, disrupting employment, schooling, and health access, especially for low-income households. Moderate-income families face hurdles saving for homeownership, delaying wealth building. The shortage of workforce housing forces many to rent long-term, unable to meet down payment and property cost demands. The shortage of affordable rentals, rising home prices, and limited assistance programs strain residents seeking stable housing. The 2021-2029 Housing Element calls for investments in affordable rentals, rental assistance, and support for first-time buyers to ensure safe, affordable housing for all income levels.

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 costsâ¿¿. 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 categoriesâ¿¿.

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)
Jurisdiction as a whole	22,745	8,925	9,245	550
White	14,430	4,945	6,470	320
Black / African American	495	404	390	0
Asian	2,665	790	740	140
American Indian, Alaska Native	85	35	40	0
Pacific Islander	0	0	0	0

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Hispanic	4,060	1,990	1,410	70

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

Housing Affordability in Burbank Housing affordability remains a critical challenge for low- and moderate-income households in Burbank. Extremely low-income households (0-30% AMI) face the highest cost burdens, with 90% of renters spending over 30% of their income on housing. Many rely on programs like Section 8 vouchers, but demand exceeds supply, leaving many at risk of instability and homelessness. Among households earning 30-50% AMI, about 65% are cost-burdened, allocating significant income toward rent or mortgage payments. Moderate-income households (50-80% AMI) also face challenges, with nearly 40% experiencing cost burdens. This shows affordability issues extend beyond the lowest incomes, highlighting the need for more affordable housing options. Racial and Ethnic Disparities Cost burdens disproportionately affect minority households. Over 70% of Black/African American and 82% of Hispanic renter households earning less than 50% AMI face housing cost burdens, compared to 60-74% of White households in the same income range. According to the 2021-2029 Housing Element, Black and Hispanic populations have lower homeownership rates, making them more vulnerable to rent increases and instability. Impact on Families and Economic Stability High housing costs limit economic mobility, forcing families to cut back on healthcare, education, and other essentials. Children in cost-burdened households may face school disruptions, affecting long-term outcomes. Nearly 50% of senior renters also experience housing cost burdens, with limited affordable options threatening their ability to remain in Burbank. For the local economy, high housing costs contribute to workforce challenges. Many essential workers struggle to find affordable housing near jobs, resulting in longer commutes, increased expenses, and reduced productivity. Affordable housing is essential for maintaining a stable, diverse workforce. Conclusion Housing cost burden impacts all income levels, but low-income and minority communities face the greatest strain. Over 90% of extremely low-income and 65% of low-income households struggle with affordability, with Black and Hispanic households disproportionately affected. Addressing these challenges is vital to fostering economic stability, workforce retention, and community well-being. By reducing housing cost burdens and racial disparities, Burbank can build a more equitable and sustainable housing future.

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 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 obstacles that perpetuate housing instability among Black and Hispanic communities

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

Advancing Housing Accessibility in Burbank The 2021-2029 Housing Element and Community Needs Assessment highlight key opportunities to improve housing for Black and Hispanic households, who face distinct challenges compared to the overall population in similar income groups. Expanding affordable, family-sized rental units is critical, as Hispanic households experience higher rates of overcrowding. Increasing multi-bedroom rentals will help larger families access stable, comfortable housing. Supporting first-time

homebuyers, especially in Black and Hispanic communities, is another priority. Many moderate-income households would benefit from enhanced homeownership programs, including down payment assistance and affordable mortgage options. Expanding these efforts can help close the homeownership gap and foster long-term financial stability. Strengthening rental assistance and tenant protections is vital, as Black and Hispanic renters are more likely to face cost burdens. Enhanced eviction prevention programs and rental support will improve housing stability and build a more secure community. Burbank is also positioned to grow accessible and senior-friendly housing, supporting elderly and disabled residents in living independently. Over 10.8% of the population has a disability, with 55.1% of those being seniors who often face affordability and accessibility challenges. The city's Housing Element highlights initiatives such as financial aid for home modifications and zoning reforms to remove barriers to accessible housing. Increasing permanent supportive housing will bolster security for vulnerable groups, particularly Black residents, who experience higher homelessness rates. Expanding transitional housing and prevention programs can further reduce instability. Workforce housing initiatives targeting middle-income earners, including many Black and Hispanic workers, offer another opportunity. Developing mixed-income communities and affordable housing near employment centers can foster a vibrant economy. Investing in infrastructure, public transit, and walkability will improve quality of life in underserved neighborhoods. Enhancing transit access, sidewalks, street lighting, and drainage benefits all residents and ensures equitable access to services for Black and Hispanic communities. Sustainability and energy-efficiency programs can reduce utility costs and improve housing quality for lower-income households. Supporting weatherization, home upgrades, and green building practices yields long-term savings and environmental benefits. Finally, expanding community gathering spaces and cultural programming strengthens social ties and celebrates Burbank's diverse population. Inclusive public spaces promote engagement and collaboration, building a stronger community fabric. By prioritizing these housing strategies, Burbank can create a future where all residents—regardless of race, ethnicity, or income—have access to stable, affordable, and high-quality housing. These efforts will foster a more inclusive, vibrant, and sustainable city 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)â¿¿, 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)â¿¿. 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)â¿¿. 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.

Totals in Use

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	0	972	0	968	4	0	0

Table 22 - Public Housing by Program Type

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

Data Source: PIC (PIH Information Center)

Characteristics of Residents

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	0	14,403	0	14,414	11,820	0
Average length of stay	0	0	0	9	0	9	1	0
Average Household size	0	0	0	1	0	1	1	0
# Homeless at admission	0	0	0	1	0	0	1	0
# of Elderly Program Participants (>62)	0	0	0	642	0	640	2	0
# of Disabled Families	0	0	0	170	0	168	2	0
# of Families requesting accessibility features	0	0	0	972	0	968	4	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	0	930	0	926	4	0	0
Black/African American	0	0	0	26	0	26	0	0	0
Asian	0	0	0	16	0	16	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	0	180	0	179	1	0	0
Not Hispanic	0	0	0	792	0	789	3	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

The 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)â¿¿â¿¿â¿¿â¿¿. 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.

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	0	0	0	0	0	0
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	0	0	0	0	0	0
Chronically Homeless Individuals	0	0	0	0	0	0
Chronically Homeless Families	0	0	0	0	0	0
Veterans	0	0	0	0	0	0

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	0	0	0	0	0

Table 26 - Homeless Needs Assessment

Data Source Comments:

City of Burbank Homeless Point-In-Time (PIT) Count				
Situation	**2023 Total Persons***	**2024 Total Persons**	**Decrease/ Increase Persons**	**Percentage Increase / Decrease**
Sheltered	72	77	5	7%
Unsheltered	57	46	-11	-19%
Vehicles, Vans, Tents, Makeshift Shelters	146	135	-11	-8%
Total Homeless	**275**	**258**	**17**	**-6%**

* 2023 data adjusted to reflect LAHSA's revised reporting formula

Homeless PIT Data

Indicate if the homeless population is: Has No Rural Homeless

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

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 progress and ongoing challenges in securing stable housing. A significant portion of the homeless population is chronically homeless—those experiencing long-term homelessness alongside a disabling condition. In 2024, an estimated 39.5% of homeless individuals in Burbank suffered from serious mental illness or substance use disorders, underscoring the need for mental health care and supportive services (Five Year Homelessness Plan, 2022). To address this, the City has expanded Permanent Supportive Housing (PSH) through programs like HELP (Homes, Equality, and Links to Programs), which offers rental assistance and case management for those facing chronic homelessness. The Burbank Housing Authority (BHA) also manages the Homeless Incentive Program (HIP), helping Section 8 tenants overcome barriers to permanent housing. Families with children continue to require targeted support. In 2024, Home Again Los Angeles (formerly Family Promise of the Verdugos) provided temporary housing, job placement, and case management to help families transition into stable housing (2021–2029 Housing Element, p. 1-26). Despite these efforts, demand for affordable, family-sized rental units remains high, as many families exiting rapid re-housing programs struggle to secure long-term housing (PIH Information Center, 2024). To meet this need, Burbank is developing Homeless Solutions, a project offering 26 modular homes for up to 51 residents, providing transitional support. The city is also collaborating with HALA (Home Again Los Angeles) on a new center at 2244 N. Buena Vista to assist families experiencing or at risk of homelessness. The site will include four tiny homes for transitional housing and offer case management and housing navigation. The project is in plan approval, with environmental clearance expected by June 2025, construction beginning in August, and completion by August 2026. Veterans are also a priority, with support from initiatives like New Directions and a Burbank Housing Corporation partnership at the Burbank Bungalows, which provide permanent supportive housing. However, veterans continue to face mental health and employment-related barriers, requiring ongoing support. Unaccompanied youth, ages 18–24, face unique challenges in employment, education, and mental health. To support them, Burbank expanded interim housing through The Landing, which provides 38 beds in partnership with Village Family Services and Hope of the Valley. Still, many youth remain unsheltered or in unstable conditions, highlighting the need for more outreach and transitional housing. While specific annual data on exits from homelessness is limited, Burbank has made progress. Since 2019, the City has successfully housed or reconnected 131 individuals and families (Five Year Homelessness Plan, 2024). Efforts to reduce homelessness duration include emergency rental assistance (ERA), rapid re-housing (RRH), and emergency housing vouchers (EHV), along with expanded partnerships with nonprofits for case management. Burbank’s prevention programs are vital in reducing long-term homelessness by offering financial aid, job training, and mental health support to at-risk individuals. Continued investment is essential to expand affordable

housing, increase mental health services, and strengthen outreach. Through strategic partnerships, funding, and policy efforts, Burbank remains committed to providing stable, permanent housing for all residents.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments:

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 programsâÂÂ¿ÂÂ¿. 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 familiesâÂÂ¿ÂÂ¿,

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 housingâÂÂ¿ÂÂ¿

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.

Racial and Ethnic Disparities in Housing and Homelessness Black/African American residents in Burbank face severe housing cost burdens and are at higher risk of homelessness than White residents. According to 2016–2020 CHAS data, 100% of extremely low-income Black households (0–30% AMI) experience severe housing problems, compared to 84% of Hispanic and 75% of White households. These disparities contribute to higher homelessness rates among Black residents, who also face lower homeownership rates, employment barriers, and limited access to rental assistance. The 2024 Point-in-Time Count found that Black individuals are significantly overrepresented in Los Angeles County's homeless population—making up about 8% of the overall population but 31% of those experiencing homelessness. Factors like long-term poverty, unstable employment, and housing discrimination contribute to this overrepresentation. Black residents are also disproportionately affected by chronic homelessness. Hispanic households also face major affordability challenges and overcrowding. Among moderate-income families (50–80% AMI), Hispanic households report higher levels of cost burden and overcrowding than White and Asian households. Language barriers, immigration status, and low wages contribute to their housing instability. Many Hispanic families live in shared rental units to manage housing costs, increasing the risk of eviction and displacement. Asian and Pacific Islander households experience fewer instances of homelessness than Black and Hispanic populations but still face affordability issues. Lower-income Asian households—especially recent immigrants and those in lower-wage jobs—struggle with rising rents. While Asian residents generally have higher homeownership rates in Burbank, low-income renters in this group still face significant housing barriers. White residents make up a large portion of Burbank's homeless population but tend to experience lower rates of housing cost burden and instability compared to minority groups. Higher homeownership rates offer greater financial security. However, low-income White households are increasingly impacted by rising rents and a lack of affordable housing options. Key Challenges Contributing to Disparities Lower-income Black and Hispanic households often spend more than 30% of their income on housing, limiting their ability to cover basic needs or save. Hispanic households also face severe overcrowding due to a shortage of affordable, family-sized units. Employment and income disparities further affect housing stability, with many working in low-wage or unstable jobs. Limited access to rental assistance and homeownership programs, coupled with financial and credit barriers, makes it difficult for these groups to secure stable housing. Efforts to Address Homelessness Disparities Burbank has implemented initiatives to reduce homelessness and expand housing access.

Permanent Supportive Housing (PSH) programs provide rental assistance and case management for vulnerable individuals. Home Again Los Angeles offers temporary housing and case management to help families transition into stable housing. The HELP Program provides rental subsidies to low-income households, while the Homeless Incentive Program (HIP) partners with landlords to increase housing opportunities for voucher holders.</p>

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 needsâ¿¿

Describe the characteristics of special needs populations in your community:

Seniors<br data-start="249" data-end="252" /> Burbank has 15,617 residents aged 65+, about 15% of the population. Seniors head 9,220 households (22.2%), and 39.6% have a disability. Over 4,300 live alone, increasing risks of isolation and housing insecurity. While 55.6% are homeowners, 44.4% rent—many on fixed incomes. Rising housing costs strain budgets, reducing funds for healthcare, food, and other essentials. Persons with Disabilities<br data-start="653" data-end="656" /> Roughly 11,216 residents (10.8%) have a physical, mental, or emotional disability, and only 21.1% are employed. Over half are seniors, increasing the need for accessible housing. Burbank offers 14 adult residential facilities serving up to 60 individuals—far short of demand. Female-Headed Households<br data-start="961" data-end="964" /> Burbank has 4,246 female-headed households (10.2%), with 1,714 (40.4%) raising children under 18. These families often face poverty, unstable housing, and limited access to childcare and employment. Programs like Home Again in Los Angeles provide temporary housing and job support for at-risk single mothers. Large Households<br data-start="1294" data-end="1297" /> Large households (5+ members) make up 6.6% of all households (2,738). They’re evenly split between renters and homeowners, but over half of renting households have low incomes. With only 2,500 rental units offering three or more bedrooms and 3,600 large-family households, overcrowding is common. The city encourages development of larger affordable units through Burbank Housing Corporation and its Inclusionary Housing Ordinance. People Experiencing Homelessness<br data-start="1766" data-end="1769" /> The 2024 Greater Los Angeles Homeless Count found 258 people experiencing homelessness in Burbank, down from 275 in 2023. Challenges include high housing costs, job insecurity, and limited support services. Burbank partners with agencies like Home Again, Ascencia, and LA Family Housing to provide motel vouchers, transitional housing, and permanent supportive options. Conclusion<br data-start="2154" data-end="2157" /> Seniors, disabled individuals, female-headed families, large

households, and people experiencing homelessness in Burbank face unique housing challenges. The city continues to develop targeted housing and support programs to meet these needs and improve housing access and stability for vulnerable residents.</p>

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 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 outcomesâ¿¿ â¿¿ (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/AIDSâ¿¿ â¿¿ (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 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 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 needsâ¿¿. (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 replacementsâ¿¿.

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 centersâ¿¿. 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 growthâ¿¿.

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 developmentâ¿¿.

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 efficiencyâ¿¿.

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)â¿¿.

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 projectsâ¿¿.

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 demandsâ¿¿.

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 Oversite Board who helps makes 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 householdsâ¿¿.

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 servicesâ¿¿.

