CITY OF GLENDALE

2015-2020 Consolidated Plan

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Table of Contents

Executive Summary **3**

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) 3

The Process **13**

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b) 13

PR-10 Consultation - 91.100, 91.200(b), 91.215(l) 14

PR-15 Citizen Participation 21

Needs Assessment **24**

NA-05 Overview 24

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) 26

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2) 36

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) 39

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2) 42

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2) 43

NA-35 Public Housing – 91.205(b) 44

NA-40 Homeless Needs Assessment – 91.205(c) 48

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d) 53

NA-50 Non-Housing Community Development Needs – 91.215 (f) 56

Housing Market Analysis **61**

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a) 66

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a) 69

MA-25 Public and Assisted Housing – 91.210(b) 72

MA-30 Homeless Facilities and Services – 91.210(c) 74

MA-35 Special Needs Facilities and Services – 91.210(d) 76

MA-40 Barriers to Affordable Housing – 91.210(e) 79

MA-45 Non-Housing Community Development Assets – 91.215 (f) 80

MA-50 Needs and Market Analysis Discussion 88

Strategic Plan **90**

SP-05 Overview 90

SP-10 Geographic Priorities – 91.215 (a)(1) 91

SP-25 Priority Needs - 91.215(a)(2) 92

SP-30 Influence of Market Conditions – 91.215 (b) 96

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2) 98

SP-40 Institutional Delivery Structure – 91.215(k) 102

SP-50 Public Housing Accessibility and Involvement – 91.215(c) 114

SP-55 Barriers to affordable housing – 91.215(h) 115

SP-60 Homelessness Strategy – 91.215(d) 117

SP-65 Lead based paint Hazards – 91.215(i) 120

SP-70 Anti-Poverty Strategy – 91.215(j) 122

SP-80 Monitoring – 91.230 128

Executive Summary

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

1. Introduction

The Consolidated Plan (the "Complain") is a document submitted to the U.S. Department of Housing and Urban Development (HUD) that serves as a comprehensive housing affordability strategy, community development plan and submission for funding under any of HUD's entitlement formula grant programs. The Consolidated Plan for Housing and Community Development was established through legislation passed by the U.S. Congress in 1990. Under the Cranston-Gonzalez National Affordable Housing Act, jurisdictions that receive federal entitlement funds for housing and community development activities are required to prepare a comprehensive three- to five-year plan for using those funds.

The entitlement formula utilizes population information, poverty and overcrowded housing data to establish funding allocations. The City of Glendale (the "City") qualifies as a Community Development Block Grant (CDBG), HOME Investment Partnership, and Emergency Solutions Grant (ESG) entitlement City based on the grant formula. The City coordinates its efforts to provide a balanced approach to community needs using its available resources. A five-year strategic plan has been developed by the City of Glendale that identifies and prioritizes the future use of the City's CDBG, ESG, and HOME funds. The 2015-2020 Complain covers the timeframe from July 1, 2015 to June 30, 2020.

Methods of Evaluation

In preparing the Complain, the City utilized several methods to analyze the housing and community development needs of Glendale. Methods included hosting focus groups, surveying community residents and stakeholders, analyzing U.S. Census data and utilizing information in several City planning documents. The City hosted community meetings and hearings and met with organizations as an effort to outreach to and encourage the participation of all residents, particularly low- and moderate-income residents, elderly persons and persons with disabilities. The purpose of these meetings were to inform the community about the Complain process and to identify opportunities to improve collaborative efforts and eliminate service delivery gaps in order to develop and sustain decent and affordable housing, suitable living environments and expanded community and economic opportunities.

Consolidated Plan Format

In 2012, HUD released its new eCon Planning Suite with interactive tools and resources for grantees to use in the preparation of the Consolidated Plan and Action Plan in the Integrated Disbursement and Information System (IDIS). This new tool provides data from HUD-selected sources, primarily 2010 Census data and the American Community Survey (ACS) 2007-2011 data set. Despite the primary reliance on HUD-selected data sources, grantees are permitted opportunities to customize their ConPlans.

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

The Consolidated Plan is divided into five major parts: 1) the general characteristics of the community and the needs and strategies to address those needs, 2) the housing needs and the current housing market, 3) the needs of the homeless, 4) the goals and prioritization of community and economic development and 5) the strategies that will be used to address non-homeless special needs populations. Based on those categories, the Needs Assessment identified several target populations:

- Extremely low income and low income households;
- Homeless persons;
- Seniors and frail elderly;
- Youth; and
- Persons with disabilities.

Based on the FY 2014-15 Community Needs Assessment (including direct input from 533 residents to date, as outlined above), it appears that the needs and priorities expressed by the community and corroborated by census data continue to be consistent with current year (FY 14-15) and Five Year (2010-15) program priorities with slight emphasis on several social service programs and neighborhood and community facility improvements. The City's Objectives, expected outcome and relative priority needs (based on consultation and a community survey) are provided below:

OBJECTIVE: PUBLIC SERVICES **OUTCOME:** L/M Income Area Benefit

Priority Needs

High Priority

- Employment and training programs including job counseling, job training, job development, and English as A Second Language (ESL) classes.
- At-risk youth programs including youth counseling, after-school programs, youth employment services, and youth recreation programs.
- Crime and public safety programs such as neighborhood watch programs and gang/drug prevention programs.
- Homeless Services.

Medium Priority

- Child care for pre-school and school aged children.
- Senior Services including recreational and social service programs, transportation assistance, and nutritional programs/services.
- Health Services.
- Mental Health Services.
- Fair Housing and Tenant Landlord Services.

- Services for the developmentally and physically disabled.
- Domestic Violence Services.

OBJECTIVE: PUBLIC FACILITIES AND IMPROVEMENTS **OUTCOME:** L/M Income Area Benefit

Priority Needs

- Traffic calming/Pedestrian Safety
- Code enforcement.
- Street, curb and sidewalk improvements.
- Street lights.
- Parks and Recreational Facilities.
- Youth Centers.
- Child Care Centers
- Libraries.
- Health Centers.
- Multi-purpose Community Centers

OBJECTIVE: AFFORDABLE HOUSING **OUTCOME:** L/M Income Area Benefit

Priority Needs

- New construction of affordable rental housing for low, very low, and extremely low income households.
- New construction of ownership housing for large, low income first time homebuyer households.
- Multi-family housing rehabilitation.
- Rental assistance.

OBJECTIVE HOMELESS (PUBLIC SERVICE) **OUTCOME:** L/M Income Limited Clientele

Priority Needs

- Homeless prevention.
- Emergency shelters.
- Rapid Re-housing.
- Intake and case management.
- Employment and training for the homeless.
- Street outreach.
- Transitional housing for domestic violence survivors.
- Permanent Supportive Housing services support

3. Evaluation of past performance

Each year, the U.S. Department of Housing and Urban Development (HUD) assesses the City of Glendale' management of CDBG, ESG and HOME program funds, the City's compliance with the Consolidated Plan and the extent to which the City is preserving and developing decent affordable housing, creating a suitable living environment and expanding economic opportunities. Overall, the City has performed satisfactorily in addressing its priority needs and carrying out the programs described in the Complain. The City evaluated its performance during the last ConPlan period (2010-2015) and projected funding levels in order to set goals and strategies for this ConPlan.