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 assistanceâ¿¿. 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 expansionâ¿¿. 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:

Housing Market Analysis – Burbank (2021–2029) The Housing Market Analysis (HMA) provides a detailed understanding of Burbank's housing conditions, trends, and future needs. It highlights critical issues facing low- and moderate-income households and examines how housing dynamics intersect with broader economic and social factors. By analyzing availability, affordability, and quality, the HMA informs policy, development, and resource allocation to ensure all residents have access to safe and suitable housing (2021–2029 Housing Element). Burbank's housing market remains competitive due to its proximity to Los Angeles and strong ties to the media and entertainment industries. While the city historically attracted new residents, recent trends show a modest population decline—from 107,337 in 2020 to 105,368 in 2023, a 1.8% drop (U.S. Census Bureau, QuickFacts 2023). Despite this, demand for housing remains high, driven by economic activity and limited land for new development (LAEDC, 2021). The resulting supply-demand imbalance has led to escalating housing costs and affordability challenges, particularly affecting low- and moderate-income residents. Affordable housing remains a pressing issue, as housing costs continue to outpace income growth. Many residents spend a disproportionate share of income on rent or mortgages, creating financial strain, especially among vulnerable populations. Burbank's housing stock primarily consists of older units that often require upgrades to meet standards for energy efficiency, safety, and accessibility (2021–2029 Housing Element, p. 1-32). Working families, seniors, and individuals with disabilities face barriers to stable, affordable housing in this high-cost environment. The gap between supply and demand for affordable units contributes to housing instability and increases the risk of homelessness. In neighborhoods with higher concentrations of low-income households, housing quality remains a concern. Many older rental properties require significant repairs, including plumbing, electrical, and structural upgrades. Deferred maintenance has led to substandard conditions in some areas (SCAG, 2020). The market includes a range of segments. Demand for single-family homes is high among middle- and high-income buyers, but rising prices have made homeownership less attainable for first-time buyers. Multifamily housing plays a vital role in the rental market, but the limited availability of affordable units continues to challenge low-income renters (LAEDC, 2021). Inclusionary zoning policies, low-income housing tax credits, and new multifamily developments are key tools to expand affordable options. Renters, in particular, struggle to find quality, energy-efficient, and accessible units that meet their needs. Although Burbank's overall population has remained relatively stable, the need for varying housing options continues to grow. SCAG's 2020 Regional Housing Needs Assessment calls for planning efforts that support a mix of housing types to serve seniors, working families, people with disabilities, and other special needs groups. There is also increased interest in sustainable housing, including energy-

efficient systems and green building practices, to align with climate goals and reduce environmental impacts (SCAG, 2020).</p>

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

Property Type	Number	%
1-unit detached structure	19,908	44%
1-unit, attached structure	1,913	4%
2-4 units	4,742	11%
5-19 units	18,280	41%
20 or more units	0	0%
Mobile Home, boat, RV, van, etc	135	0%
Total	***44,978***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source Comments:

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	150	1%	1,529	7%
1 bedroom	4,211	24%	7,569	37%
2 bedrooms	7,563	44%	6,888	34%
3 or more bedrooms	5,398	31%	4,536	22%
Total	***17,322***	***100%***	***20,522***	***100%***

Table 28 – Unit Size by Tenure

Data Source Comments:

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

Affordable Housing in Burbank: Summary
Burbank supports a diverse range of affordable housing efforts for low-income residents, seniors, large familievs, individuals with disabilities, and those experiencing homelessness through a combination of federal, state, and local programs.
Federal and State Support
Affordable housing in Burbank is largely funded through federal programs such as the HOME Investment Partnerships Program, Community Development Block Grants (CDBG), and Section 8 vouchers. The Burbank Housing Authority administers over $12.4 million annually in Section 8 vouchers, including Permanent Supportive Housing for chronically homeless individuals and families. According to 2016–2020 ACS data, 82% of elderly renters and 53% of large-family renters are low-income, emphasizing the city's focus on these groups.
Local Initiatives
Locally, Burbank promotes affordability through policies like the Inclusionary Housing Ordinance, requiring 15% of units in residential projects with 5+ units to be affordable. The Burbank Housing Corporation (BHC) manages over 300 affordable units and offers community services like youth programs and childcare centers.
Other notable programs include:
Senior Artists' Colony: 141 affordable units for seniors.
Burbank Veterans Bungalows: Supportive housing for veterans of varying income levels.
Neighborhood Revitalization Program: Rehabilitates ~3 units per year for low-income families.
Density Bonus Ordinance: Offers development incentives in exchange for affordable housing units.
Housing Inventory Overview
Based on 2017–2021 ACS data, Burbank has about 45,118 housing units:
44.3% single-family detached
10.5% in 2–4 unit buildings
40.6% in 5+ unit structures
0.3% mobile homes
Efforts are targeted toward elderly and large-family renters, with over 1,600 ADUs projected for development by 2029, many expected to serve low-income residents.
At-Risk Housing and Preservation
Several affordable housing projects, such as Wesley Tower, Pacific Manor, and Harvard Plaza, have extended their affordability commitments through 2036–2049, reducing the immediate risk of conversion to market-rate housing.
The BHC and the City use tools like the Affordable Housing Trust Fund to acquire, rehabilitate, and preserve units. Within the current Housing Element cycle, Burbank has committed $5 million toward converting 10 market-rate units into affordable housing by October 2024, helping meet RHNA obligations and preserving critical affordable stock.
Ongoing Challenges and Commitments
While preservation efforts have succeeded, Burbank faces ongoing challenges due to expiring

affordability controls. The city's 2021–2029 Housing Element outlines strategies such as rehabilitation, conversion, and new development incentives to maintain and expand its affordable housing portfolio.

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

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.

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

Demand vs. Supply<br data-start="177" data-end="180" /> Burbank’s housing stock includes 44,978 units with 44.3% in single-unit detached homes, 10.5% in 2–4 unit buildings, and 40.6% in multi-family structures (2021–2029 Housing Element). Despite this variety, a supply gap persists, particularly for low- and extremely low-income (ELI) households. Rising housing costs make it difficult for vulnerable populations to access affordable options, prompting the city to expand affordable housing supply. Affordable Housing Gaps<br data-start="653" data-end="656" /> Roughly 44% of Burbank households are lower-income, many of whom are seniors, large families, or individuals with disabilities. High housing costs are a major barrier for these groups (p. 1-21). In response, Burbank supports affordable housing development through tools like the Density Bonus Program, which incentivizes developers to include affordable units in exchange for concessions (p. 1-51). Housing Types & Special Needs Populations<br data-start="1105" data-end="1108" /> Burbank prioritizes special needs groups in its Housing Element strategies (p. 1-22),

particularly by increasing access to 3+ bedroom homes to better accommodate large families (p. 1-23). The city also promotes Accessory Dwelling Units (ADUs) as low-cost, flexible options for seniors and small households. Over 542 ADU permits were issued from 2019–2021, and approximately 1,600 ADUs are projected during the 2021–2029 period. Incentives include reduced fees and pre-approved plans to encourage production (p. 1-94). Housing Cost Burden<br data-start="1662" data-end="1665" /> Housing cost burden is a critical issue: 82% of elderly renters and 53% of large-family renters are lower-income (p. 1-20). Among them, 67% of elderly renters and 48% of large families are overpaying (spending >30% of income on rent), with 40% and 22%, respectively, severely overpaying (>50%) (p. 1-45). To address this, Burbank has implemented rental assistance, affordable housing production, and future plans to convert market-rate units into long-term affordable housing. Nonetheless, the extent of need continues to drive city priorities. RHNA Analysis<br data-start="2248" data-end="2251" /> Burbank's 2021–2029 Regional Housing Needs Assessment (RHNA) allocation is 8,772 units, covering all income levels. The city's strategy emphasizes affordable production for low- and very low-income households despite challenges like limited land and high construction costs. Programs like the Density Bonus and ADU development help integrate affordability into both new projects and existing neighborhoods. In addition, the Affordable Housing Fund supports rehabilitation and preservation, with a focus on leveraging limited resources to close the supply-demand gap and meet RHNA targets effectively.

Describe the need for specific types of housing:

Affordable Housing Needs
About 44% of Burbank households are low-income, with many facing severe cost burdens—spending over 50% of income on housing (2021–2029 Housing Element). ELI and VLI households are especially at risk of housing instability. Programs like Section 8 vouchers and the Density Bonus Program are key tools the City uses to expand and preserve affordable housing (pp. 1-21, 1-43, 1-51).
Senior Housing
Seniors make up 15% of Burbank's population, many on fixed incomes and facing high rent burdens. Projects like the Senior Artists' Colony (141 units) and BHC's rehabilitation efforts address this need. ADUs also offer affordable, flexible housing for seniors (p. 1-94).
Family-Sized Units
There is a critical shortage of 3+ bedroom units for large families, who often face overcrowding and high costs. The City uses Density Bonus incentives to encourage development of affordable, family-sized rentals (pp. 1-52–1-53).

Special Needs Housing
Burbank prioritizes housing for individuals with disabilities, seniors with mobility needs, veterans, and homeless residents. The City supports accessible housing, permanent supportive housing, and transitional options tailored to these groups (pp. 1-21–1-24).
Workforce Housing
With 130,000+ jobs and under 45,000 housing units, Burbank faces a jobs-housing imbalance (~3:1). Many workers earn too much for subsidies but too little for market rent. The City encourages mixed-income housing, ADUs, and transit-oriented development through Specific Plans like Downtown TOD and Golden State (pp. 1-17, 1-107).
Transitional & Emergency Housing
Despite progress, Burbank still needs more transitional and emergency housing. The BHC offers supportive housing, including Puerta Nueva for domestic violence survivors. Projects like Village at Fairview and services from Family Service Agency, Glendale YWCA, and Haven Hills provide critical support, shelter, and case management for vulnerable residents.

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 variety 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 Elementâ¿¿). 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

	Base Year:	Most Recent Year: 2025	% Change
Median Home Value	0	0	0%
Median Contract Rent	0	2,650	0%

Table 29 – Cost of Housing

Data Source Comments:

Rent Paid	Number	%
Less than $500	1,529	0.0%
$500-999	1,255	0.0%
$1,000-1,499	2,777	0.0%
$1,500-1,999	2,679	0.0%
$2,000 or more	2,474	0.0%
Total	***10,714***	***0.0%***

Table 30 - Rent Paid

Data Source Comments:

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	680	No Data
50% HAMFI	1,362	2,025
80% HAMFI	2,050	2,474
100% HAMFI	No Data	2,620
Total	***4,092***	***7,119***

Table 31 – Housing Affordability

Data Source Comments:

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,530	1,776	2,187	3,147	0
High HOME Rent	0	0	0	0	0
Low HOME Rent	0	0	0	0	0

Table 32 – Monthly Rent

Data Source Comments:

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. 1-96âÂÂÂ¿ÂÂÂ¿). 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. 1-52âÂÂÂ¿ÂÂÂ¿).

These programs have made a positive impact by encouraging the development of more varying 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 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.

<u>Rental Rates and Trends Over the Past Three Years</u>

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.

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

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 economically varied community.

Discussion

Rising Housing Costs<br data-start="201" data-end="204" /> Burbank’s housing market has seen steady price increases. As of early 2025, the median home price is ~$1.2M, up 8.1% from 2024 (Redfin). Driven by high-income buyers from LA and the entertainment sector, this trend has made homeownership unaffordable for low- and moderate-income households and first-time buyers. Rising Rents and Affordability Gap<br data-start="561" data-end="564" /> Rental prices are also rising sharply. As of April 2025, average rents are ~$2,379/month for a 1-bedroom and ~$3,295/month for a 2-bedroom (Zumper), far exceeding what lower-income households earning 30–50% of Area Median Family Income (HAMFI) can afford. In contrast, HUD’s Fair Market Rent (FMR) is $2,081 for a 1-bedroom and $2,625 for a 2-bedroom, illustrating a clear affordability gap. Shortage of Affordable Units<br data-start="1001" data-end="1004" /> There are only 680 units affordable to 30%

HAMFI households and 1,362 units affordable to 50% HAMFI (2021–2029 Housing Element). With market rents outpacing income growth, demand far exceeds supply, increasing the risk of displacement and housing insecurity for low-income residents. City Strategies<br data-start="1316" data-end="1319" /> To address affordability, Burbank uses tools like the Density Bonus Program, offering development incentives in exchange for affordable units (p. 1-52), and its Affordable Housing Trust Fund, which supports production and rehabilitation (p. 1-96). The city also promotes Accessory Dwelling Units (ADUs) as a lower-cost way to expand rental supply without major development (p. 1-94). Preservation Focus<br data-start="1738" data-end="1741" /> Rising prices threaten existing affordable units with conversion to market-rate. Burbank prioritizes preservation and rehabilitation, using long-term affordability agreements and city funding to maintain low-income housing stock and prevent displacement (p. 1-93). Ongoing Challenges<br data-start="2033" data-end="2036" /> Despite these efforts, existing programs cannot fully meet the growing need. The city continues to explore additional strategies, especially for households earning ≤50% HAMFI. Increasing ADU production and leveraging Section 8 vouchers remain key components of its affordability strategy.

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	
	Number	%	Number	%
With one selected Condition	0	0%	0	0%
With two selected Conditions	0	0%	0	0%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	0	0%	0	0%
Total	***0***	***0%***	***0***	***0%***

Table 33 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	0	0%	0	0%
1980-1999	0	0%	0	0%
1950-1979	0	0%	0	0%
Before 1950	0	0%	0	0%
Total	***0***	***0%***	***0***	***0%***

Table 34 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	0	0%	0	0%
Housing Units build before 1980 with children present	0	0%	0	0%

Table 35 – Risk of Lead-Based Paint

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

Vacant Units

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

Table 36 - Vacant Units

Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686] PLAN_SECTION_ID=[1313801000]>

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

Housing Condition Challenges and Opportunities<br data-start="153" data-end="156" /> Data from the 2016–2020 ACS and CHAS show that roughly 20% of owner-occupied and 25% of renter-occupied units in Burbank need some form of repair, ranging from minor maintenance to major plumbing, electrical, or structural work. These issues are most common in older homes, especially those built before 1980, which often have outdated systems and higher risks of deterioration (Housing Element). Rehabilitation and Preservation Needs<br data-start="603" data-end="606" /> Older housing—particularly units built before 1980—requires focused rehabilitation to improve livability and safety, especially for low-income and special needs populations. These homes often face risks such as lead-based paint hazards. The City supports rehabilitation through programs like the Affordable Housing Fund and Density Bonus Program, encouraging repairs and upgrades to preserve affordable housing stock. Vacant Units and Rehabilitation Opportunities<br data-start="1074" data-end="1077" /> The city identifies approximately 2,760 multifamily units in need of seismic retrofitting due to "soft-story" construction vulnerabilities. While no active REO (bank-owned) properties currently exist in Burbank, rehabilitating vacant and underutilized housing remains a key opportunity to expand affordable housing. Experience from regional property managers indicates that 30–40% of such properties require significant repairs, including structural and system upgrades. Lead-Based Paint Hazards<br data-start="1581" data-end="1584" /> Lead-based paint remains a concern, particularly in older renter-occupied units. The City prioritizes lead abatement in rehabilitation efforts to ensure safe living environments for families, especially children.