4. Summary of citizen participation process and consultation process

The FY 2014-15 Needs Assessment process for the FY 2015-16 Annual Plan and Consolidated Plan included consultation and input from community residents, community coalitions, and social service agencies. Additional community input and needs assessment will continue throughout the next few months in conjunction with the development of the Five Year Consolidated Plan for FY 2015-20 including a Homeless Continuum of Care Focus Group and Community Development Needs Topic Group discussion and the continued use of the Community Needs Survey. In addition during the development of the City's Housing Element, extensive consultation with housing providers took place. The current process for identification of program needs and priorities included:

1. One Fall Public Hearing held on September 24, 2014 at Mann Elementary School that featured citizen focus groups who were asked to identify community needs and priorities concerning housing, community development, homeless, economic development, and citizen participation. Fifty-five (55) residents participated in the focus groups,

2. Four community events including Movies at the Park at Brand and Central Parks, National Night Out, and Cruise Night. These activities involved distributing and collecting Community Needs Assessment Surveys from residents participating in these events and providing information on community development and housing programs. Approximately 400 persons participated in the written surveys. Survey questions were sought to determine the level of concern and priority for social service, neighborhood improvement, and community facilities categories. In addition, 36 community needs surveys were completed on-line on the City's web page. By December 31, 2014, 436 surveys were received and entered in the survey data system and reported.

3. A Homeless Focus Group discussion with homeless service providers held on October 13, 2014. This interactive focus group discussion asked for specific needs for homeless program needs and priorities from a social service agency provider perspective. Ten (10) social service and community agencies participated in the focus group.

4. A Community Development Focus Group discussion with social service providers held on October 28, 2014. This interactive focus group discussion asked for specific needs for social

services program needs and priorities from a social service agency provider perspective. Twelve (12) social service and community agencies participated in the focus group.

5. One Spring Public Hearing held on March 27, 2015 at Pacific Community Center regarding the draft Consolidated Plan, in particular the needs priorities and strategic goals for CDBG, ESG, and HOME programs and the Annual Action Plan. Twenty (20) residents participated in the public hearing.

6. Consultations were made for the new 2014-2021 Housing Element begging in 2013 to 2014 which involved Housing stakeholders, City Planning staff, and a Housing Element public hearing. Results of the Housing Element research and data are included in the needs assessment and strategic plan of the Consolidated Plan.

7. An analysis of housing and population characteristics from the 2010 Census and updated 2007-09 and 2011-13 American Community Survey data.

PUBLIC HEARINGS

The first public hearing was held on March 25, 2015 and was attended by 25 persons. At this hearing, information was provided about proposed projects for funding during the 15-16 fiscal year; the importance of the Complain, the process that will be undertaken to develop the plan; and a request for input from members of the public to identify community needs and priorities before final drafting of the Complain.

The second public hearing was held on April 28, 2015. At this hearing, members of the public were asked to provide comments on the draft Complain and the City Council was asked to approve the required Entitlement Community documents before submission to HUD.

The City also consulted with internal departments, external agencies, as well as social service and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

Upon completion of the draft Complain, it was available for public review and comment for 30 days, from April 30, 2015 to May 30, 2015. Copies of the Complain were available to the public at City Hall, the Glendale Branch Library, as well as on the City's website.

5. Summary of public comments

OBJECTIVE: PUBLIC FACILITIES AND IMPROVEMENTS **OUTCOME:** L/M Income Area Benefit

The Public Hearing participants ranked improved traffic calming (especially around schools), street lighting, and trash and debris abatement as the most important neighborhood

improvement issues. Bulky item pickup (lack of) was significantly discussed at the Fall Public Hearing by residents. The Community Needs Survey identified Street, Curb and Sidewalk Improvements; Street Lighting Improvements; Trash/Debris Removal; Water/Sewer Improvements, and Code Enforcement as high priority improvements needed in their neighborhoods.

Park recreational features such as outdoor physical fitness equipment, and youth/community centers were identified by Public Hearing participants as the most important community facility needs. The need for additional park recreational equipment also ties in to the social services needs for additional recreational activities for youth as a deterrent to juvenile crime and drug use. The Community Needs Survey also identified parks and recreational facilities as a high need along with libraries (satellite), health centers and youth centers as high priorities. Child care centers to assist working families and multi-purpose community centers were identified as a medium priority according to the Community Needs Survey.

OBJECTIVE: AFFORDABLE HOUSING **OUTCOME:** L/M Income Area Benefit

According to Public Hearing participants, a top Housing priority is the need for affordable rental housing, preservation of existing homes, and code enforcement (without triggering rent increases). Two of the Fall Public Hearing groups commented on increased housing development and density and its impact on traffic. Residents responding to the Community Needs Survey also identified new rental housing for families, new ownership housing for families, and first time home buyer assistance as high priority housing needs.

OBJECTIVE HOMELESS (PUBLIC SERVICE) **OUTCOME:** L/M Income Limited Clientele

Every year, the Glendale Continuum of Care (CoC) compiles a range of sources to determine the needs of Glendale's homeless population. The CoC is comprised of social service and government agencies that serve the homeless, City departments, hospitals, education providers, members of the business community, churches, and interested residents.

The CoC has developed a continuum of care strategy to address homeless needs including outreach, assessment and support services, emergency shelter, and permanent housing. Funding for two crucial components of the continuum of care; emergency shelter and homeless prevention, are not eligible for funding under the annual competition for the federal CoC program, from which the majority of homeless services derive their financial support. The Homeless Focus Group discussion with the CoC held on October 13, 2014 stated that continued funding for the existing shelter, street outreach and homeless prevention programs at current year levels would ensure that these programs would meet the needs of the homeless and homeless at-risk. Ten (10) social service and community agencies participated in the focus group.

Community residents at the Fall Public Hearing identified services that they believe were necessary to prevent and assist the homeless. These included at-risk homeless assistance, providing shelters, meals, and clothing for the homeless, and services for homeless veterans and survivors of domestic abuse.

The Community Needs Survey ranked Homeless Services as a high priority in particular emergency shelter services; employment and training for homeless persons; subsidized housing programs (permanent supportive housing); homeless prevention; and street outreach as priorities.

The City's priority need objectives and outcomes are based on the availability of $1,580,061 in CDBG, $875,197 in HOME, and $155,799 in ESG estimated funding allocation per year over the 5-year Complain period. The figures are based on 2015 HUD allocations. If any of these conditions change, projected activities and accomplishments are also subject to change. During the five-year period of the Consolidated Plan, the City will review any new policies and procedures to ensure they do not serve as an actual constraint to the development of affordable housing.

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

All comments and views were accepted.

7. Summary

Between July 2014 and December 2014, the Community Services and Parks Department initiated a written community needs survey and internet community needs survey (with the same questions) on the Department's web page. By December 30, 2014, approximately 436 total surveys were completed by residents. Questions in the survey sought to determine the level of concern and priority for seven general social service programs, public/neighborhood improvements, public facilities, and housing. The questionnaire asked residents to indicate whether each service provided by the City had a high, medium or low level of priority to the individual. Residents could also choose a "Don't Know" response. The results for each category were scored, i.e. High= 4 points, Medium=3 points, etc. and totaled. Below is a list of all "High" priorities based on the categories previously stated needs assessment:

- **Crime and Public Safety** Crime Prevention Programs
- **Employment Services** Basic Skills/ESL
- **Childcare Services** After School Childcare
- **Homeless Services** Emergency Shelters
- **Youth Services** Tutoring Programs
- **Other Social Services** Domestic Violence Programs
- **Senior Services 860** Recreational and Social Service Centers
- **Community Facilities** Parks and Recreational Facilities
- **Neighborhood Improvements** Street, Curb & Sidewalk Improvements
- **Affordable Housing** New Rental Housing for Families

PROPOSED ANNUAL PLANS

CDBG:

The most prominent program in the Consolidated Plan development process, with a proposed total annual allocation of $1,580,061 is the Community Development Block Grant (CDBG) program. The CDBG Annual Action Plan recommends allocating available CDBG funds as follows:

- $237,000 (15% of entitlement funds) for public social services;
- $1,027,061 (65% of entitlement funds) for capital and neighborhood improvements:
  - $350,000 for community sponsored programs,
  - $677,061 for pre-designated projects, including,
    - $376,000 for Southern Glendale Code Enforcement
    - $207,000 for Section 108 Loan Payment to HUD for the Ascencia Access Center and Emergency Shelter
    - $100,061 for the Palmer Park Improvement Project
- $316,000 (20% of entitlement funds) for planning, program management and oversight.