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

Introduction

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

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available				1,014			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

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

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	0

Table 38 - 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 and Role of Assisted Housing<br data-start="136" data-end="139" /> Burbank does not own or operate public housing but manages 862 Housing Choice Vouchers that help low-income residents rent in the private market. These vouchers are vital but insufficient to meet the growing demand for affordable housing amid rising living costs in the Los Angeles area. Physical Condition and Oversight<br data-start="468" data-end="471" /> The Burbank Housing Authority regularly inspects assisted housing to ensure safety and habitability, maintaining housing quality standards. Challenges to Expanding Affordable Housing <ul data-start="661" data-end="907"><li data-start="661" data-end="743"> Limited land in the urbanized city restricts new large-scale developments. <li data-start="744" data-end="821"> High construction costs make building new affordable units difficult. <li data-start="822" data-end="907"> Demand continues to outpace supply, resulting in long waiting lists for assistance. Strategies to Increase Affordable Housing <ul data-start="957" data-end="1428"><li data-start="957" data-end="1085"> Density Bonus Program: Encourages developers to include affordable units in new projects by allowing additional density. <li data-start="1086" data-end="1208"> Public-Private Partnerships: Collaborations with private and nonprofit developers to create more affordable units. <li data-start="1209" data-end="1334"> Permanent Supportive Housing

(PSH): Vouchers paired with services for homeless individuals facing chronic challenges. <li data-start="1335" data-end="1428"> Expanding Voucher Availability: Increasing rental assistance to broaden housing access. Housing Authority Focus<br data-start="1457" data-end="1460" /> Burbank's Housing Authority manages about 1,042 vouchers (tenant-based and special programs like VASH and PSH), focusing on tenant success through mobility programs, landlord incentives, and supportive services. Without traditional public housing, Burbank leverages federal subsidies and partnerships to expand affordable housing in the private market. Overall Approach<br data-start="1838" data-end="1841" /> The city prioritizes preserving existing affordable units, improving accessibility, and creating new affordable housing opportunities through incentives and partnerships, without relying on public housing developments.

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

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

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Veterans	0	0	11	11	0
Unaccompanied Youth	0	0	3	38	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

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

Burbank utilizes mainstream health services to provide essential medical care to individuals experiencing homelessness. The Burbank Temporary Aid Center (BTAC), along with local clinics like All Community Health Center, Department of Health Services (DHS), and Comprehensive Community Health Centers, offer primary care, preventative services, and emergency medical care. These health services are integrated with the city's homelessness assistance programs to ensure access to medical care, mental health support, and substance abuse treatment. This holistic approach addresses physical and mental health conditions that contribute to housing instability. The 2024 Point-in-Time Survey highlights the ongoing need for better healthcare access among homeless populations, noting health issues often exacerbate struggles to secure housing (2021-2029 Housing Element). Burbank partners with Providence Saint Joseph Medical Center to provide essential services and program planning for homeless individuals. Additionally, the Salvation Army, through the Homeless SAFE Navigation Center, offers light case management and referrals to healthcare providers to connect homeless individuals to needed services. Mental health services are integrated into homelessness assistance efforts, ensuring access to psychological care and substance abuse treatment alongside medical care. This comprehensive approach targets the full spectrum of needs that affect housing stability. The 2024 Point-in-Time Survey identifies healthcare access as a critical unmet need, with untreated health problems increasing barriers to stable housing (2021-2029 Housing Element, p. 1-28). The coordination of BTAC and local clinics with homelessness programs fosters a continuum of care supporting housing retention. The Salvation Army’s involvement through case management and referrals further strengthens service delivery. Employment assistance is another vital component of Burbank’s homelessness strategy. The city collaborates with organizations such as Hope the Mission, LA County Workforce Development, Department of Public Social Services (DPSS), Goodwill Southern California, Home Again LA, and the Armenian Relief Society to provide job training, resume building, interview preparation, and employment opportunities for homeless and at-risk individuals. These partnerships help residents secure stable housing and develop financial independence. According to Burbank’s 2021–2029 Housing Element, employment services work alongside housing programs to promote self-sufficiency and reduce the risk of homelessness recurrence by addressing income insufficiency, a key barrier to housing stability. The City of Burbank’s Housing Element emphasizes the integration of mainstream services with homeless-specific programs to create a comprehensive support network. This combined approach addresses the physical, mental, and economic needs of homeless individuals essential for transitioning to permanent housing. It ensures individuals receive immediate shelter and long-term support for stability and self-sufficiency. By linking healthcare, mental health, and employment assistance with targeted homelessness services, Burbank offers a holistic response to homelessness aimed at sustained housing and economic security.

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 details programs supporting vulnerable populations experiencing homelessness. The Homeless Solutions Center will offer 52 modular homes with case management for chronically homeless individuals and families. The Buena Vista Homeless Access Center, partnered with Home Again LA, adds 4 tiny homes for families and case management offices. Employment support is key, with partners like Hope the Mission, LA Family Housing, Ascencia, DPSS, Goodwill, and Armenian Relief Society providing job training and placement to promote financial independence. Hope the Mission, LA Family Housing, and Ascencia also offer shelter, mental health counseling, healthcare, and case management for chronically homeless individuals, integrating housing and services. For families, Ascencia provides emergency shelter and case management connecting them to healthcare, jobs, and childcare. Veterans benefit from the Veteran's Bungalow (11 PSH units) and the VASH program offering rental assistance and supportive services like mental health and substance abuse treatment. Unaccompanied youth receive shelter, counseling, life skills, and job readiness through the Salvation Army's Homeless SAFE Navigation Center and Village Family Services' 50 shelter beds. The Burbank Housing Authority partners with LA County DCFS on the Foster Youth to Independence program, providing rental assistance and supportive services for eligible youth. Home Again LA supports families through Rapid Rehousing, PSH vouchers, and veteran family services. Burbank offers 19 emergency shelter beds, 49 transitional housing beds, and 51 PSH beds for families, plus housing and support for adults and youth. Chronic homelessness is addressed with about 130 PSH beds and the upcoming Homeless Solutions Center adding 27 emergency shelter units. Veterans have dedicated shelter and PSH beds, supported by VASH rental assistance. Overall, Burbank combines housing, healthcare, employment, and case management to help homeless individuals and families achieve stability and self-sufficiency.

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 involvement 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

The City of Burbank recognizes the unique housing and service needs of special needs populations and addresses them through its Housing Element and Homelessness Plan. These strategies aim to provide accessible, affordable housing with integrated support services to promote stability and independence. Elderly and Frail Elderly: Older adults, particularly those who are frail or have age-related conditions, need housing designed for accessibility and safety. Features like ramps, grab bars, and wider doorways help them live independently. Support services such as home healthcare, meal delivery, and assistance with daily living are also crucial. Burbank’s Housing Element emphasizes expanding affordable senior housing and related services. Persons with Disabilities (Mental, Physical, Developmental): Individuals with disabilities often encounter barriers to housing that meets their physical and service needs. Supportive housing should include accessible design, along with medical care, case management, and life skills support. Burbank’s plans include strategies to increase accessible units and coordinate with service providers for comprehensive support. Persons with Alcohol or Other Drug Addictions: Individuals recovering from substance use disorders require stable housing paired with recovery-oriented services like counseling, rehabilitation, and peer support. Sober living environments support long-term recovery and reintegration. Burbank’s Homelessness Plan includes housing programs that incorporate addiction recovery services and permanent housing pathways. Persons with HIV/AIDS and Their Families: People living with HIV/AIDS often face

discrimination and health challenges requiring low-barrier housing linked to healthcare and mental health services. Burbank's strategies include housing solutions that integrate these supports, offering stability and improving quality of life for individuals and families affected by HIV/AIDS. Public Housing Residents: Low-income individuals and families in public housing may require additional services such as employment assistance, mental health care, and case management to maintain housing stability and improve their overall well-being. Burbank's Housing Element and Homelessness Plan emphasize supportive services and enhanced programming for residents of public housing. Other Populations with Special Needs: Veterans, survivors of domestic violence, and homeless families often need targeted support such as trauma-informed care, transitional housing, and long-term assistance. Burbank addresses these needs with specific programs that support emergency housing, service coordination, and reintegration into the community. Burbank's housing strategies demonstrate a comprehensive approach to addressing the needs of its most vulnerable populations. By focusing on integrated, service-enriched housing solutions, the city aims to ensure that all residents—regardless of age, health, or personal circumstances—have access to safe, stable housing and the resources necessary to thrive.

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

<TYPE=[text] REPORT_GUID=[F8DC4D3147433947165558A235C46686] PLAN_SECTION_ID=[1350402000]>

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)

Burbank's one-year goals focus on supporting individuals with special needs who are not homeless through these activities: <ol data-start="192" data-end="1050"><li data-start="192" data-end="397"> Affordable Housing: Develop and rehab accessible housing for seniors, disabled, and those with health challenges. Provide incentives for accessible units and use housing funds to support these projects. <li data-start="399" data-end="591"> Homeless Services: Expand outreach and case management for those at risk due to disabilities. Improve emergency and transitional housing with wraparound services leading to permanent homes. <li data-start="593" data-end="768"> Neighborhood Revitalization: Upgrade infrastructure like sidewalks and lighting to improve accessibility and create community spaces for people with disabilities. <li data-start="770" data-end="953"> Self-Sufficiency: Offer job training, employment support, mental health services, and life skills training. Expand subsidized housing for low- and moderate-income working families. <li data-start="955"

data-end="1050"> Economic Development: Provide financial literacy and counseling to boost economic stability. These efforts align with Burbank’s Consolidated Plan to ensure special needs populations have housing and services for independent, stable lives.

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment
Certain public policies unintentionally worsen housing affordability and hinder residential investment, especially for low- and moderate-income households. Burbank's 2021–2029 Housing Element identifies several key policy-related barriers:
1. Zoning and Land Use Regulations
Restrictive Zoning: Zoning that limits density or allows only single-family housing reduces the supply of affordable options. Burbank is working to reform zoning laws to allow more multifamily housing types.
Exclusionary Zoning: Zoning that limits affordable housing in high-opportunity areas reinforces inequality. The City promotes inclusive zoning to ensure affordable housing is available throughout the community.
2. Building Codes and Development Regulations
Complex Codes: Overly strict building standards raise construction costs, discouraging affordable housing development. Burbank supports simplifying codes to reduce costs and promote housing production.
Lengthy Permitting: Extended approval times and high fees delay or deter affordable projects. The City seeks to streamline the permitting process to encourage investment.
3. Rent Control and Stabilization
While rent control protects tenants, overly strict regulations can reduce investment in rental housing and discourage new development. Developers may avoid areas with rent caps, limiting supply. Burbank emphasizes balancing tenant protections with financial feasibility to sustain rental housing production.
4. Subsidy Program Limitations
Funding Shortfalls: Programs like Housing Choice Vouchers and LIHTC often lack adequate funding, limiting the development and rehabilitation of affordable housing. Burbank calls for stronger local, state, and federal funding coordination.
Cumbersome Access: Complicated application processes delay or prevent access to assistance. The City advocates for streamlining to improve access and efficiency.
5. Property Tax Policies
Rising Taxes: Increases in property taxes can displace low-income households and raise rents. Burbank highlights the need for balanced tax rates to reduce displacement risk.
Lack of Incentives: Without tax breaks, developers favor market-rate projects. Burbank supports expanding tax incentives to encourage affordable development, particularly for special needs populations.
6. Federal and State Policy Challenges
Limited Federal Support: Reduced federal investment in housing assistance limits affordability options. Burbank encourages stronger advocacy for federal and state funding.
Uneven Distribution: Misaligned funding priorities lead to geographic disparities.
7. Financialization of Housing
Investor-driven housing markets treat homes as assets rather than shelter, driving up prices and

reducing availability for low-income residents. Burbank emphasizes the importance of housing policies that prioritize stability and affordability over speculation.

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, 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	0	0
Arts, Entertainment, Accommodations	7,356	7,423	14	14	0
Construction	1,849	1,849	3	3	0
Education and Health Care Services	9,995	9,995	19	19	0
Finance, Insurance, and Real Estate	3,752	3,752	7	7	0
Information	7,423	7,423	14	14	0
Manufacturing	3,511	3,511	7	7	0
Other Services	3,047	3,047	6	6	0
Professional, Scientific, Management Services	6,937	6,937	13	13	0
Public Administration	1,923	1,923	4	4	0
Retail Trade	4,753	4,753	9	9	0
Transportation and Warehousing	1,943	1,943	4	4	0
Wholesale Trade	1,194	1,194	2	2	0
Total	53,850	53,917	--	--	--

Table 40 - Business Activity

Data Source Comments:

Labor Force

Total Population in the Civilian Labor Force	53,850
Civilian Employed Population 16 years and over	51,250
Unemployment Rate	5.00
Unemployment Rate for Ages 16-24	11.20
Unemployment Rate for Ages 25-65	3.40

Table 41 - Labor Force

Data Source Comments:

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 42 – Occupations by Sector

Data Source Comments:

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	20,000	44%
30-59 Minutes	15,000	33%
60 or More Minutes	10,000	22%
Total	***45,000***	***100%***

Table 43 - Travel Time

Data Source Comments:

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,500	0	7,500
High school graduate (includes equivalency)	11,000	0	10,000
Some college or Associate's degree	7,500	0	6,000
Bachelor's degree or higher	28,000	0	5,000

Table 44 - Educational Attainment by Employment Status

Data Source Comments:

Educational Attainment by Age

	Age				
	18–24 yrs	**25–34 yrs**	**35–44 yrs**	**45–65 yrs**	**65+ yrs**
Less than 9th grade	0	0	0	0	0
9th to 12th grade, no diploma	0	0	0	0	0
High school graduate, GED, or alternative	0	0	0	0	0
Some college, no degree	0	0	0	0	0
Associate's degree	0	0	0	0	0
Bachelor's degree	0	0	0	0	0
Graduate or professional degree	0	0	0	0	0

Table 45 - Educational Attainment by Age

Data Source Comments:

Educational Attainment – Median Earnings in the Past 12 Months

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

Table 46 – Median Earnings in the Past 12 Months

Data Source Comments:

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:

Burbank’s Economic Drivers and Workforce Needs Burbank’s economy is anchored by the media and entertainment industry, home to over 1,000 companies and 65,000 media-related jobs. This sector requires a highly skilled workforce in media production, animation, visual effects, and digital content. High-demand roles include animators, editors, special effects technicians, and media project managers. It also depends on advanced infrastructure such as sound stages, post-production facilities, fiber-connected studios, and hospitality services for out-of-town crews. Demand is growing for talent in emerging technologies like VR, AR, AI, and advanced CGI. To maintain competitiveness, Burbank must invest in technical training, digital certifications, and creative education (Housing Element, 2021–2029). Healthcare is Burbank’s second-fastest growing sector, driven by an aging population and rising service demands. There is strong need for registered nurses, radiology technicians, eldercare providers, and healthcare administrators. Worker shortages, especially in geriatric care and outpatient clinics, pose challenges. Educational infrastructure must expand to support more credentialed teachers, special education professionals, and school administrators. Infrastructure priorities include expanding medical facilities and improving transit access to healthcare and education centers (Housing Element, p. 3-16). <p data-start="1595" data-

end="2092">The professional, scientific, and management services sector benefits from proximity to LA's entertainment and legal industries. This sector requires expertise in business consulting, marketing analytics, IP law, and corporate planning. As digital reliance increases, skills in data science, cybersecurity, IT, and cloud computing are also in demand. Burbank must continue supporting higher education partnerships, workforce training, and tech incubators to meet evolving business needs (p. 3-17). Information technology is increasingly important, supporting both tech firms and digital media infrastructure. Key roles include software engineers, cybersecurity experts, IT support, cloud architects, and digital marketers. To foster IT growth, Burbank must expand fiber-optic networks, improve broadband access, and invest in innovation hubs to support entrepreneurship and maintain global competitiveness (p. 3-17). Retail is also evolving as e-commerce reshapes consumer behavior. The sector now demands workers skilled in customer service, e-commerce logistics, and tech-driven retail operations. Burbank must modernize commercial areas to support hybrid retail models, invest in smart logistics hubs, and upgrade transportation and parking to manage increased deliveries and foot traffic (p. 3-17). To ensure continued economic vitality, Burbank must cultivate a skilled, adaptable workforce and modern infrastructure across all major sectors. Key priorities include expanding technical education, growing healthcare and education services, enhancing digital and transit infrastructure, and adapting retail spaces to changing market demands. These investments are essential to sustain growth and reinforce Burbank's role as a hub for creativity, innovation, and business opportunity (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.