Below is a summary table of social service projects:

Social Service Projects

PROGRAM CATEGORY/PROJECTS/SPONSOR	RECOMMENDED FY 15-16 FUNDING
YOUTH AND TEEN PROGRAMS:	
- Intervention/Prevention Clinical Group Counseling, CASPS	$26,000
- The Zone After School Program, Salvation Army	$15,000
- After School Tutoring, Homenetmen Glendale Ararat Chapter	$13,000
- Youth Employment, Glendale Youth Alliance (GYA)	$47,500
ADULT COUNSELING & CASE MANAGEMENT PROGRAMS:	
- Community Outreach Project, Armenian Relief Society	$50,500
- Fair Housing Program, Housing Rights Center	$9,000

HOMELESS PROGRAMS:	
- Transitional Housing Program for Homeless Women and Children, Door of Hope	$20,000
- Homeless Prevention/Loaves & Fishes Program, Catholic Charities of Los Angeles, Inc.	$33,500
- Homeless Community Outreach and Case Management, Ascencia	$24,500
TOTAL SOCIAL SERVICES:	**$237,000**

Below is a summary of the City's Public Facility and Public Improvement projects for FY 2015-16.

Capital Improvement Funding Recommendations

RECOMMENDED PROJECT/SPONSOR	**RECOMMENDED 15-16 FUNDING**
COMMUNITY SPONSORED PROJECTS	
-Solar Energy Efficiency/Roofing Project, Door of Hope	$148,931
-Bathrooms Renovation Phase 2, Homenetmen Glendale Ararat Chapter	$24,948
-Conversion to Solar Electric Energy System, Homenetmen Glendale Ararat Chapter	$122,121
-Live Well Senior Center at GAMC, Glendale Adventist Medical Center	$54,000
PRE-DESIGNATED CITY PROJECTS	
- Palmer Park Improvement Project, Community Services and Parks	$100,061
- Ascencia Section 108 Loan repayment for the Ascencia Emergency Shelter and Access Center, Community Services and Parks	$207,000
- Southern Glendale Code Enforcement, Community Development, Neighborhood Services Section	$370,000
TOTAL CAPITAL IMPROVEMENTS:	**$1,027,061**

HOME PROGRAM

The entitlement amount for HOME funds in FY 2015-16 is $875,197. Current year and prior year HOME funds represent the majority of funds that will be available next year for new construction of affordable housing units. Therefore, it is recommended that the funding strategies for the HOME program in FY 2015-16 include:

• Affordable Rental Development- New Construction and/or Acquisition and Rehabilitation Program	$788,197
• Administration	$ 87,000
GRAND TOTAL	$875,197

EMEREGENCY SOLUTIONS GRANT PROGRAM (ESG)

ESG funding allocations are reviewed and recommended by a separate ESG homeless proposal review committee composed of members from the Glendale Continuum of Care Board. This committee is guided by the specific needs of the Continuum of Care model of homeless services adopted by the Glendale CoC. Another exception is that the ESG Funding Plan that is developed is a two-year plan. Programs that are approved for funding in FY 2015-16 by the CoC Board and meet their outcomes and performance goals may be recommended for renewal for FY 2016-17. The FY 2015 ESG projects are:

• Ascencia- Emergency Housing Program	$ 48,374
• Catholic Charities- Loaves & Fishes Homeless Prevention Program	$ 31,400
• PATH Ventures-Glendale Homeless Assistance Program	$ 30,173
• Rapid Re-Housing Program/Housing Services and Relocation	$40,642
• Financial Management Accounting Administration	$ 5,210
GRAND TOTAL	$155,799

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	GLENDALE	Community Services and Parks Department
HOME Administrator	GLENDALE	Community Development Department
ESG Administrator	GLENDALE	Community Services and Parks Department

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Moises Carrillo, City of Glendale, Community Services and Parks Department, Sr. Community Development Supervisor, (818) 548-2000, mcarrillo@glendaleca.gov

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

1. Introduction

The City of Glendale's Community Services and Parks Department took the lead on behalf of the City of Glendale in developing and coordinating activities for the FY 2015-19 Consolidated Plan. Consistent with Federal requirements, an extensive and coordinated needs assessment was undertaken to obtain input in formulating the Consolidated Plan.

This input involved extensive consultation with public and private agencies, social service agencies, agency coalitions, community residents, and neighboring cities including organizations that provide housing and supportive services to special needs populations.

In addition, the City of Glendale's Community Development Planning and Housing Divisions contributed to the development of the Consolidated Plan through its participation in the Glendale Housing Element renewal process.

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

The City of Glendale has a very effective system of coordination and communicating with assisted housing providers, health, mental health and service agencies. The City of Glendale is an active participant in the Glendale Continuum of Care Committee, the Mental Health Task Force, Glendale Healthier Community Coalition, Crescenta Valley Alliance, and with housing providers such as Habitat for Humanity to provide information and feedback on coordinating housing and social service activities. Social service agencies assisted the City with information on social service and housing needs for children and youth, elderly persons, persons with disabilities, homeless persons, and homeless at-risk persons, for the Consolidated Plan. This coordinated effort primarily involved the City sponsoring community meetings and focus groups for community residents and community agencies. The City of Glendale also manages federal Workforce Investment Act programs and coordinates its HUD entitlement programs with the Verdugo Private Industry Council for economic development program assistance.

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

The City of Glendale is also the Lead Agency for the Continuum of Care and serves as the lead coordinator for homeless programs for the City of Glendale. The City coordinates services for the chronically homeless persons through various organizations including Ascencia, PATH Ventures and the Salvation Army. Ascencia is the lead Coordinated Entry Services (CES) coordinator for the City of Glendale's CoC and coordinates intakes and assessment services, laundry, showers, mail pick-up, on site case management for the employment, veteran's services, mental health services and housing coordination. The City of Glendale manages the

OMB Control No: 2506-0117 (exp. 07/31/2015)

rental assistances program formerly the Shelter Plus Care program and coordinates through the YWCA of Glendale and Door of Hope for homeless programming and services specifically for victims of domestic violence.

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 Glendale along with the Continuum of Care Board of Directors coordinates the Emergency Solutions Grant (ESG) Request for Proposal (RFP) process to allocate ESG funds. Both CoC and ESG notifications are released through local RFP, which is also posted in various locations including, the City newspaper, City's' website, directly mailed and emailed out to all agencies on the CoC distribution list and is coordinated with the City's Library Department and Workforce Investment Act (WIA) program. A formal review of all of the RFP's are conducted by the CoC Board, including agency interviews, review of semi-annual progress reports, HMIS, outcomes, overall program capacity, financial management and coordination of CoC programs. The formal report is submitted to City Council for approval and submission to HUD. The ESG program strategies and funding levels are included in the Consolidated Plan and Annual Action Plan for the CoC programs. The administration of the HMIS is handled through City's Community Services and Parks Department.