Major Economic Changes and Workforce Implications in Burbank Burbank continues to experience significant economic transformation, led by the expansion of the media and entertainment industries. As the "media capital of the world," Burbank hosts over 65,000 entertainment jobs and more than 1,000 companies in film, TV, and digital media. Major investments—like Warner Bros. Discovery's new 30-acre Ranch Lot Studios with 16 sound stages and a 5-story office building—are expected to create both direct and indirect jobs in film production, animation, digital effects, music, and content distribution. As this sector evolves, Burbank must invest in workforce programs that upskill workers in AI, visual technologies, and creative services to sustain its competitive edge. The growing number of production facilities also increases demand for support services in legal, finance, catering, and design (Housing Element 2021–2029; SCAG, 2020). Infrastructure investment, especially in transportation and digital connectivity, is another key driver of growth. Burbank is improving public transit and roads, including Metrolink expansions and the implementation of its Complete Streets Plan, which supports all modes of mobility—vehicles, bicycles, and pedestrians. Enhanced connectivity will attract businesses and improve

access to a larger labor pool. These changes will drive demand for skilled workers in construction, transportation planning, and civil engineering, requiring strengthened workforce development in those fields (SCAG, 2020). Technology and digital infrastructure are central to Burbank's economic future. Burbank Water and Power already provides commercial high-speed internet through Burbank One, but expansion to residential areas is needed. The city must prepare a workforce skilled in IT, cybersecurity, and software development to support growing demand. Supporting tech startups through incubators, similar to those in nearby Los Angeles, can boost innovation in media tech, fintech, and healthtech. Burbank's "Tech Talks" program promotes entrepreneurship and can serve as a foundation for future initiatives (SCAG, 2020). The healthcare sector is expanding alongside infrastructure projects like the growth of Providence St. Joseph Medical Center and UCLA Health facilities. This growth will increase demand for nurses, healthcare techs, and administrators. The city must partner with educational institutions and healthcare providers to expand training pipelines and meet labor shortages. Retail and hospitality are also growing due to tourism and entertainment developments. Workforce demand is rising in hospitality, customer service, retail management, and logistics. Smart retail investments, new hotels, and convention facilities will require skilled workers in operations, event coordination, and hospitality management (LAEDC, 2021). Summary:<br data-start="3056" data-end="3059" /> Burbank's economy is evolving through growth in entertainment, healthcare, infrastructure, technology, and tourism. To support this transformation, the city must invest in workforce development targeting creative professionals, digital infrastructure technicians, healthcare workers, and service industry staff. Enhanced infrastructure—especially in transit and digital access—will be essential to supporting these changes and ensuring long-term economic sustainability (SCAG, 2020; LAEDC, 2021).

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

Burbank Workforce Alignment and Development Needs Burbank's workforce generally aligns with local job markets, but evolving demands in key sectors highlight the need for targeted workforce development and upskilling. 1. **Entertainment and Creative Industries** As Burbank's largest employment sector, media and entertainment demand creative and technical skills in film, animation, digital content, and visual effects. Many workers hold degrees in related fields, but shifts in technology (e.g., VR, AI) and industry disruptions, including strikes, have reduced some traditional roles. Burbank must expand digital media, IT, and software training, while retooling displaced workers for new opportunities. 2. **Healthcare Sector** Healthcare is growing due to an aging population and increasing service needs. Entry-level roles are filled by workers with high school or associate degrees, but demand is rising for specialized professionals like nurse practitioners, medical technologists, and healthcare IT staff. The city should invest in certification programs and training pipelines in partnership with local schools and providers. 3. **Technology and Information Infrastructure** Tech growth in Burbank requires skills in software development, cybersecurity, cloud computing, and data analytics. While many residents hold higher degrees, there's a mismatch with technical skill requirements. Targeted training and certification

programs are needed to support expansion in IT and digital industries (SCAG, 2020). 4. **Retail and Hospitality** These sectors remain vital, especially with growth in tourism and commerce. Workers typically hold high school or associate degrees, but new roles in e-commerce, logistics, and digital marketing are emerging. Workforce programs should focus on digital retail operations and customer service technologies. 5. **Business Support and Entrepreneurship** While traditional skill alignment is strong, gaps in healthcare, tech, and media remain. Retraining displaced media workers and supporting small businesses through programs in marketing, logistics, and business operations will strengthen the local economy (LAEDC, 2021). **Summary** Burbank's workforce is well-positioned for existing jobs but must adapt to rapid changes in media, healthcare, and tech. Focused investments in education, retraining, and partnerships will ensure a resilient and competitive labor force for the future.

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.

Burbank has several workforce training initiatives aligned with its Consolidated Plan goals, supported by Workforce Investment Boards (WIBs), community colleges, and local organizations, aiming to meet economic needs and improve resident employment. Current Initiatives: WIBs, such as those under Los Angeles County WDACS, connect job seekers with training, apprenticeships, and jobs, focusing on high-demand sectors like IT, healthcare, manufacturing, and entertainment. They offer programs in IT certifications, healthcare pathways, and construction aligned with Burbank's growing industries. Local community colleges and universities—including Los Angeles Valley College, Glendale Community College, CSU Northridge, and Woodbury University—provide vocational programs, certifications, and degrees in media production, business, digital marketing, healthcare, and technical fields, bridging workforce skill gaps. Nonprofits and industry groups (e.g., Los Angeles Film School) offer job readiness, internships, and placement services, while organizations like the Burbank Chamber of Commerce support small business development and entrepreneurship, fostering economic growth. Support for Consolidated Plan Goals: Workforce programs support affordable housing expansion by training residents in construction and project management, ensuring skilled labor for housing projects. Training in healthcare and social services equips workers for homeless services, improving outreach and care quality. Initiatives targeting low- and moderate-income residents focus on skill-building in healthcare, technology, and digital media, promoting economic self-sufficiency through certifications, apprenticeships, and internships. Workforce development also aids neighborhood revitalization by preparing workers for urban development, infrastructure, and community health roles, enhancing public spaces and quality of life. Aligning training with Burbank's key industries strengthens economic stability by supporting business growth, investment attraction, and fostering innovation through entrepreneurship. These workforce training programs are vital for addressing Burbank's evolving economy. By targeting sectors like media, healthcare, technology, and construction, they enhance employment opportunities, support economic

stability, and prepare the local workforce to meet future demands. This positions Burbank to sustain growth and meet resident needs effectively.

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

No

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

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Discussion

The MA-45 Non-Housing Community Development Assets section highlights Burbank's key resources that support economic growth and community well-being. Public facilities, infrastructure, and services are essential drivers of jobs, growth, and quality of life. Key Assets <ol data-start="373" data-end="1283"><li data-start="373" data-end="638"> Public Facilities: Libraries, community centers, and parks act as social hubs and venues for education, workforce programs, and community engagement. The Burbank Public Library and recreation centers strengthen social cohesion and provide critical resources. <li data-start="640" data-end="980"> Infrastructure: Transportation improvements, like the Metrolink expansion and road upgrades, improve access to jobs in Burbank and nearby areas, especially in creative, healthcare, and tech sectors. Digital infrastructure such as high-speed internet and fiber networks supports growth in digital media, IT, and healthtech industries. <li data-start="982" data-end="1283"> Public Services: Quality education from Burbank Unified and healthcare from Providence St. Joseph and UCLA Health contribute to workforce readiness. Expanded mental health, job training, and social services support low- and moderate-income residents, promoting economic mobility and well-being. Community and Economic Development Needs Burbank aims for sustainable growth but faces challenges ensuring equitable access to resources for underserved groups. <ol data-start="1452" data-end="2432"><li data-start="1452" data-end="1768"> Workforce Development: Programs must meet growing industry demands in entertainment, healthcare, tech, and digital media. Partnerships with colleges, vocational schools, and incubators expand opportunities for underserved

residents. Entrepreneurship and small business support foster local economic stability. <li data-start="1770" data-end="2071"> Neighborhood Revitalization: Infrastructure upgrades and improved public spaces enhance living conditions. Measure P's ¼ cent sales tax funds these efforts, overseen by the Infrastructure Oversight Board. Health initiatives target disparities in low-income neighborhoods, aiding revitalization. <li data-start="2073" data-end="2432"> Economic Stability: The city offers business incentives to attract industries, creating jobs in creative, tech, and healthcare fields. Supporting small business and entrepreneurship ensures local businesses thrive alongside larger firms. Regional partners like LAEDC and SCAG help coordinate strategies to strengthen local-private sector collaboration.

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, households with multiple housing problems—such as affordability issues, overcrowding, and substandard conditions—are concentrated in certain vulnerable neighborhoods. These areas often have older housing stock, lower incomes, and limited affordable housing, making residents prone to housing instability. High rent burdens are a primary issue in neighborhoods like downtown Burbank and near the Media Center, where many low-income households spend over 30% of their income on rent, increasing eviction risk and financial strain. Overcrowding is prevalent in places like South Burbank, where families double up due to high costs and limited affordable options. This is more common among households with lower education and reliance on public assistance. Substandard housing conditions affect older neighborhoods such as Magnolia Park and Northwest Burbank, where aging homes often require major repairs and fail to meet modern standards, exacerbating poor living conditions in plumbing, electrical systems, and structure. Many rental units in these areas are substandard, worsening residents' challenges. These housing problems are linked to higher homelessness risks, especially around downtown and transit hubs like the Burbank Metrolink Station, where residents face eviction threats and shelter shortages. LAEDC reports that high rents and affordable housing shortages increase vulnerability to housing instability. Concentrated housing issues cause social instability, heightening stress and mental health problems, and reinforce economic disparities by limiting low-income residents' upward mobility. These neighborhoods also demand more public services, including homelessness prevention, mental health support, and tenant protections, straining local resources. To address these challenges, Burbank must expand affordable housing, focusing on neighborhoods with high rent burdens and overcrowding. Developing more affordable rental units and improving existing housing through repair programs are critical steps aligned with Goal 1 of the Consolidated Plan. The Burbank Housing Element stresses integrating housing assistance with services for special needs populations to reduce displacement and promote stability. Despite progress, concentrated housing problems persist, requiring coordinated efforts to enhance affordability, quality, and supportive services to ensure access to safe, affordable housing citywide (Burbank 2021–2029 Housing Element; LAEDC, 2021).

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

In Burbank, racial/ethnic minorities and low-income families are concentrated in certain neighborhoods due to economic, historical, or social factors. These areas often offer more affordable housing or amenities attracting these populations. Since 1997, Burbank has partnered with the Burbank Housing Corporation (BHC) to revitalize five Focus Neighborhoods (Elmwood, Verdugo/Lake, Golden State, Peyton/Grismer, Lake/Alameda), which are HUD-designated Low and Moderate Income (LMI) and have high minority populations. The City and its former

Redevelopment Agency funded BHC to acquire, rehabilitate, and manage affordable rental housing. This program has since expanded citywide. For example, in 2016 BHC rehabilitated Veterans Bungalows with 11 very low-income units for homeless veterans, and in 2019 collaborated to create Jerry's Promise with three transitional housing units for homeless families. BHC now owns five special needs projects totaling 30 transitional/supportive units and operates affordable housing at 18 locations with 299 units (Burbank 2021-2029 Housing Element). The concentration of minorities and low-income families has mixed effects: <ol data-start="1245" data-end="1873"><li data-start="1245" data-end="1425"> Access to Services: Concentrated low-income areas often have better access to tailored community services—schools, healthcare, transit—that improve residents' quality of life. <li data-start="1426" data-end="1654"> Economic Disparities: These neighborhoods may suffer from poverty, unemployment, underinvestment, poor infrastructure, substandard housing, and limited educational or career opportunities, perpetuating economic disparities. <li data-start="1655" data-end="1873"> Social Segregation: Concentration can lead to social segregation, limiting integration and reducing social cohesion. Gentrification may displace long-standing communities as affluent residents move in (LAEDC, 2021). To address these issues, Burbank can: <ol data-start="1915" data-end="2685"><li data-start="1915" data-end="2094"> Develop Affordable Housing: Expand affordable housing not only in concentrated areas but also in historically less affordable neighborhoods to promote balanced opportunities. <li data-start="2095" data-end="2262"> Workforce Development: Provide targeted job training in growing sectors like technology, media, and healthcare to improve economic mobility and reduce inequality. <li data-start="2263" data-end="2486"> Community Revitalization: Improve infrastructure, public services, and support local business growth with engagement to uplift communities without displacement (Burbank 2021–2029 Housing Element; SCAG, 2020). <li data-start="2487" data-end="2685"> Promote Equality in Development: Enact policies preventing displacement and fostering growth, ensuring all residents benefit from development, not just higher-income groups (LAEDC, 2021).

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

Neighborhoods in Burbank with concentrated racial or ethnic minorities and low-income families exhibit distinct market characteristics shaped by housing affordability, employment access, and community resources. These areas generally feature older, more affordable housing stock—mainly multi-family units, older single-family homes, and rental properties priced lower than in affluent parts of the city. While this attracts low-income families, it often means substandard conditions such as outdated infrastructure, maintenance issues, and overcrowding. Rent burden—where households spend over 30% of income on rent—is a major challenge, particularly as Burbank's housing market grows more expensive. Limited affordable rental supply intensifies housing instability, especially in South Burbank and near downtown, where older housing dominates (Burbank 2021–2029 Housing Element, p. 1-44). Overcrowding is

common, with multiple families or generations sharing units to afford rent, leading to health concerns, stress, and economic strain. This also increases wear on the housing stock due to higher occupancy (Burbank 2021–2029 Housing Element). Demand for rental housing is high in these affordable areas, but limited supply drives up rents, further burdening low-income residents and reducing housing stability (SCAG, 2020). These neighborhoods tend to be racially and ethnically mixed, with higher percentages of Hispanic/Latino and Black/African American households and immigrant populations seeking affordable options. Mixed-income households coexist but economic disparities persist, impacting social mobility (LAEDC, 2021). Homeownership opportunities are limited by high costs and lower wealth accumulation among minority groups, perpetuating wealth inequality. Many families rent rather than own, reducing generational wealth. Affordable housing and down payment assistance programs are critical but insufficient to meet demand (SCAG, 2020). Proximity to employment hubs like downtown Burbank and transit corridors (e.g., Burbank Metrolink Station) makes these neighborhoods attractive to low-income workers in media, hospitality, and healthcare. However, transportation access and commuting costs remain challenges, straining finances (LAEDC, 2021). While these areas generally have access to basic amenities—schools, parks, local shops—they often lack the investment and upscale amenities seen in wealthier parts of Burbank. Cultural centers, community organizations, and social services support minority populations and enhance social capital, but limited public infrastructure investment restricts economic growth and commercial development relative to other neighborhoods.

Are there any community assets in these areas/neighborhoods?

Neighborhoods in Burbank with concentrated racial or ethnic minorities and low-income families have key community assets that support social, economic, and cultural vitality. These include public facilities, education, social services, cultural institutions, local businesses, parks, and transportation. Public Facilities: Community centers and the Burbank Public Library provide programs like after-school activities, senior services, literacy, and job search help, improving quality of life for low-income residents (Burbank 2021–2029 Housing Element). Education: Schools in the Burbank Unified School District offer meals, after-school, and special education programs. Nearby community colleges provide workforce training in fields like media and healthcare, aiding economic mobility (SCAG, 2020). Social Services & Health: Nonprofits deliver food aid, homelessness prevention, and legal support. Providence St. Joseph Medical Center and local clinics offer affordable healthcare and mental health services to underserved populations (LAEDC, 2021). Cultural & Community Organizations: Local museums, theaters, and cultural centers foster pride and engagement. Groups like the Latino Community Foundation provide job placement, legal aid, and language assistance, strengthening community ties. Local Businesses & Jobs: Small businesses offer goods, services, and flexible

employment opportunities. Proximity to downtown and media hubs provides jobs in hospitality, retail, and media production, supporting economic stability (LAEDC, 2021). Parks & Green Spaces: Parks like Johnny Carson Park offer free recreational space, promoting physical and mental health and fostering social connections in neighborhoods lacking private yards. Transportation: Access to Metrolink, Burbank Bus, and nearby airport enables residents without cars to reach jobs, education, and services across Burbank and greater LA, broadening opportunity (LAEDC, 2021).

Are there other strategic opportunities in any of these areas?

Burbank's Housing Opportunities Burbank faces key opportunities to tackle housing challenges amid rising demand and affordability issues by promoting sustainable growth, varied housing options, and improved neighborhood amenities. <ul data-start="315" data-end="1595"><li data-start="315" data-end="597"> Affordable Housing Development & Preservation: Expanding affordable units through infill and adaptive reuse, while preserving existing affordable housing, helps prevent displacement and meets the needs of low-income and special needs populations (seniors, disabled, homeless). <li data-start="599" data-end="829"> Transit-Oriented & Mixed-Use Development: Leveraging proximity to transit corridors for higher-density, mixed-use projects encourages walkable communities, reduces car dependence, and combines housing with jobs and services. <li data-start="831" data-end="1061"> Sustainability & Green Building: Incorporating energy-efficient designs, renewable energy, and green spaces can reduce environmental impact, lower resident costs, and improve quality of life, especially in underserved areas. <li data-start="1063" data-end="1308"> Workforce & Special Needs Housing: Targeting housing for middle-income workers (e.g., teachers, healthcare workers) and expanding supportive housing for seniors, veterans, and disabled residents supports a balanced community. <li data-start="1310" data-end="1595"> Neighborhood Revitalization & Community Investment: Improving infrastructure, beautifying neighborhoods, enhancing transit, and supporting job training and small businesses can boost economic mobility, housing quality, and community pride without displacing vulnerable residents.

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 an essential utility, providing critical access to education, employment, telehealth, and civic engagement. However, a digital divide persists in Burbank, especially in neighborhoods with higher concentrations of low-income households and racial or ethnic minorities. These areas often lack adequate broadband infrastructure and face affordability barriers, leaving many residents without reliable internet necessary for full participation in economic, educational, and healthcare systems. In neighborhoods like South Burbank and near downtown, older housing and multi-family units may lack the wiring needed for high-speed internet. Many low-income residents rely on slower, data-capped mobile plans, which are unsuitable for remote work, online learning, or telehealth, putting them at a disadvantage for job access, education, and healthcare. The lack of broadband access significantly impacts economic participation. Many employers require online job applications, assessments, and interviews, while remote work opportunities are inaccessible without reliable internet. Students in low-income families struggle to attend virtual classes or complete assignments, creating unequal educational opportunities. Telemedicine is increasingly vital for low-income families with limited in-person access, but lack of broadband limits use of virtual healthcare services essential for maintaining health. To bridge this divide, expanding broadband infrastructure through public-private partnerships is critical. Partnering with internet providers to extend fiber-optic networks to underserved areas can ensure fast, reliable internet for low-income and minority communities. Subsidized broadband programs and affordable internet packages are also essential to overcome cost barriers and enable families to connect. Investing in digital literacy programs is another opportunity, helping residents use broadband effectively for job searching, education, telehealth, and civic participation. Providing training through community centers, libraries, and nonprofits can close the digital skills gap and promote meaningful digital involvement. Targeted outreach is needed to inform low-income households about subsidized internet programs and public access points like libraries and community centers offering free internet. Awareness efforts ensure those in need can utilize available resources. Burbank currently provides free internet access in the downtown area. In conclusion, addressing broadband access in Burbank's low- and moderate-income neighborhoods is essential to foster economic participation, educational success, and healthcare access. Expanding infrastructure, offering affordable services, and enhancing digital literacy will help bridge the gap between connected and disconnected communities, ensuring access to opportunities broadband provides.

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

Increasing competition in Burbank’s broadband market is crucial to addressing the digital divide, improving service quality, and lowering costs—especially for low- and moderate-income neighborhoods. Currently, broadband access is dominated by few internet service providers (ISPs), resulting in higher prices, limited options, and inconsistent service. Expanding the number of ISPs would benefit consumers by offering more affordable choices, driving infrastructure improvements, and encouraging better customer service, promoting digital availibility citywide. Households already struggling financially often face high prices for limited speeds or no broadband access at all. In areas with only one or two ISPs, residents must accept whatever prices and terms are set, leading to a market with persistently high costs and scarce affordable plans. More competition would pressure providers to lower prices, offer discounted plans, and improve service bundles, benefiting low-income families, seniors, and minority communities by expanding access to online education, employment, and telehealth. Underserved areas, particularly those with older housing or lower incomes, often experience poor service quality, including slow speeds and frequent outages, as dominant ISPs may neglect upgrades due to lack of competition. High-speed internet is vital for remote work, education, telemedicine, and smart home use, but a monopoly offers little incentive for improvement. Introducing more ISPs would encourage infrastructure upgrades, better customer service, and faster speeds, enhancing reliability and customer satisfaction. New ISPs could also bring innovative solutions like affordable wireless broadband or satellite internet, reaching areas where fiber-optic installation is costly. This would help close the digital divide by providing equal access to necessary services. Lack of competition also means poor customer service, limited provider options, and unfavorable contract terms. More ISPs would encourage transparent pricing, improved support, and consumer-friendly policies, benefiting all residents and promoting available service access. Broadband expansion and increased competition could spur local economic benefits, including job creation in telecommunications, network construction, and technical support. Affordable, reliable internet would help small businesses in minority and low-income neighborhoods connect with customers, expand via e-commerce, and access essential services, driving local economic growth in underserved areas.

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 alters global weather patterns, Burbank faces rising natural hazard risks including more frequent wildfires, extreme heat, droughts, flooding, and severe storms. Its vulnerability stems from its geography, urban infrastructure, and proximity to natural and developed areas. Wildfire Risk<br data-start="433" data-end="436" /> Burbank’s location near the San Fernando Valley and nearby mountains makes it vulnerable to wildfires, worsened by hotter, drier conditions and longer fire seasons. Strong winds increase fire spread risks. The Verdugo Mountains to the north are fire-prone, with recent events like the 2017 La Tuna Fire, 2019 Saddle Ridge Fire, and 2025 Palisades and Eaton Fires highlighting this growing threat. Although the Palisades Fire didn’t directly hit Burbank, it raised concerns for northern neighborhoods. These risks call for enhanced fire prevention, emergency response, evacuation planning, and fire-resistant infrastructure, especially in fire-prone areas like Burbank Hills and San Rafael Hills. Continued investment in mitigation and preparedness is vital. Extreme Heat and Urban Heat Island<br data-start="1233" data-end="1236" /> Rising temperatures and urban heat island effects raise risks in developed, low-green-space neighborhoods. Vulnerable groups—seniors, children, chronically ill, and low-income households—face greater health threats without reliable cooling. Heat also strains energy infrastructure due to increased AC demand. Low-income and minority communities are disproportionately affected due to poorer housing and limited energy access. Burbank is addressing this by expanding tree canopy, promoting energy-efficient retrofits, and increasing public cooling centers. Drought and Water Scarcity<br data-start="1823" data-end="1826" /> California’s worsening droughts strain Burbank’s water supply, reliant on local and imported sources. Population growth and climate change increase demand, making conservation critical. Burbank enforces water-efficient landscaping, education, and irrigation limits but must continue preparing for reduced availability due to higher temperatures and less Sierra Nevada snowpack. Balancing water needs across sectors remains challenging. Flooding and Stormwater Management<br data-start="2301" data-end="2304" /> Though not coastal, parts of Burbank are flood-prone, with stormwater systems sometimes overwhelmed in heavy storms. Urban development has reduced permeable surfaces, increasing runoff and localized flooding. The city enforces Low Impact Development and Green-streets policies. Investments in green infrastructure like rain gardens and permeable pavement aim to reduce flood risk and boost resilience. Severe Storms and Infrastructure<br data-start="2743" data-end="2746" /> More intense storms bring heavy rain and strong winds, threatening infrastructure and safety. Storm severity strains roads, bridges, transit, and power systems. Winds cause tree falls, outages, and building damage, while flash floods can

overwhelm drainage. Burbank is strengthening infrastructure resilience but must keep investing in stormwater management, wind-resistant construction, and emergency preparedness to reduce impacts.</p>

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 growth, housing stability, and economic resilience.

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

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	CDBG Eligible Areas
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital 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?	
2	**Area Name:**	Citywide
	Area Type:	CDFI area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Citywide

	Include specific housing and commercial characteristics of this target area.	Not appliable, this geographic area is used to identify where CDBG-funded homeless, special needs, and general community services are delivered.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Consultation with local service providers, city departments, stakeholders, and the Community Development survey highlighted the need for funding community services in Burbank. The most requested services include homelessness, affordable housing, and infrastructure impriovements.
	Identify the needs in this target area.	There is a need for community services for low-and moderate-income individuals including homeless, veterans, families with children , the elderly, and victims of domestic violence.
	What are the opportunities for improvement in this target area?	Opportunities for improvement in this target area include expanding community services for vulnerable populations such as the homeless, seniors. and families with children. Additionally, there is an opportunity to improve coordination between local service providers and city departments to meet the needs of low-and moderate income residents.
	Are there barriers to improvement in this target area?	A key barrier to imporvement in this target area is the lack of funding to address all local needs.

General Allocation Priorities

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

The allocation of investments in Burbank is strategically guided by key factors targeting neighborhoods with the greatest needs for housing, services, and infrastructure improvements. These priorities are informed by the city's Housing Element, supporting data, and public input. Resource distribution is largely based on the concentration of low- and moderate-income households. South Burbank and parts of Northwest Burbank, with higher percentages of low-income residents, are prioritized for affordable housing, community services, and infrastructure upgrades. These areas face economic hardship and housing instability, making them key investment zones. The Housing Element also highlights neighborhoods with older housing stock, especially in South Burbank, as needing housing rehabilitation. Many units lack modern amenities or fall below housing quality standards. Investments in these areas aim to preserve affordable housing, improve conditions, and prevent displacement due to gentrification and rising rents. Areas near employment centers and public transit, such as downtown Burbank and Metrolink station corridors, are also prioritized. These locations support affordable housing and mixed-

use development, helping residents access jobs and services while reducing car dependency. Transit-oriented development is a key strategy for increasing affordability and supporting economic development. Economically distressed areas with blight or underutilized land are targeted for revitalization. In South Burbank, public space upgrades, street improvements, and support for local businesses are aimed at reducing blight, promoting livability, and addressing environmental challenges like pollution and localized flooding, which often affect low-income residents. Burbank also focuses on geographic areas vulnerable to climate-related hazards such as wildfires, extreme heat, and flooding. Neighborhoods near the Verdugo Mountains and those in flood-prone zones are prioritized for climate resilience initiatives. These include wildfire mitigation, cooling centers, and green infrastructure to reduce heat island effects and protect long-term housing stability. Community engagement has played a critical role in shaping these geographic priorities. Public forums, community meetings, and surveys have enabled residents to voice concerns and identify areas most in need of investment. This participatory process ensures that resources align with community needs and address concerns. In conclusion, Burbank's geographic investment strategy is data-informed, focusing on housing affordability, infrastructure improvement, climate resilience, and economic growth in underserved areas. By targeting neighborhoods with aging housing, environmental vulnerabilities, and high concentrations of low-income residents—and by incorporating public input—the city ensures efficient, community-centered resource allocation.

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).

Geographic Priorities

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

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Homelessness
	Priority Level	High
	Population	Extremely Low Large Families Families with Children Chronic Homelessness veterans
	Geographic Areas Affected	Citywide
	Associated Goals	Homelessness Public Services Community Facilities
	Description	The need for supportive housing, services, and shelters for homeless populations, including families and veterans. Focus on prevention, rapid rehousing, and case management.
	Basis for Relative Priority	High rates of homelessness and insufficient permanent supportive housing options create a critical need.
2	**Priority Need Name**	Affordable Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing

	Description	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.
	Basis for Relative Priority	Affordable housing scarcity and rising housing costs for low- and moderate-income households make this a top priority.
3	**Priority Need Name**	Infrastructure Improvements
	Priority Level	High
	Population	Other
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing
	Description	Focused on upgrading aging infrastructure, including streets, sidewalks, utilities, and stormwater management systems in neighborhoods with older housing stock and increasing urbanization.
	Basis for Relative Priority	The aging infrastructure in certain areas of Burbank, especially those with a high density of low-income residents, requires significant investment.
4	**Priority Need Name**	Economic Development
	Priority Level	Low
	Population	Low Moderate Other
	Geographic Areas Affected	Citywide
	Associated Goals	Economic Development Adminstration
	Description	Focused on fostering economic growth, supporting local businesses, and providing workforce development opportunities, especially for low-income residents and small businesses.
	Basis for Relative Priority	Supporting local economic resilience through job creation, especially in underserved areas, is key to improving economic stability.
5	**Priority Need Name**	Parks
	Priority Level	Low

	Population	Large Families Families with Children Elderly
	Geographic Areas Affected	CDBG Eligible Areas
	Associated Goals	Community Facilities
	Description	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.
	Basis for Relative Priority	Limited access to parks in low-income neighborhoods drives the need for more green spaces and community amenities.
6	**Priority Need Name**	Community/Social Services
	Priority Level	Low
	Population	Low Moderate Rural Other
	Geographic Areas Affected	Citywide
	Associated Goals	Community Facilities
	Description	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.
	Basis for Relative Priority	Increasing demand for social services due to economic hardships, especially among vulnerable populations, makes this a priority.