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**	ASCENCIA
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Continuum of Care Committee meeting with homeless topic group discussion on October 12, 2014. Input assisted in creating priorities, goals and objectives. Agency also participated in the Community Development and Housing Focus Group meeting with social service and housing providers on community development and housing needs. Discussion on October 28, 2014. Input assisted in creating priorities, goals and objectives for non-housing community development and housing strategies.
2	**Agency/Group/Organization**	DOOR OF HOPE
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Victims of Domestic Violence Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Continuum of Care Committee meeting with homeless topic group discussion on October 12, 2014. Input assisted in creating priorities, goals and objectives. Agency also participated in the Community Development and Housing Focus Group meeting with social service and housing providers on community development and housing needs. Discussion on October 28, 2014. Input assisted in creating priorities, goals and objectives for non-housing community development and housing strategies.

3	**Agency/Group/Organization**	SALVATION ARMY GLENDALE CORPS
	Agency/Group/Organization Type	Services-Elderly Persons Services-homeless Services - Victims
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Continuum of Care Committee meeting with homeless topic group discussion on October 12, 2014. Input assisted in creating priorities, goals and objectives.
4	**Agency/Group/Organization**	SALVATION ARMY
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Families with children Non-Homeless Special Needs Non-housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development and Housing Focus Group meeting with social service and housing providers on community development and housing needs. Discussion on October 28, 2014. Input assisted in creating priorities, goals and objectives for non-housing community development and housing strategies.
5	**Agency/Group/Organization**	GLENDALE
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Elderly Persons Planning organization Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development Focus Group meeting with social service and housing providers on community development and housing needs. Discussion on October 28, 2014. Input assisted in creating priorities, goals and objectives for non-housing community development and housing strategies.

6	**Agency/Group/Organization**	GLENDALE ADVENTIST MEDICAL CENTER
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Services-Health Health Agency Major Employer
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Anti-poverty Strategy Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development Focus Group meeting with social service and housing providers on community development and housing needs. Discussion on October 28, 2014. Input assisted in creating priorities, goals and objectives for non-housing community development and housing strategies.
7	**Agency/Group/Organization**	DIDI HIRSCH PSYCHIATRIC SERVICES
	Agency/Group/Organization Type	Services-Children Services-Health Health Agency Mental Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs Non-Housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development and Housing Focus Group meeting with social service and housing providers on community development and housing needs. Discussion on October 28, 2014. Input assisted in creating priorities, goals and objectives for non-housing community development and housing strategies.
8	**Agency/Group/Organization**	NEIGHBORHOOD LEGAL SERVICES OF LOS ANGELES COUNTY
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities Service-Fair Housing Legal Services
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development and Housing Focus Group meeting with social service and housing providers on community development and housing needs. Discussion on October 28, 2014. Input assisted in creating priorities, goals and objectives for non-housing community development and housing strategies.
9	**Agency/Group/Organization**	GLENDALE HEALTHY KIDS
	Agency/Group/Organization Type	Services-Children Services-Health
	What section of the Plan was addressed by Consultation?	Anti-poverty Strategy Non-housing Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Community Development and Housing Focus Group meeting with social service and housing providers on community development and housing needs. Discussion on October 28, 2014. Input assisted in creating priorities, goals and objectives for non-housing community development and housing strategies.
10	**Agency/Group/Organization**	VERDUGO WORKFORCE INVESTMENT BOARD
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-Education Services-Employment Other government - State Other government - Local Business Leaders
	What section of the Plan was addressed by Consultation?	Economic Development Market Analysis Anti-poverty Strategy Non-housing Community Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	City staff received and reviewed with the Workforce Investment Act program the "Verdugo Workforce Investment Board5-year strategic plan, 2013-2014" to prepare the Consolidated Plan Economic Development Market analysis and funding strategies. Elements of the Workforce Investment Strategic Plan were incorporated in the final Consolidated Plan.

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

The City reached out to all types of organizations, but some agencies were not consulted because they did not respond to the invitation to surveys, focus group meetings, and public hearings. Such organizations included: child welfare agencies, HIV/AIDs service providers, federal, state, and county public agencies, persons with disabilities agencies.

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	Glendale Continuum of Care Committee/City of Glendale	The goals for the Continuum of Care were used for the development of the homeless strategic plan in the Consolidated Plan. The over goals is to provide a seamless continuum of care system to move homeless persons from the streets to permanent supportive housing.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Housing Element	City of Glendale	The goals and strategies in the City's Housing Element were used for the development of the housing strategic plan in the Consolidated Plan. The overall goal is to provide decent and affordable housing to low income persons and families.
Verdugo Workforce Investment Board 5-Year Strategy	Verdugo Workforce Investment Board	City staff received and reviewed with the Workforce Investment Act program the "Verdugo Workforce Investment Board 5-year strategic plan, 2013-2014" to prepare the Consolidated Plan Economic Development Market analysis and funding strategies. Elements of the Workforce Investment Strategic Plan were incorporated in the final Consolidated Plan.

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 continually consults with its closest local unit of government- the City of Burbank and the City of Pasadena for regional community development, homeless, and housing needs. The City of Burbank and Pasadena's community profile closely resembles that of the City of Glendale; therefore Glendale received a draft copy of Pasadena's Consolidated Plan for identification of similar problems and solutions and consulted with the City of Burbank. The City of Glendale also coordinates with the Department of Housing and Community Development, State of California and receives grant funds from HCD.

PR-15 Citizen Participation

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

The FY 2014-15 Needs Assessment process for the FY 2015-16 Annual Plan and Consolidated Plan included consultation and input from community residents, community coalitions, and social service agencies. Additional community input and needs assessment will continue throughout the next few months in conjunction with the development of the Five Year Consolidated Plan for FY 2015-20 including a Homeless Continuum of Care Focus Group and Community Development Needs Topic Group discussion and the continued use of the Community Needs Survey. In addition during the development of the City's Housing Element, extensive consultation with housing providers took place. The current process for identification of program needs, priorities, and goals included:

1) one Fall Public Hearing held on September 24, 2014 at Mann Elementary School that featured citizen focus groups who were asked to identify community needs and priorities concerning housing, community development, homeless, economic development, and citizen participation. Fifty-five (55) residents participated in the focus groups.
2) four community events including Movies at the Park at Brand and Central Parks, National Night Out, and Cruise Night. These activities involved distributing and collecting Community Needs Assessment Surveys from residents participating in these events and providing information on community development and housing programs. Approximately 400 persons participated in the written surveys. Survey questions were sought to determine the level of concern and priority for social service, neighborhood improvement, and community facilities categories. In addition, 36 community needs surveys were completed on-line on the City's web page. By December 31, 2014, 436 surveys were received and entered in the survey data system and reported below.
3) a Homeless Focus Group discussion with homeless service providers held on October 13, 2014. This interactive focus group discussion asked for specific needs for homeless program needs and priorities from a social service agency provider perspective. Ten (10) social service and community agencies participated in the focus group.
4) a Community Development Focus Group discussion with social service providers held on October 28, 2014. This interactive focus group discussion asked for specific needs for social services program needs and priorities from a social service agency provider group.
5) one Spring Public Hearing held on March 27, 2015 at Pacific Community Center regarding the draft Consolidated Plan, in particular the needs priorities and strategic goals for CDBG, ESG, and HOME programs and the Annual Action Plan. Twenty (20) residents participated in the public hearing.

6) Consultations were made for the 2014-2021 Housing Element beginning in 2013 to 2014 which involved Housing stakeholders, City Planning staff, and a Housing Element public hearing. Results of the Update are included in the needs assessment and strategic plan of the Consolidated Plan.
7) An analysis of housing and population characteristics from the 2010 Census and updated 2007-09 and 2011-13 American Community Survey data.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of com ments not accepted and reasons
1	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish, Armenian Persons with disabilities Non-targeted/broad community	Community Meeting at Mann Elementary School, September 24, 2014 to determine community needs and priorities for the Consolidated Plan and Annual Action Plan. 55 community residents and agency representatives attended.	A summary of comments received at the September 24, 2014 Community Meeting are attached to the Consolidated Plan.	All comments accepted.
2	CDBG Advisory Committee Meeting	Non-targeted/broad community	Official Meeting of the CDBG Advisory Committee on October 29, 2014 at Glendale City Hall to review community needs assessment and provide feedback.	The Committee accepted staff recommendations regarding the community needs for the Annual Action Plan and Consolidated Plan. Particular comments included programs and services for traffic safety, specifically for seniors.	All comments accepted.
3	Newspaper Ad	Minorities Non-English Speaking - Specify other language: Spanish, Armenian	Multi-lingual advertising in Spanish and Armenian languages regarding the September 24, 2014 Community Meeting on the Consolidated Plan and Annual Action Plan.	No comments received.	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of com ments not accepted and reasons
4	CDBG Advisory Committee Meeting	Non-targeted/broad community	2)four community events including Movies at the Park at Brand and Central Parks, National Night Out, and Cruise Night. These activities involved distributing and collecting Community Needs Assessment Surveys from residents participating in these events and providing information on community development and housing programs. Approximately 400 persons participated in the written surveys. Survey questions were sought to determine the level of concern and priority for social service, neighborhood improvement, and community facilities categories. In addition, 36 community needs surveys were completed on-line on the City's web page by December 31, 2014, 436 surveys were received and entered in the survey data system and reported below (See the Needs and Priorities section).	Survey results were completed and summarized in the Consolidated Plan attachments.	Survey results were completed and summarized in the Consolidated Plan attachments.
5	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish, Armenian Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public Hearing at Pacific Community Center on April 25, 2015 to review Consolidated Plan priorities, goals, and funding amounts including funding amounts for projects proposed in the Annual Action Plan. 20 community residents and agency representatives attended.	Comments received pertained to the Annual Action Plan projects and the cuts to several social service projects. A summary of the public hearing is attached to the Consolidated Plan.	All comments were received and noted in the public hearing summary.

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment of the Consolidated Plan, in conjunction with information gathered through consultations and the citizen participation process, will provide a clear picture of the City of Glendale's needs related to affordable housing, community development, and homelessness. From this Needs Assessment, the City identified those needs with the highest priority, which will form the basis for the Strategic Plan and the programs and projects to be administered.

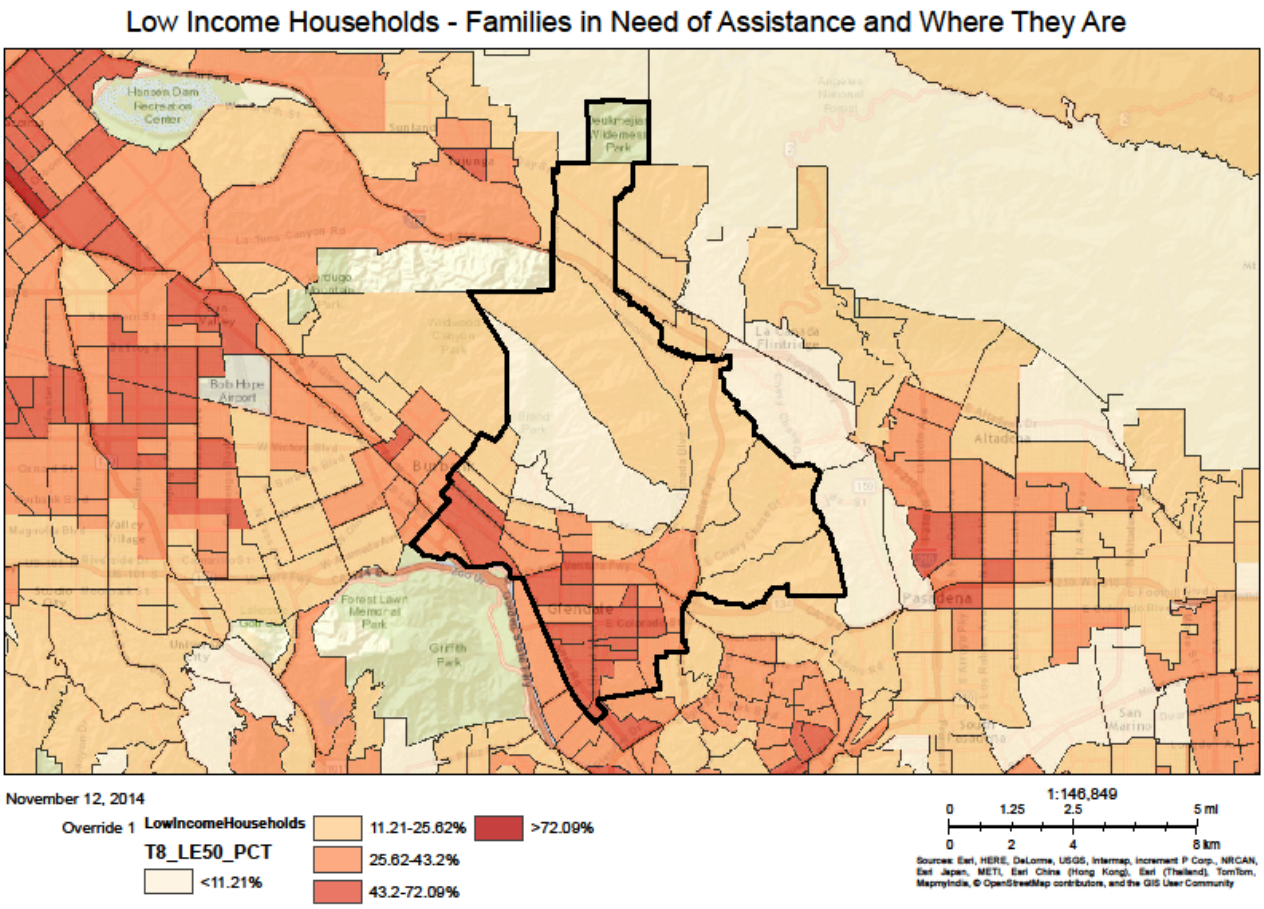
An Estimate of the Number and Types of Families in Need of Assistance

The HUD median family income for Los Angeles County was $64,800 in 2014. The 2011 American Community Survey provides updated information on the household income distribution. Estimates from 2011 indicate that approximately 56 percent of Glendale's households had an income less than $68,000, corresponding to the low, very low and extremely low-income categories for 2011. Approximately 26 percent of total occupied housing units had a household income in the extremely low-income category and 14 percent had a household income in the very-low income category.

Analysis Process used to determine the Priority Needs

Primary data sources included the Southern California Association of Governments' 2014 Housing Needs Data Report, 2010 U.S. Census, the California Department of Finance (DOF), the City's 2014-21 Housing Element, comments from the City's public hearing, and a community wide survey instrument. These data sources are the most reliable for assessing existing needs and provide a basis for consistent comparison with historical data and the basis for planning. This section also includes data from the 2009-2011 American Community Survey (ACS). The American Community Survey provides an opportunity to utilize updated information for the timeframe between the decennial censuses. Although not as statistically accurate as the decennial census, the ACS provides estimates to illustrate trends and change in the community. The ACS information, which provides more detailed socioeconomic information, is presented as an annual average for the 2009-2011 periods and is based on a Census survey that samples a small percentage of the population every year.