Narrative (Optional)

The Priority Needs Table outlines Burbank's core housing and community development challenges and guides its strategic investments. Key priorities—homelessness, affordable housing, infrastructure improvements, parks, community/social services, and economic development—reflect the city's commitment to addressing urgent needs while building long-term resilience. Homelessness is a high priority as rising housing costs contribute to instability among families, veterans, and individuals. The city supports emergency shelters, supportive housing, and services like mental health counseling and case management to transition people into permanent housing. Collaboration with local service providers and long-term housing strategies is essential. Affordable housing remains a top concern, with

demand far exceeding supply. Low- to moderate-income households face rent burdens and overcrowding. Expanding affordable housing, preserving existing units, and leveraging tools like zoning incentives and LIHTC programs are vital for supporting working families, seniors, and people with disabilities. Infrastructure improvements are necessary in aging neighborhoods facing stormwater issues, traffic congestion, and inadequate sidewalks and utilities. Investments here are key to ensuring public safety, environmental resilience, and economic development, particularly in underserved areas. Access to parks is also a priority, especially in low-income neighborhoods lacking green space. Improved parks enhance mental health, community cohesion, and quality of life. Burbank is focused on building new parks and upgrading existing ones to serve all residents. Expanding community and social services is crucial to support vulnerable populations such as the elderly, homeless, disabled, and low-income families. Job training, childcare, food programs, and healthcare services help address poverty and promote long-term stability. As economic pressures mount, these services are more essential than ever. Economic development aims to bridge opportunity gaps in low-income communities by investing in workforce training, small business support, and job creation. While Burbank benefits from a strong media and entertainment sector, growth strategies are necessary to ensure all residents benefit from economic prosperity. By targeting workforce development and providing support for local entrepreneurs, the city can promote economic mobility and reduce inequality.

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

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The 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.
TBRA for Non-Homeless Special Needs	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).
New Unit Production	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).
Rehabilitation	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.

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	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 49 – 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
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,072,998	0	0	1,072,998	4,291,992	CDBG funds will support program administration, public services, and capital/economic development projects.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	473,920	0	0	473,920	1,895,680	HOME funds will be used for affordable housing development, including acquisition, rehabilitation, and administration.

Table 50 - Anticipated Resources

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

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 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).

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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 publically 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 Entity	Responsible Entity Type	Role	Geographic Area Served
Burbank Housing Authority	Other	Rental	Jurisdiction
Community Development Department	Government	Economic Development Planning Rental public facilities public services	Jurisdiction
Burbank Temporary Aid Center	Non-profit organizations	Homelessness	Jurisdiction
Home Again Los Angeles	Non-profit organizations	Homelessness	Region
Family Service Agency of Burbank	Non-profit organizations		Jurisdiction
Boys & Girls Club of Burbank	Non-profit organizations	Non-homeless special needs public services	Jurisdiction
Burbank Community YMCA	Non-profit organizations	Non-homeless special needs public services	Region
Los Angeles County Development Authority	Other	Economic Development Homelessness Non-homeless special needs Rental	Other
Burbank-Glendale-Pasadena Regional Housing Trust (	Other	Homelessness Rental	Region
Burbank Unified School District	Public institution	Non-homeless special needs public services	Jurisdiction

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
Burbank Chamber of Commerce	Private Industry	Economic Development neighborhood improvements	Jurisdiction
State of California Department of Housing and Community Development	Departments and agencies	Homelessness Non-homeless special needs Ownership Rental neighborhood improvements public facilities public services	State
California Housing Finance Agency	Departments and agencies	Ownership Planning Rental	State

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Burbank consists of public agencies, non-profits, and private partners collaboratively working to address housing, community development, homelessness prevention, and social services. Strengths of this system include strong coordination among key organizations such as the Burbank Housing Authority, the Department of Community Development, and Burbank Temporary Aid Center (BTAC), which collectively administer housing assistance and community programs. These partnerships enable effective resource allocation and ensure that residents access a range of services from emergency aid to long-term housing solutions. Burbank also benefits from diverse funding streams, including federal CDBG and HOME funds, State Housing Trust Fund resources, and regional participation in the Burbank-Glendale-Pasadena Regional Housing Trust (BGPRHT), allowing the city to support affordable housing, homelessness initiatives, and revitalization projects (SCAG, 2020; LAEDC, 2021). Non-profit organizations such as Home Again Los Angeles (HALA) and BTAC play a vital role, offering emergency shelters, case management, mental health services, and job training, while maintaining deep community connections that strengthen support for vulnerable populations. Despite these strengths, key gaps remain. First, affordable housing availability is a significant challenge. Demand for rental units exceeds supply, especially for extremely low-income households. Rising construction costs and limited land exacerbate the issue, and although programs like HOME and CDBG assist, funding remains insufficient to meet housing needs. Second, while non-profits provide essential homelessness services, shelter and permanent supportive housing capacity are limited. BTAC plays a critical role but cannot accommodate all homeless individuals, especially with rising need. More emergency shelter beds and long-term housing units are required. Third, workforce development efforts are lacking. Although the Burbank Chamber of Commerce supports economic growth, there is limited access to job training

and skills development for low-income residents. The city's focus on housing and homelessness has left a gap in programs promoting economic self-sufficiency, leaving displaced workers and residents without college degrees with few options to secure stable employment (LAEDC, 2021). Addressing these gaps—by expanding affordable housing stock, increasing shelter capacity, and investing in vocational and job placement programs—would enhance the overall effectiveness of Burbank's institutional delivery system.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	X
Mortgage Assistance	X		
Rental Assistance	X	X	X
Utilities Assistance	X	X	X
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	X
Other Street Outreach Services	X	X	X
Supportive Services			
Alcohol & Drug Abuse	X	X	X
Child Care	X		
Education	X	X	X
Employment and Employment Training	X	X	X
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	X
Mental Health Counseling	X	X	X
Transportation	X	X	X
Other			
	X	X	X

Table 52 - Homeless Prevention Services Summary

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

Burbank's service delivery system is designed to meet the needs of individuals experiencing homelessness, especially the most vulnerable, including chronically homeless individuals and families,

families with children, veterans, and unaccompanied youth. It combines immediate interventions like street outreach and emergency shelters with long-term solutions such as permanent supportive housing (PSH), case management, and mental health services. For chronically homeless individuals and families, outreach teams made up of social workers and case managers engage directly with individuals on the street, providing food, water, clothing, and connections to shelters and healthcare. Mobile clinics play a crucial role by delivering medical care, including HIV services and mental health support. PSH programs offer long-term housing with wraparound services like substance abuse treatment and life skills training. Burbank's participation in the Coordinated Entry System (CES) ensures those with the most severe needs are prioritized for services. For families with children, the system provides emergency shelter with child-focused services like education, healthcare, and nutrition. Rapid rehousing programs move families into permanent housing with rental assistance and case management, preventing disruption to children's development. Childcare and educational programs help parents maintain employment and keep children in school. In partnership with Home Again Los Angeles (HALA), Burbank is developing a new center with four transitional tiny homes for homeless or at-risk families. HALA will also provide case management and support in securing permanent housing. The project is expected to gain environmental approval in June 2025, begin construction in August, and be completed by August 2026. Veterans and their families benefit from targeted services coordinated with the U.S. Department of Veterans Affairs (VA), including housing aid, mental health care, job training, and financial assistance through the Veterans Homelessness Prevention Program (VHHP). Transitional housing and outreach services are available to connect veterans with case management and treatment for PTSD and substance abuse. For unaccompanied youth, Burbank offers shelters and drop-in centers that provide safety, food, medical care, and mental health counseling. These centers also link youth to education, job training, and transitional housing programs that include life skills training, mentorship, and vocational support to foster independence. Mobile clinics are central to healthcare access for all homeless populations, providing ongoing medical care, particularly for those living with HIV, ensuring continuity of treatment and preventing complications. Overall, Burbank's approach is comprehensive and holistic, integrating emergency response with long-term strategies to help individuals achieve housing stability and independence. Through strong partnerships with public agencies, nonprofits, and private entities, Burbank ensures a coordinated response that supports every group, from chronically homeless individuals to families and youth. Its housing-first model, paired with mental health services, substance abuse treatment, and education, forms the foundation for sustainable, long-term recovery and self-sufficiency (SCAG, 2020; LAEDC, 2021).

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 individuals experiencing homelessness and special needs populations is a broad network addressing both immediate and long-term needs. It provides shelter, healthcare, mental health support, substance abuse treatment, and housing assistance, serving groups like chronically homeless individuals, families with children, veterans, and unaccompanied youth. A key strength is its range of services—emergency shelters, outreach, counseling, medical care, case

management, and financial aid. Programs like rapid rehousing and permanent supportive housing (PSH) are critical for transitioning people into stable housing. Burbank's housing-first approach prioritizes housing as a base for addressing deeper issues. The system also benefits from an integrated model, where housing and services are offered together. PSH units combine affordable housing with mental health care, substance abuse treatment, and life skills support. Mobile clinics enhance access by reaching people directly, including those living with HIV/AIDS. Partnerships with local organizations like BTAC and HALA provide shelter, food, and case management, while regional collaboration through the Burbank-Glendale-Pasadena Regional Housing Trust Fund boosts resources for affordable housing. Despite strengths, the system faces gaps—particularly in specialized housing for individuals with mental health needs, disabilities, or seniors. There's a lack of accessible, tailored units. Additionally, healthcare and housing services remain insufficiently integrated, despite the complex needs of many homeless individuals. Improving coordination and expanding specialized housing are essential to prevent vulnerable populations from falling through the cracks and ensure long-term stability.

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 close service gaps focuses on expanding housing, improving coordination, and integrating services. The city aims to increase affordable and supportive housing, especially for those with disabilities, mental health needs, and families. It will use public land and partner with regional and state agencies like BGPRHT and HCD to fund development. Burbank also plans to better connect healthcare, housing, and social services—linking mobile clinics with mental health, substance abuse, and HIV care through a housing-first model. For families, the city will expand shelter-based childcare and education, partner with schools, and increase rental assistance and case management. Workforce development will be strengthened through job training and placement for those facing barriers like mental illness or past incarceration. Public engagement will be expanded to ensure community input in planning. Finally, Burbank will pursue more regional and state partnerships to access funding and align with broader housing goals.

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	Homelessness	2025	2026	Homeless	CDBG Eligible Areas Citywide	Homelessness	CDBG: $635,749	Homelessness Prevention: 400 Persons Assisted
2	Public Services	2025	2026	Non-Housing Community Development Public Services	Citywide	Homelessness	CDBG: $169,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 300 Persons Assisted
3	Economic Development	2025	2026	Economic Development	Citywide	Economic Development	CDBG: $0	Other: 0 Other
4	Community Facilities	2025	2026	Homeless Non-Housing Community Development	CDBG Eligible Areas	Homelessness Parks Community/Social Services	CDBG: $3,487,244	Overnight/Emergency Shelter/Transitional Housing Beds added: 4 Beds
5	Adminstration	2025	2026	Administration	Citywide	Economic Development	CDBG: $1,072,998 HOME: $236,960	Other: 0 Other
6	Affordable Housing	2025	2026	Affordable Housing	Citywide	Affordable Housing Infrastructure Improvements	HOME: $2,132,640	Rental units constructed: 60 Household Housing Unit

Table 53 – Goals Summary

Goal Descriptions

1	**Goal Name**	Homelessness
	Goal Description	Provide services such as emergency shelter, outreach, case management, and rapid rehousing for homeless individuals and families.
2	**Goal Name**	Public Services
	Goal Description	Provide essential public services such as youth programs, senior services, health services, and support for vulnerable populations.
3	**Goal Name**	Economic Development
	Goal Description	Support local businesses, foster job creation, and provide workforce development opportunities for low-income residents. Planning-stage activity, no FY25 funding allocated)
4	**Goal Name**	Community Facilities
	Goal Description	Improve and maintain community facilities to enhance accessibility, safety, and quality of life for low-income residents.
5	**Goal Name**	Adminstration
	Goal Description	Ensure effective planning, oversight, and management of CDBG and HOME programs to meet community needs efficiently.
6	**Goal Name**	Affordable Housing
	Goal Description	Develop, acquire, and rehabilitate affordable housing units to provide safe, decent housing for low- and moderate-income households.

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 Burbank's Housing Element and the 2021-2029 Regional Housing Needs Assessment (RHNA), the city plans for 8,772 total housing units, focusing heavily on affordable housing for lower-income populations. The RHNA allocates housing needs by income category: Very Low Income (0-50% AMI), Low Income (51-80% AMI), Moderate Income (81-120% AMI), and Above Moderate Income (>120% AMI). Burbank's target includes 2,553 units for very low-income households (29.1% of RHNA), including approximately 1,276 units for extremely low-income (0-30% AMI) households facing severe housing challenges. These units are prioritized for subsidies and supportive housing to reduce homelessness. For low-income households (51-80% AMI), the target is 1,418 units (16.2%), aimed at families not eligible for deep subsidies but struggling with market rents. Burbank plans to increase affordable rentals and use inclusionary zoning to integrate affordable units into market-rate projects. Moderate-income households (81-120% AMI) have a goal of 1,409 units (16.1%), including workers like teachers and public employees who face affordability challenges. Strategies include mixed-income developments and first-time homebuyer programs. The largest portion, 3,392 units (38.7%), is allocated for above-moderate-income households (>120% AMI), focusing on market-rate housing to maintain a balanced supply. To meet these goals, Burbank employs several strategies: Affordable Housing Development prioritizes new affordable units through use of public land, zoning density increases, and developer incentives. Inclusionary Zoning policies require new developments to include affordable units, integrating them into market-rate housing. Supportive Housing and Homelessness Prevention emphasize housing-first approaches combining affordable housing with onsite services like mental health counseling, substance abuse treatment, and job training, targeting chronically homeless individuals and special needs populations. Rental Assistance Programs leverage federal and state funds (e.g., Section 8, project-based subsidies) to help very low-income residents afford rent and avoid homelessness. Finally, Affordable Housing Preservation focuses on maintaining existing affordable units through rehabilitation programs to prevent displacement caused by rising rents. This comprehensive approach aims to meet the diverse housing needs of Burbank's community over the 2021-2029 period.

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

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

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?

No

Plan to remove the 'troubled' designation

Not applicable

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

Barriers to Affordable Housing

Negative Effects of Public Policies on Affordable Housing and Residential Investment
Certain public policies unintentionally worsen housing affordability and hinder residential investment, especially for low- and moderate-income households. Burbank's 2021–2029 Housing Element identifies several key policy-related barriers:
1. Zoning and Land Use Regulations
Restrictive Zoning: Zoning that limits density or allows only single-family housing reduces the supply of affordable options. Burbank is working to reform zoning laws to allow more multifamily housing types.
Exclusionary Zoning: Zoning that limits affordable housing in high-opportunity areas reinforces inequality. The City promotes inclusive zoning to ensure affordable housing is available throughout the community.
2. Building Codes and Development Regulations
Complex Codes: Overly strict building standards raise construction costs, discouraging affordable housing development. Burbank supports simplifying codes to reduce costs and promote housing production.
Lengthy Permitting: Extended approval times and high fees delay or deter affordable projects. The City seeks to streamline the permitting process to encourage investment.
3. Rent Control and Stabilization
While rent control protects tenants, overly strict regulations can reduce investment in rental housing and discourage new development. Developers may avoid areas with rent caps, limiting supply. Burbank emphasizes balancing tenant protections with financial feasibility to sustain rental housing production.
4. Subsidy Program Limitations
Funding Shortfalls: Programs like Housing Choice Vouchers and LIHTC often lack adequate funding, limiting the development and rehabilitation of affordable housing. Burbank calls for stronger local, state, and federal funding coordination.
Cumbersome Access: Complicated application processes delay or prevent access to assistance. The City advocates for streamlining to improve access and efficiency.
5. Property Tax Policies
Rising Taxes: Increases in property taxes can displace low-income households and raise rents. Burbank highlights the need for balanced tax rates to reduce displacement risk.
Lack of Incentives: Without tax breaks, developers favor market-rate projects. Burbank supports expanding tax incentives to encourage affordable development, particularly for special needs populations.
6. Federal and State Policy Challenges
Limited Federal Support: Reduced federal investment in housing assistance limits affordability options. Burbank encourages stronger advocacy for federal and state funding.
Uneven Distribution: Misaligned funding priorities lead to geographic disparities.
7. Financialization of Housing
Investor-driven housing markets treat homes as assets rather than shelter, driving up prices and

reducing availability for low-income residents. Burbank emphasizes the importance of housing policies that prioritize stability and affordability over speculation.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Burbank's strategy to overcome barriers to affordable housing combines policy reforms, financial support, and regulatory changes to increase supply and accessibility for low- and moderate-income residents. First, the city plans to amend restrictive zoning laws by relaxing single-family zoning and encouraging mixed-use and multi-family developments near transit and commercial corridors. Density bonuses will allow developers to build extra units in exchange for affordable housing, and inclusionary zoning will require new developments to include affordable units, expanding options while preserving community character. Second, Burbank will increase financial support by leveraging CDBG and HOME funds, Low-Income Housing Tax Credits (LIHTC), and pursuing state, federal, and public-private partnerships. Subsidies, tax abatements, fee waivers, and expedited permitting will incentivize developers to include affordable units and lower construction costs. Third, although there is no public housing in Burbank, the city is committed to preserving and rehabilitating its aging affordable housing stock. Using CDBG, HOME, LIHTC, and other funds, Burbank will upgrade safety, accessibility, and energy efficiency through electrical and plumbing updates, universal design features like ramps and roll-in showers, and energy-saving installations such as solar panels and efficient appliances. These efforts aim to extend unit lifespans and ensure safe, affordable homes. Fourth, Burbank plans to increase affordable housing stock through housing trust funds, dedicating local revenue to new construction, rehabilitation, and rental assistance. Though funds are not yet available, the city will seek to access regional funds like the Burbank-Glendale-Pasadena Regional Housing Trust to amplify resources. Lastly, collaboration with nonprofits and community-based groups will strengthen affordable housing projects tailored to vulnerable populations including seniors, people with disabilities, and families. These partners provide critical support services such as job training, mental health counseling, and substance abuse recovery, aiding residents in maintaining stable housing. By coordinating with local and regional organizations, Burbank ensures housing developments are accessible, well-designed, and aligned with community needs, leveraging expertise and resources to address barriers to affordable housing (Burbank 2021–2029 Housing Element; SCAG 2020; 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 focuses on outreach to unsheltered individuals and tailored support through outreach teams, service provider collaboration, and technology to facilitate stable housing transitions. 1. Street Outreach Teams: Teams of social workers, mental health professionals, and volunteers engage homeless individuals in areas like parks, transit hubs, and highways. They provide basic needs (food, water, clothing) and share information about shelters and services, using a compassionate, trust-building approach to connect people with support and housing options. 2. Needs Assessment: Outreach teams conduct detailed assessments covering housing history, physical and mental health, substance abuse, and personal housing preferences. The Burbank Mental Health and Evaluation Team (BMHET) uses this to match individuals with appropriate services such as mental health care, substance abuse treatment, medical care, emergency shelters, transitional housing, or permanent supportive housing. 3. Collaboration with Providers: Burbank partners with organizations including the Burbank Temporary Aid Center (BTAC), Home Again Los Angeles, LA Homeless Services Authority (LAHSA), Didi Hirsch Mental Health Services, Tarzana Treatment Centers, and health providers like All Inclusive Community Health and DHS. These partnerships offer shelter, food, case management, rapid rehousing, mental health support, substance abuse recovery, and mobile healthcare, creating a holistic support system for long-term housing stability. 4. Coordinated Entry System (CES): CES standardizes assessments and prioritizes homeless individuals based on vulnerability, placing them on a priority list for housing and services. This system streamlines referrals and tracks progress from outreach to housing placement, ensuring effective use of resources and stable transitions. 5. Mobile Outreach Services: Through DHS and Comprehensive Community Health, mobile clinics visit areas with high unsheltered homelessness, providing onsite medical care including HIV testing and mental health evaluations. They also assist with immediate shelter placement, helping those who lack access to traditional healthcare. 6. Focus on Unsheltered Homelessness: Burbank targets outreach in areas with high concentrations of unsheltered individuals near transit hubs and downtown. The city collaborates with local law enforcement to ensure respectful outreach and aligns efforts with the Los Angeles County Homeless Initiative to integrate with regional homelessness reduction strategies. This comprehensive approach prioritizes engagement, assessment, partnerships, and coordinated care to support homeless individuals toward permanent housing and self-sufficiency (SCAG 2020).

Addressing the emergency and transitional housing needs of homeless persons

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.

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.

1. Rapid Rehousing (RRH)<br data-start="122" data-end="125" /> Burbank's RRH quickly moves homeless individuals and families into permanent housing, offering short-term financial aid (rent, deposits, utilities) and case management (employment training, budgeting, tenant education). Support tapers as stability grows. Targeted services address childcare, education, mental health, and healthcare for families, veterans, and youth. Home Again Los Angeles (HALA) assists about 40 households annually and supports 15 Permanent Supportive Housing (PSH) voucher families, combining housing placement with ongoing support to reduce homelessness. 2. Permanent Supportive Housing (PSH)<br data-start="744" data-end="747" /> Burbank uses 20 PSH vouchers to assist chronically homeless individuals and those with special needs, combining rental aid with supportive services like mental health and substance abuse treatment. The city applies a Housing First model, prioritizing immediate housing in the private market followed by tailored services. While no new PSH developments are underway, Burbank pursues funding through regional housing trusts and partners like Burbank Housing Corporation to expand supportive housing. 3. Coordinated Entry System (CES)<br data-start="1283" data-end="1286" /> CES centralizes access to housing and services, prioritizing vulnerable groups based on health and needs. It streamlines intake, eliminates duplication, and matches clients to shelters, transitional housing, PSH, or affordable housing efficiently. This approach strengthens Housing First efforts by swiftly connecting those at highest risk to suitable resources. 4. Housing Choice Voucher (HCV)<br data-start="1685" data-end="1688" /> Burbank's HCV program provides long-term rental subsidies to income-eligible households, including formerly homeless youth, veterans, and families. The Housing Authority works with landlords to increase unit availability in safe neighborhoods near jobs, schools, and transport, improving housing access and stability. 5. Prevention, Diversion, and Reunification<br data-start="2054" data-end="2057" /> Burbank prevents homelessness with temporary financial aid for rent, deposits, and utilities to those facing eviction, partnering with HALA and BTAC. Diversion helps shelter seekers find alternative housing through counseling and short-term support, reducing shelter reliance. Reunification aids families reconnecting safely through mediation and financial help. Continued case management supports housing retention, employment, and healthcare. Legal aid partnerships provide eviction prevention via counseling and representation. This comprehensive strategy reduces homelessness entries and promotes long-term stability. 6. Family and Youth Programs<br

data-start="2712" data-end="2715" /> Burbank supports families and unaccompanied youth with safe housing and services addressing schooling, childcare, parenting, employment, and education. The Housing Authority partners with DCFS on the Foster Youth to Independence (FYI) initiative, offering 36–60 months of rental aid plus extended support for eligible youth, including case management and life skills training. Starting July 1, 2025, BHA will accept FYI referrals through its HCV waiting list. Youth outreach includes shelters, mental health, mentoring, education, and job readiness to help prevent homelessness recurrence.

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

Burbank's homelessness prevention strategy focuses on proactive efforts to ensure low-income individuals and families, especially those at high risk, are not discharged into homelessness from public institutions. The city prioritizes early intervention, financial aid, and connecting families to housing, healthcare, social support, employment, and education services. A central component is Rapid Rehousing (RRH), delivered through partnerships with organizations like Home Again Los Angeles. RRH provides rental assistance and case management to help people transition from shelters or temporary housing into permanent homes, covering costs such as security deposits, first/last month's rent, and utilities while addressing employment and health challenges. Burbank collaborates with service providers including Burbank Temporary Aid Center (BTAC), Los Angeles County Department of Mental Health, and Tarzana Treatment Centers to offer mental health care, substance abuse treatment, and social services. These supports are critical for individuals exiting foster care, hospitals, or correctional facilities. The city also participates in LA County's Measure H/A programs, expanding homelessness prevention with resources for legal aid, housing stabilization, outreach, engagement, employment services, and rapid rehousing. Through Measure H/A, Burbank receives rental subsidies, intensive case management, and eviction prevention support, strengthening its prevention system. Legal assistance, provided in partnership with the Legal Aid Foundation of Los Angeles (LAFLA), is vital to prevent eviction and protect tenant rights, helping vulnerable renters maintain stable housing amid financial hardship. Employment programs with Workforce Development, Aging and Community Services (WDACS) and Goodwill Southern California connect unemployed or underemployed individuals to job training, vocational rehab, and placement opportunities, supporting financial stability necessary for housing retention. To support educational stability for children in at-risk families, Burbank works with local schools and youth organizations to provide after-school programs, tutoring, and mentorship, reducing education disruption tied to housing instability. Rental assistance remains key, with the Housing Choice Voucher (HCV) program

administered by the Burbank Housing Authority helping extremely low-income households, veterans, and persons with disabilities secure affordable private rentals. The Homelessness Prevention and Rapid Rehousing Program (HPRP) offers short-term rental and utility aid to prevent evictions during crises. By integrating housing subsidies, legal advocacy, mental health services, employment support, and education programs, Burbank ensures a coordinated, comprehensive prevention approach. Emphasizing early intervention and crisis prevention enables individuals and families to maintain housing stability and avoid homelessness cycles.

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 employs a rigorous monitoring system to ensure its affordable housing and community development plans meet objectives and comply with program requirements. This framework promotes accountability, transparency, and efficiency while addressing housing and economic goals. The city regularly evaluates program performance by tracking housing projects, economic initiatives, and federally/state-funded programs (like CDBG and HOME). Burbank assesses outcomes such as housing units created, individuals served, and businesses assisted, ensuring alignment with Consolidated Plan goals. Routine internal and external reporting identifies and addresses issues promptly. Financial compliance is closely overseen through audits and reviews, verifying that funds are spent according to federal and state guidelines. Contracted developers and service providers are monitored for adherence to agreements regarding deadlines, deliverables, and budgets. Post-implementation monitoring ensures long-term compliance and quality, including inspections and reviews of housing projects to confirm affordability and accessibility for low- and moderate-income households. The city verifies tenant income eligibility and compliance with fair housing laws, consistent with HOME and Low-Income Housing Tax Credit (LIHTC) requirements. Burbank’s system emphasizes minority business outreach as part of its economic efforts. Procurement policies require contractors to engage minority-owned (MBEs) and women-owned businesses (WBEs) fairly. The city tracks contracts awarded to these businesses and offers technical assistance, capacity building, and outreach through workshops and networking to enhance participation in city projects. Monitoring aligns with the Consolidated Plan’s comprehensive goals, using data analysis, public input, and performance metrics to track success and adapt strategies as needed. Public participation ensures ongoing community feedback guides future housing and development investments.

Expected Resources

AP-15 Expected Resources – 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
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,072,998.00	0.00	0.00	1,072,998.00	4,291,992.00	CDBG funds will support program administration, public services, and capital/economic development projects.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	473,919.96	0.00	0.00	473,919.96	1,895,679.84	HOME funds will be used for affordable housing development, including acquisition, rehabilitation, and administration.

Table 54 - Expected Resources – Priority Table

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

matching requirements will be satisfied

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 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).

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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 publically 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.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homelessness	2025	2025	Homeless	Citywide	Homelessness	CDBG: $127,149.70	Homelessness Prevention: 400 Persons Assisted
2	Community Facilities	2025	2025	Homeless Non-Housing Community Development	CDBG Eligible Areas	Homelessness Infrastructure Improvements Community/Social Services	CDBG: $697,449.70	Overnight/Emergency Shelter/Transitional Housing Beds added: 4 Beds
4	Economic Development	2025	2025	Economic Development	Citywide	Economic Development	CDBG: $.00	Other: 0 Other
5	Public Services	2025	2025	Non-Housing Community Development Public Services	Citywide	Community/Social Services	CDBG: $33,800.00 HOME: $.00	Public service activities other than Low/Moderate Income Housing Benefit: 390 Persons Assisted
6	Adminstration	2025	2026	Administration	Citywide	Economic Development	CDBG: $214,599.60 HOME: $47,392.00	Other: 0 Other

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Homelessness
	Goal Description	
2	**Goal Name**	Community Facilities
	Goal Description	
4	**Goal Name**	Economic Development
	Goal Description	(Planning-stage activity, no FY25 funding allocated)
5	**Goal Name**	Public Services
	Goal Description	
6	**Goal Name**	Adminstration
	Goal Description	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

#	Project Name
1	2025 Armenian Relief Society - Community Social Services Program
2	2025 Boys & Girls Club - Afterschool & Summer Program Scholarships
3	2025 Burbank Noon Lions - Indigent Eye Care & Ear Program
4	2025 Burbank Temporary Aid Center - Public Services
5	2025 Family Service Agency - Residential Therapeutic Care
6	2025 Fine Arts Revolution - Art Therapy or Homeless
7	2025 Home Again LA - Homeless Outreach Services
8	2025 Buena Vista St Homeless Access Center/HALA
9	2025 CDBG Administration
10	2025 HOME Administration
11	2025 HOME - Affordable Housing The Village at Fairview

Table 56 – 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

1	**Project Name**	2025 Armenian Relief Society - Community Social Services Program
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Community/Social Services
	Funding	CDBG: $13,000.00
	Description	The Armenian Relief Society will provide social services aimed toward promoting self-sufficiency for low to moderate-income adults living in Burbank.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	290 unduplicated low-income clients assisted
	Location Description	Project activities for the Armenian Relief Society will be undertaken at 75 E. Santa Anita Ave, Burbank, CA 91502
	Planned Activities	Employment services, case management, housing navigation, supportive services to seniors and people experiencing homelessness
2	**Project Name**	2025 Boys & Girls Club - Afterschool & Summer Program Scholarships
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Community/Social Services
	Funding	CDBG: $20,000.00
	Description	The Boys and Girls Club of Burbank and Greater East Valley will provide afterschool and summer camp programs for children enrolled in local schools or from low-income households between the ages of 5-18 years.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 40 children from extremely low income and low income families will benefit from the proposed activities
	Location Description	Project activities for the Boys and Girls Club will be undertaken at 300 E. Angeleno Ave, Burbank, CA 91502

	Planned Activities	Planned activities for the Boys and Girls Club include homework/tutoring programs, creative arts programs, STEM programs, and college preparation programs for the afterschool and summer prgram scholarship participants. All programs are offered year round.
3	**Project Name**	2025 Burbank Noon Lions - Indigent Eye Care & Ear Program
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Homelessness Community/Social Services
	Funding	CDBG: $1,600.00
	Description	Burbank Noon Lions will provide eye/ear testing, eyeglasses, and hearing aids to special needs populations and children who are low-income and uninsured.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 31 low-income or homeless individuals will benefit from the proposed activities.
	Location Description	Project activities for Burbank Noon Lions will be undertaken at 911 E. Cypress Ave, Burbank, CA 91501
	Planned Activities	Burbank Noon Lions will provide free, comprehensive eye exams and presciption glasses
4	**Project Name**	2025 Burbank Temporary Aid Center - Public Services
	Target Area	Citywide
	Goals Supported	Homelessness Economic Development
	Needs Addressed	Homelessness Community/Social Services
	Funding	CDBG: $45,000.00
	Description	To provide emergency assistance and services for the homeless, those at-risk of homelessness, and for low to moderate-income persons.
	Target Date	6/30/2026