OMB Control No: 2506-0117 (exp. 07/31/2015)



Low Income Households - Families in Need of Assistance and Where They Are

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

Summary of Housing Needs

This section addresses the most significant housing needs of low- to moderate-income families in Glendale. Those housing needs are summarized and projected over the five-year Consolidated Plan period. Current supportive housing needs are also summarized. Primary data sources include U.S. Census, HUD's Comprehensive Housing Affordability Strategy (CHAS), California Department of Finance Estimates, and American Community Survey (ACS) Estimates. Public community meetings and interviews with interested parties and City staff account for information sources as well.

The Southern California Association of Governments (SCAG) has adopted a Regional Housing Needs Assessment (RHNA) that provides additional information on housing needs for Glendale as a component of the total need of the Southern California area. The 2014-2021 RHNA projects that the City of Glendale will need 254 Extremely Low Income, 254 Very Low Income, 310 Low Income, 337 Moderate Income and 862 Above Moderate Income housing units constructed during the planning period.

In the tables below Glendale population size, income levels, and distribution of households by income level are shown. Also the tables describe the number of households experiencing different types of housing problems.

Demographics	Base Year: 2000	Most Recent Year: 2011	% Change
Population	194,973	192,069	-1%
Households	71,872	71,189	-1%
Median Income	$41,805.00	$54,087.00	29%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	15,350	9,605	12,645	6,510	27,080
Small Family Households *	5,270	4,500	6,045	3,065	15,000
Large Family Households *	640	975	1,250	465	2,200
Household contains at least one person 62-74 years of age	3,525	2,025	2,390	1,235	5,135
Household contains at least one person age 75 or older	4,010	1,415	1,720	535	2,095

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Households with one or more children 6 years old or younger *	1,555	1,095	1,625	850	2,120
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2007-2011 CHAS

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	445	355	225	140	1,165	55	15	30	0	100
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	565	300	305	85	1,255	0	0	40	20	60
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	895	915	615	200	2,625	25	15	210	90	340
Housing cost burden greater than 50% of income (and none of the above problems)	8,915	3,330	585	60	12,890	1,410	1,150	1,800	790	5,150
Housing cost burden greater than 30% of income (and none of the above problems)	1,135	2,470	4,155	750	8,510	255	230	685	805	1,975

OMB Control No: 2506-0117 (exp. 07/31/2015)

	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)	560	0	0	0	560	155	0	0	0	155

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS

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

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	10,820	4,895	1,735	480	17,930	1,490	1,180	2,085	900	5,655
Having none of four housing problems	1,730	2,755	6,695	3,385	14,565	595	780	2,130	1,745	5,250
Household has negative income, but none of the other housing problems	560	0	0	0	560	155	0	0	0	155

Table 8 – Housing Problems 2

Data Source: 2007-2011 CHAS

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	4,540	3,695	2,990	11,225	505	550	1,160	2,215
Large Related	585	725	395	1,705	45	180	400	625

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Elderly	4,965	1,345	640	6,950	970	545	885	2,400
Other	1,810	1,475	1,315	4,600	190	115	260	565
Total need by income	11,900	7,240	5,340	24,480	1,710	1,390	2,705	5,805

Table 9 – Cost Burden > 30%

Data Source: 2007-2011 CHAS

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	4,355	2,095	305	6,755	480	510	835	1,825
Large Related	570	230	45	845	45	165	335	545
Elderly	3,960	815	115	4,890	720	355	575	1,650
Other	1,740	705	175	2,620	190	115	195	500
Total need by income	10,625	3,845	640	15,110	1,435	1,145	1,940	4,520

Table 10 – Cost Burden > 50%

Data Source: 2007-2011 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,450	1,130	705	195	3,480	25	0	145	90	260
Multiple, unrelated family households	50	150	230	60	490	0	15	105	20	140
Other, non-family households	0	40	0	30	70	0	0	0	0	0
Total need by income	1,500	1,320	935	285	4,040	25	15	250	110	400

Table 11 – Crowding Information – 1/2

Data Source: 2007-2011 CHAS

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

Table 12 – Crowding Information – 2/2

Data Source Comments:

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

According to 2000 Census, single person's households represented a significant number of households in the City at 30.9 percent or a total of 22,169 households. In 2010, this representation decreased 0.1% to 22,182 or 30.7 percent of total households. Although it is difficult to determine the exact housing assistance needed by a single person household, many of these households live in Single Room Occupancy (SRO). These units provide an opportunity to meet the needs of very low income persons and households.

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

The U.S. Census defines disability as a long-lasting physical, mental or emotional condition, which can make it difficult for a person to engage in activities such as walking, climbing stairs, dressing, bathing, learning, or remembering (defined as self-care disability). This condition can also impede a person from being able to go outside the home alone or to work at a job or business (defined as go-outside-the-home disability). According to the 2011 ACS, 59.1 percent of the elderly population in the City of Glendale had a self-care or go-outside-the-home disability. Of those with a disability, the majority had a self-care disability as well as at least one other disability.

Access and affordability are the two major housing needs for persons with disabilities. Access both within the home and to/from the site is important for the persons with disabilities. This often requires specially designed dwelling units. Additionally, locating near public facilities and public transit is important for this special needs group. The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for those with medical conditions. The majority of persons with disabilities live on an income that is significantly lower than the non-disabled population.

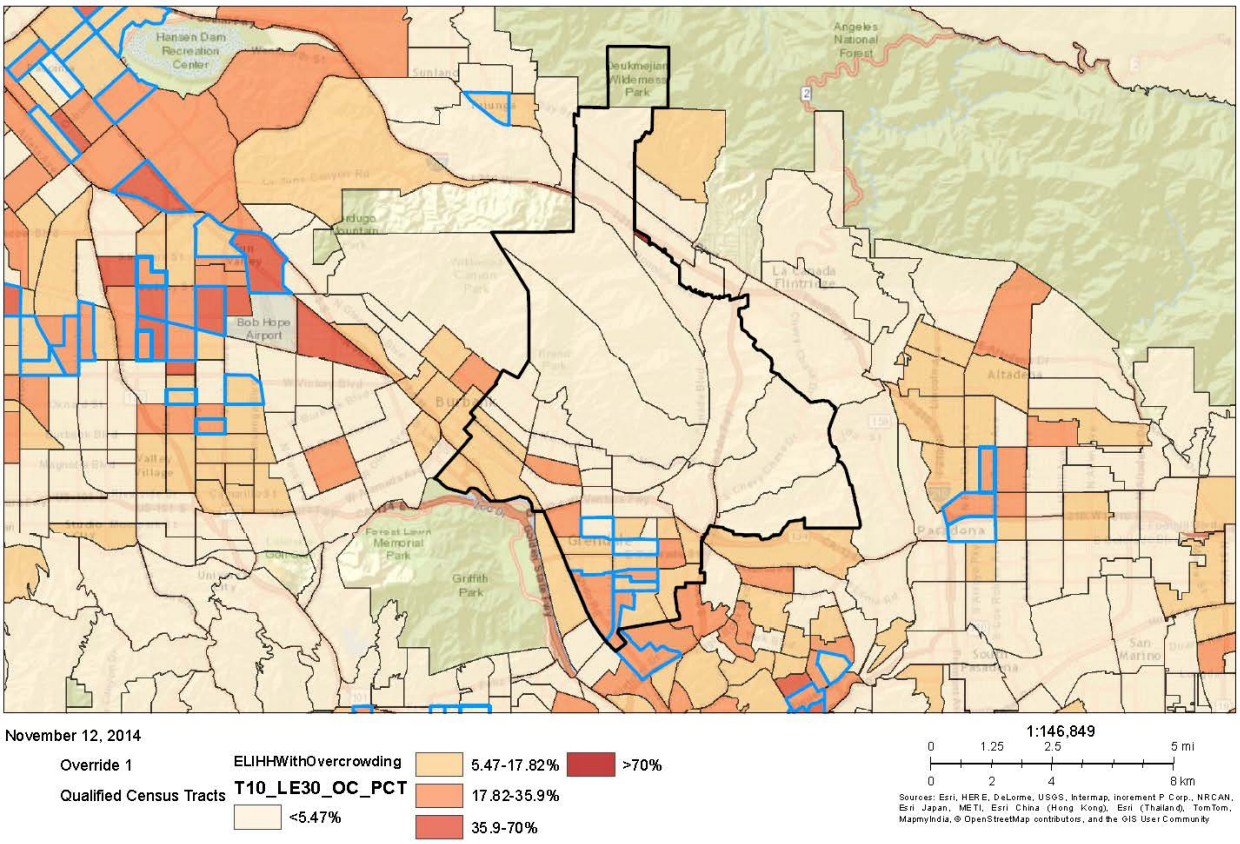
Many disabled individuals live on a small fixed income that severely limits their ability to pay for housing. In addition, persons with disabilities oftentimes experience discrimination in hiring and training. When they find work, it tends to be unstable and at low wages. The estimated percentage of persons with physical, self-care or independent living disabilities was greatest among persons ages 65 and older with about 94.7 percent of age group.