	Estimate the number and type of families that will benefit from the proposed activities	Aproximately 350 individuals either low-income or homeless will benefit from the proposed activities. Approximately 100 individuals will receive groceries; 40 individuals will receive showers; 20 individuals will receive laundry services; and 1-3 individuals will receive rental assistance or utility assistance
	Location Description	Project activities will be undertaken at 1304 W. Burbank Blvd, Burbank, CA 91506
	Planned Activities	The Burbank Temporary Aid Center will provide multiple services including, food, clothing, laundry services, showers, and one-time rental assistance or utlity assistance.
5	**Project Name**	2025 Family Service Agency - Residential Therapeutic Care
	Target Area	Citywide
	Goals Supported	Public Services
	Needs Addressed	Community/Social Services
	Funding	CDBG: $30,000.00
	Description	Family Service Agency of Burbank will provide multi-disciplinary, therapeutically supported care for participants of Family Service Agency's long-term transitional housing programs.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5 families experiencing homelessness will benefit from the proposed activities.
	Location Description	Project activities will be undertaken at 2721 W. Burbank Blvd, Burbank, CA 91505
	Planned Activities	Family Service Agency of Burbank will provide housing, counseling, intervention, and prevention services to victims of domestic violence.
6	**Project Name**	2025 Fine Arts Revolution - Art Therapy or Homeless
	Target Area	Citywide
	Goals Supported	Homelessness Public Services
	Needs Addressed	Homelessness Community/Social Services
	Funding	CDBG: $3,349.70

	Description	Fine Arts Revolution to provide creative wellness programs and services to homeless individuals.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	20 homeless supported
	Location Description	The location of this project will be citywide within the jurisidiction of Burbank.
	Planned Activities	funds will be utilized provide creative arts wellness experiences, conduct live performances, facilitate art workshops and create other expressive opportunities for homeless individuals,
7	**Project Name**	2025 Home Again LA - Homeless Outreach Services
	Target Area	Citywide
	Goals Supported	Homelessness Public Services
	Needs Addressed	Homelessness Community/Social Services
	Funding	CDBG: $48,000.00
	Description	Home Again Los Angeles will provide homeless outreach services to families who are unsheltered.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 50 low-income or homeless individuals will benefit from the proposed activities.
	Location Description	Project activities for Home Again Los Angeles will be undertaken at 2406 N. Naomi Street, Unit A, Burbank, CA 91504
	Planned Activities	To provide outreach and direct clients to programs that can provide immediate shelter, rapid rehousing, security deposit assistance, and motel vouchers.
8	**Project Name**	2025 Buena Vista St Homeless Access Center/HALA
	Target Area	Citywide
	Goals Supported	Homelessness Community Facilities

	Needs Addressed	Homelessness
	Funding	CDBG: $697,448.70
	Description	CDBG funds will be used to complete facility infrastructure improvements of a city-owned property for use as a community facility primarily serving extremely low to lower income people.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	16 Families assisted (tiny homes) 100 families assisted (case management)
	Location Description	The project location is located at 2244 N. Buena Vista St. Burbank
	Planned Activities	Construction to Install Tiny Homes and renovate structure for case management.
9	**Project Name**	2025 CDBG Administration
	Target Area	Citywide
	Goals Supported	Adminstration
	Needs Addressed	Economic Development
	Funding	CDBG: $214,599.60
	Description	Funds will be utilized for the overall development, management, coordination, and monitoring of the CDBG program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	The CDBG Program Administration will be undertaken at 275 E. Olive Ave, Burbank, CA 91502
	Planned Activities	The overall development, management, coordination, and monitoring of the CDBG program
10	**Project Name**	2025 HOME Administration
	Target Area	Citywide
	Goals Supported	Adminstration
	Needs Addressed	Economic Development
	Funding	HOME: $47,392.00

	Description	Funds will be utilized for the overall development, management, coordination, and monitoring of the HOME program.
	Target Date	6/30/2026
	Estimate the number and type of families that will benefit from the proposed activities	Not applicable
	Location Description	The HOME Program Administration will be undertaken at 275 E. Olive Ave, Burbank, CA 91502
	Planned Activities	Overall development, management, coordination, and monitoring of the HOME program
11	**Project Name**	2025 HOME - Affordable Housing The Village at Fairview
	Target Area	Citywide
	Goals Supported	Community Facilities
	Needs Addressed	Affordable Housing Infrastructure Improvements
	Funding	HOME: $426,527.96
	Description	the proposed development of 60 new affordable housing units at 2321 â¿¿ 2335 N. Fairview Street
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	60 low/mod-income residents assisted.
	Location Description	2321-2335 North Fairview Street Burbank, CA 91504
	Planned Activities	TBD

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.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Eligible Areas	
Citywide	100

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

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.

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 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 communities where all residents can thrive.

One Year Goals for the Number of Households to be Supported	
Homeless	86
Non-Homeless	914
Special-Needs	42
Total	1,042

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

One Year Goals for the Number of Households Supported Through	
Rental Assistance	1,042
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	1,042

Table 59 - 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 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

AP-65: Homeless & Special Needs Strategy (FY 2025) Burbank’s 2025 strategy to address homelessness and special needs focuses on: expanding storage/transport services, improving healthcare and mental health access, increasing temporary/permanent housing, strengthening outreach, prevention, and rehousing, and enforcing public health ordinances. The City operates a Homeless Storage Facility, Navigation Center, and year-round outreach. Its major new project—the Homeless Solutions Center—will include 52 modular units (ADA-accessible) and house up to 100 residents with on-site services. Local partners provide essential care: <ul data-start="730" data-end="966"><li data-start="730" data-end="788"> BTAC delivers emergency aid and housing referrals. <li data-start="789" data-end="886"> Family Service Agency offers trauma-informed mental health and domestic violence support. <li data-start="887" data-end="966"> Providence St. Joseph supports mobile healthcare and behavioral outreach. Regional partners in the LA Continuum of Care include: <ul data-start="1025" data-end="1371"><li data-start="1025" data-end="1114"> Home Again LA (housing navigation, motel vouchers, rapid rehousing for families), <li data-start="1115" data-end="1194"> The Salvation Army (shelter, transitional housing, addiction recovery), <li data-start="1195" data-end="1279"> Hope the Mission (shelters, outreach, employment and recovery services), and <li data-start="1280" data-end="1371"> LA Family Housing (CES lead agency, permanent supportive housing, case conferencing). Services are coordinated through CES to reduce duplication and prioritize the most vulnerable for housing and support. The Burbank Mental Health Evaluation Team (BMHET) pairs police with mental health clinicians to assist unsheltered individuals in the field, diverting them to housing and treatment instead of jail or hospital. Special needs groups—seniors, people with disabilities, large families, and female-headed households—are prioritized through expedited permitting, incentives for accessible units, and larger affordable housing options. Prevention efforts include legal aid, job training, and youth education, coordinated with nonprofits like BTAC, Family Service Agency, and Volunteers of America. These services are linked to regional programs offering rental assistance, case management, and behavioral health. Burbank’s approach emphasizes Housing First, coordinated care, and long-term housing stability through strong local-regional collaboration.

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

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

The City of Burbank’s 2025 strategy to reduce homelessness focuses on coordinated outreach, emergency services, transitional support, and permanent housing. The primary homeless population includes single males (18–44), older adults (55+), and families with children. Many older adults and families remain undercounted, prompting expanded outreach to connect them with available resources. Street Outreach: Home Again LA conducts targeted street outreach and case management, identifying unsheltered individuals and connecting them to shelter, services, and housing through the LA Continuum of Care Coordinated Entry System (CES). Emergency Assistance: The Burbank Temporary Aid Center (BTAC) provides emergency rental and utility aid, food, showers, and laundry facilities to stabilize approximately 350 low-income and homeless residents annually. Transitional & Permanent Housing: The Family Service Agency supports homeless families with transitional housing services, including emergency aid, deposits, furnishings, and case management to support long-term stability. Homeless Facilities Expansion: Burbank is developing a Homeless Solutions Center with 52 interim beds, tiny homes (including ADA units), Safe Parking spaces, and on-site services and case management to support individuals and families. Emergency Housing Vouchers: The Burbank Housing Authority manages 67 Emergency Housing Vouchers under ARPA, prioritizing people experiencing or at risk of homelessness, domestic violence survivors, and those exiting homelessness. As of the latest update, all vouchers are issued, and 54 individuals are housed. Mental Health & Crisis Response: The Burbank Mental Health Evaluation Team (BMHET)—a collaboration between the Police Department and LA County Department of Mental Health—uses a co-response model pairing officers with clinicians to respond to individuals in crisis. BMHET connects people to mental health care and housing, helping reduce hospitalizations, incarceration, and long-term homelessness. Comprehensive Approach: The year-round Street Outreach Program engages unsheltered individuals and families, linking them to CES and services. Teams provide food, hygiene supplies, emergency referrals, and assessments to develop personalized service plans addressing mental health, substance use, and housing needs. By combining outreach, crisis response, emergency aid, transitional housing, and federal vouchers, Burbank delivers a multi-layered strategy focused on early intervention, stabilization, and permanent housing for its most vulnerable populations.

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 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 developmentâ¿¿. 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 structureâ¿¿. 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 parcelsâ¿¿. 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 developmentâ¿¿.

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 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 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 upgradesâ¿¿.

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 addressedâ¿¿.

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 servicesâ¿¿.

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(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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

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2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(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 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 timeâ¿¿.

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 projectsâ¿¿.

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 investmentsâ¿¿.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). *<TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>*

   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. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

   NA

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

   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.

Appendix - Alternate/Local Data Sources

1	**Data Source Name** SCAG Existing Needs Statement 2012
	List the name of the organization or individual who originated the data set. SCAG stands for the Southern California Association of Governments. As a designated Joint Powers Authority (JPA) under California law, SCAG is an association of local governments and agencies who voluntarily come together on issues of common concern. Additionally, SCAG is a Metropolitan Planning Organization (MPO) encompassing six counties, six county transportation commissions, 190 cities, and the region's Native American Tribes, assisting with regional transportation and land use planning. In addition to being designated as Metropolitan Planning Organization (MPO) SCAG also serves as a Council of Governments (COG) and a Regional Transportation Planning Agency (RTPA). In these roles, SCAG is responsible for identifying Southern California's transportation priorities through development of Regional Transportation Plans. SCAG is also responsible for implementing the state Regional Housing Needs Assessment (RHNA) program on behalf of Southern California. SCAG also conducts extensive growth forecasting which is provided to local governments, including critical land use and demographic data to strengthen their planning efforts. SCAG also acts as an information clearinghouse, providing mapping, forecasting, regional statistics and data to members, stakeholders and the general public, upon request.
	Provide a brief summary of the data set. The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. The RHNA quantifies the existing housing and future housing needs within each jurisdiction during specified planning periods. SCAG has processed data for the RHNA Existing Housing Needs Statement from the 2010 decennial Census, the 2005-2009 American Community Survey along with housing related statistics from other sources for the purpose of providing information to help local jurisdictions prepare updates to their housing elements. These data sets were distributed as part of the technical appendix to the adopted Final RHNA Methodology, which was approved by the SCAG Regional Council on November 3, 2011.
	What was the purpose for developing this data set? To provide information to Southern California jurisdictions on existing housing needs to use in updating their Housing Elements, as well as other planning purposes.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data set is citywide.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The data set SCAG utilized for this table was derived from the 2005-2009 American Community Survey, which represents the average from the five year period.
	What is the status of the data set (complete, in progress, or planned)? Complete.
2	**Data Source Name** PIC (March 2013 BHA) and Housing Pro Data
	List the name of the organization or individual who originated the data set. The Office of Public Indian Housing Information Center (PIC), Housing Pro Data, and the Burbank Housing Authority.
	Provide a brief summary of the data set. The information gathered included household demographics, voucher utilization, characteristics of residents, and narratives.
	What was the purpose for developing this data set? The data collected more accurately represented the Burbank Housing Authority's inventory and accomplishments. Self-populated information under the eCon Planning Suite templates was outdated.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? A comprehensive study and collection of data helped to develop tables and narratives for sections in MA-35 Public Housing (Participants of the Housing Choice Voucher Program).
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? March 2013.
	What is the status of the data set (complete, in progress, or planned)? Complete.
3	**Data Source Name** 2000 CHAS
	List the name of the organization or individual who originated the data set. State of the Cities Data Systems: Comprehensive Housing Affordability Strategy (CHAS) Data

Provide a brief summary of the data set.

The Comprehensive Housing Affordability Strategy (CHAS) data are used by HOME and CDBG jurisdictions to prepare their consolidated plans. 2000 special tabulation data showing housing problems and the availability of affordable housing are available for states, counties, places, and CDBG/HOME jurisdictions.

The primary purpose of the CHAS data is to demonstrate the number of households in need of housing assistance. This is estimated by the number of households that have certain housing problems and have income low enough to qualify for HUD's programs (primarily 30, 50, and 80 percent of median income). It is also important to consider the prevalence of housing problems among different types of households, such as the elderly, disabled, minorities, and different household types. The CHAS data provide counts of the numbers of households that fit these HUD-specified characteristics in HUD-specified geographic areas.

In addition to estimating low-income housing needs, the CHAS data contribute to a more comprehensive market analysis by documenting issues like lead paint risks, "affordability mismatch," and the interaction of affordability with variables like age of homes, number of bedrooms, and type of building.

What was the purpose for developing this data set?

The U.S. Department of Housing and Urban Development (HUD) periodically receives "custom tabulations" of data from the U.S. Census Bureau that are largely not available through standard Census products. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

HUD first obtained the CHAS data after the 1990 Census, and again after the 2000 Census (available here: CHAS 2000 Data). Since 2005, the Census Bureau has administered an annual survey called the American Community Survey (ACS), which replaced the detailed survey portion of the decennial census. The ACS offers timely data for the period between censuses, allowing for a relatively current picture of local conditions. The transition from the Census long-form to the ACS forced HUD to revise the CHAS data, so the 1990 CHAS and 2000 CHAS differ in some important ways from the ACS-based CHAS data released in 2009 and later.

How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?

HUD released its latest CHAS (Comprehensive Housing Affordability Strategy) data in May 2013. Both five-year (2006-2010) and three-year (2008-2010) data are newly available from HUD, allowing analysts and advocates to examine local trends in housing needs and problems. The five-year data are available at the state level down to split census tracts. The three-year data are available for states, counties, minor civil divisions, and places.

	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The CHAS data are derived from Census data according to HUD's specifications. The American Community Survey (ACS), from which the CHAS are now derived, has a smaller sample size than the Decennial Census (which was the basis of the 2000 CHAS). As a result, the Census Bureau cannot produce data using only one year of survey responses, except in very populous areas. For areas with populations 65,000 or greater, ACS estimates are available each year using only the most recent year's survey responses (known as "1-year data"). For areas with population 20,000 or greater, ACS estimates are available each year based on averages of the previous three years of survey responses ("3-year data").
	What is the status of the data set (complete, in progress, or planned)? Complete.