What are the most common housing problems?

The most common housing problems are housing cost burden and overcrowded housing, which are often related. These problems apply to all levels of low income renters and to a lesser extent to low income homeowners. A review of the tables shows that the most common housing problem for low/moderate income households is the fact that their cost burden exceeds 50% of their income. This problem affects more households than those whose cost burden exceeds 30% of their income, although that problem also affects a significant percentage of Glendale households.

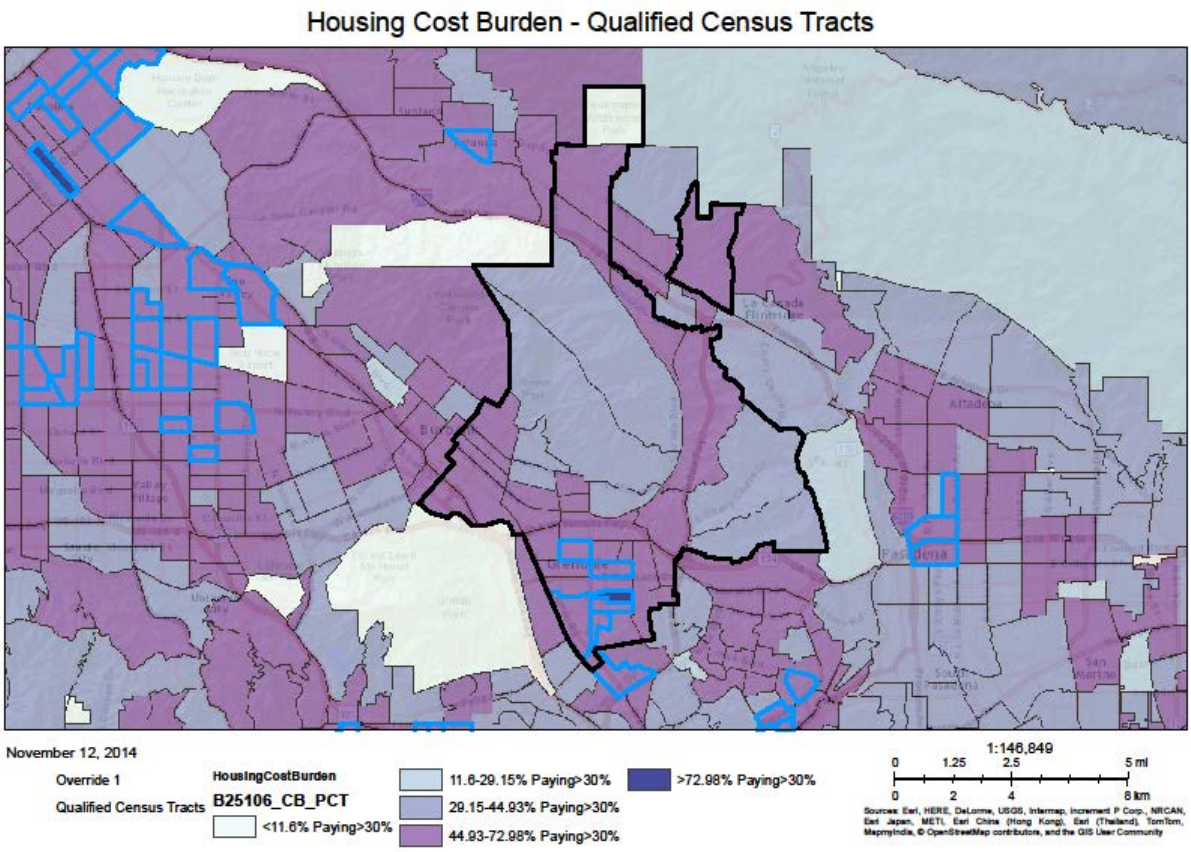
According to the 2011 ACS estimates 10.1 percent of Glendale's total households are overcrowded. Also, as indicated below, the majority of overcrowded housing is located in targeted CDBG areas. As the tables above show overcrowding is especially a problem for Extremely Low Income and Very Low Income renter households.

Households with Overcrowding - Qualified Census Tracts



Overpayment is defined as households paying more than 30 percent of their gross income on housing related expenses. This includes rent or mortgage payments and utilities. High housing costs can cause households to spend a disproportionate percentage of their income on housing. This may result in repayment problems, deferred maintenance or overcrowding. Severe overpayment is defined as paying 50 percent or more of the household's gross income on housing related expenses.

According to the 2009 ACS information presented in the SCAG Existing Housing Needs Data Report, 53.3 percent of the total households in Glendale experience overpayment. Within most of the City's non-mountainous census tracts up to 72% of households are experiencing a cost burden that is greater than 30%.



Are any populations/household types more affected than others by these problems?
Renter households are a slightly higher percentage of households in Glendale (60% versus 40% respectively). Renter households are disproportionately low income and cost burdened.

The tables above show that cost burden is the greatest problem for small related renter households and for extremely low income elderly households. Extremely low income renter households tend to have multiple housing problems that extend beyond either cost burden or overcrowding individually. Those households with a senior citizen member are much more likely to be an extremely low income household.

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

The HUD median family income for Los Angeles County was $64,800 in 2014. The 2011 American Community Survey provides updated information on the household income distribution. Estimates from 2011 indicate that approximately 56 percent of Glendale's

households had an income less than $68,000, corresponding to the low, very low and extremely low-income categories for 2011. Approximately 26 percent of total occupied housing units had a household income in the extremely low-income category and 14 percent had a household income in the very-low income category.

According to the 2009 ACS information presented in the SCAG Existing Housing Needs Data Report, approximately 3.5 percent of owner households and 12.6 percent of renter households are overcrowded. 59 percent of renter and owner overcrowded households are extremely low-income.

Of the owner-occupied households, almost one-half (45.8%) experienced overpayment. Of the renter-occupied households, 58.1 percent experience overpayment. Of the renter and owner households experiencing overpayment, 29% were extremely low income and 22% were very-low income. Of the total households, those paying 30 percent or more and 50 percent or more of their household income represented 53.3 percent of Glendale's total households in 2009, respectively.

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

In the City of Glendale, “at-risk” persons predominately belong to extremely low- and low-income households that pay more than 30 percent of their income on housing. According to the 2009 ACS 3-Year Estimates, approximately 29 percent of the total occupied housing units had a household income falling in the extremely low-income category with an additional 22 percent in the very-low income category. Among these households, those living in poverty, female-headed households (including households with children), and the elderly living on social security are most at-risk. Any unforeseen event or disruption in their income, could affect their ability to pay for housing.

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

According to the City of Glendale Housing Element 2014-2021, families represent a large group of the homeless population. For these families a lack of affordable housing is just one part in a larger set of problems including inadequate education, domestic violence, poor employability, and a general lack of community and personal support. People can become homeless because of social structural issues such as increases in rent, loss of job, and rising health care costs. In addition, personal experiences such as domestic violence, physical disabilities, mental illness, and substance abuse can cause people to become homeless as well. Often, one or more of these experiences factor into a household’s homeless experience.

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

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

Introduction

A household is considered to have a housing problem when at least one of four problems exist: lack of complete kitchen facilities; lack of complete plumbing facilities; more than one person occupying a room (overcrowding); and/or when a cost burden greater than 30% exists (where 30% or more of income goes toward housing).

For the purposes of this Complain, disproportionately greater need is assumed to exist when the percentage of persons in an income category who are members of a particular racial or ethnic group is at least 10 percentage points higher than the percentage of persons in the category as a whole (later referred as the "threshold" for disproportionately greater need). For example, 82% (percentages rounded to the nearest whole number) of the extremely low income households (0%-30% AMI) experience at least one of the four housing problems. Based on the aforementioned calculation, if more than 92% of a particular racial or ethnic group experienced any of the housing problems, a disproportionately greater need is presumed to exist.

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	11,220	920	755
White	8,470	730	585
Black / African American	105	15	0
Asian	720	20	155
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	1,890	155	15

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2007-2011 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	8,450	775	0
White	5,675	585	0
Black / African American	120	0	0
Asian	845	100	0
American Indian, Alaska Native	30	15	0
Pacific Islander	0	0	0
Hispanic	1,680	75	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2007-2011 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	8,985	2,885	0
White	5,375	1,645	0
Black / African American	135	140	0
Asian	1,515	365	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	0	0
Hispanic	1,875	695	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2007-2011 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	3,725	4,135	0
White	2,180	2,400	0
Black / African American	105	65	0
Asian	610	820	0
American Indian, Alaska Native	4	10	0
Pacific Islander	25	0	0
Hispanic	785	830	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2007-2011 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

A review of the tables shows that the percentage of ALL households with housing problems is a very large percentage of the all low income households in Glendale. A range of 47% to 87% of all households within the four income groups have housing problems. The actual number of households in all income groups with housing problems in all groups is 32,380 out of a total of 42,605 households. This is 76% of all low income households that have housing problems.
Please note that the lack of a true sample size exists for the Black/African American, American Indian, and Pacific Islander group across all income categories.

The largest ethnic or racial group with the greatest need (in raw numbers) identifies as White (75%). However, proportionately the percentages of Whites that experience a severe housing problem as compared to the percentage of all households that experience housing problems is less than 10% greater.

The one group that appears to have a disproportionate impact is Hispanic households that are very low income at 30-50% AMI. 96% of Hispanic households at this income level have housing problems. This compares to 85% of all households that have housing problems at this income level. The reason for this disproportionate impact is not known and it is not seen at other income levels. Further research is needed to determine whether a particular housing stock or neighborhood would result in such a result.

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

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

Introduction

Similar to the previous section (NA-15), a household is considered to have a housing problem when at least one of four problems exist: lack of complete kitchen facilities; lack of complete plumbing facilities; more than one person occupying a room (overcrowding); and/or when a cost burden greater than 30% exists (where 30% or more of income goes toward housing). For *severe* housing problems, overcrowding is defined by having more than 1.5 persons per room (excluding bathrooms and kitchens) and a cost burden exists when 50% or more of income goes toward housing. The same calculation for disproportionately greater need applies in this section as well.

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	10,300	1,840	755
White	7,755	1,445	585
Black / African American	90	25	0
Asian	680	50	155
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	1,735	315	15

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2007-2011 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	6,310	2,910	0
White	4,330	1,930	0
Black / African American	80	40	0
Asian	640	305	0
American Indian, Alaska Native	20	30	0
Pacific Islander	0	0	0
Hispanic	1,220	540	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2007-2011 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	4,070	7,805	0
White	2,540	4,480	0
Black / African American	70	205	0
Asian	520	1,360	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	15	0
Hispanic	900	1,670	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2007-2011 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	1,719	6,135	0
White	990	3,590	0
Black / African American	15	155	0
Asian	349	1,085	0
American Indian, Alaska Native	4	10	0
Pacific Islander	25	0	0
Hispanic	330	1,290	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2007-2011 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

Overall, 10,300 extremely low income households (0-30% AMI) in Glendale experience a severe housing problem. The largest group with the greatest need (in raw numbers) identifies as White (75%). However, proportionately the percentages of Whites and Hispanics within 0-30% AMI that experience a severe housing problem compared to their peers in the same racial classification within that income category is very similar at 84% and 85%, respectively.

In income categories 30%-50% AMI and 50%-80% the group that is consistently above the threshold are Whites. As the AMI increases, fewer racial or ethnic groups experience housing problems and the overall jurisdiction percentages decrease as well. Among groups with statistically significant samples, it appears the Asians tend to experience housing problems at a rate less than the average for most income category. Additionally, the lack of a true sample size exists for the Black/African American, American Indian, and Pacific Islander group across all income categories.

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:

Unlike previous sections, section NA-25 measures individuals rather than households. A person is considered to have a housing cost burden when he or she spends more than 30% of gross income on housing expenses. As before, the same methodology applies to calculating disproportionately greater need.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	34,155	16,940	20,274	774
White	22,265	10,530	14,865	600
Black / African American	635	345	295	0
Asian	5,660	2,475	2,040	159
American Indian, Alaska Native	80	15	25	0
Pacific Islander	0	25	25	0
Hispanic	5,120	3,425	2,950	15

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2007-2011 CHAS

Discussion:

Overall, 37,214 of Glendale residents live in a household that experiences a housing cost burden (calculated using figures in the 30-50% and >50% columns). As noted earlier, there is a lack of a true sample size for Pacific Islanders, American Indians and Black/African Americans.

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?

While people who identified as White experience a greater need as it relates to housing cost burdens, as they represent an overall greater percentage of Glendale's population, no group had a disproportionately greater need when only housing cost burden was considered.

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

During the consultation process, when asked if certain groups should be the focus of additional services, needs where not broken down by race/ Ethnicity. However, other special needs groups identified during this process were the homeless and frail elderly according to the Community Needs Survey and the Community Development focus group which also identified mental health services as a high need for additional services.

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

Glendale residents are predominantly comprised of two racial/ethnic groups: White and Hispanic. The 2010 Census reported that Glendale had a population of 191,719, down from 194,973 in the 2000 Census. While the White population decreased by 8.1% during this time period, most of the other groups experienced a decrease as well. Because Whites and Hispanics represent 88.5% of the population according to the 2010 Census, these are the racial or ethnic groups that experience a disproportionately greater need. The census tracts with the highest poverty rates are concentrated in the southern areas of the City. This is also where some of the highest population densities are located. Southern Glendale is the neighborhood areas presently under study to improve the quality of life in lower income census tracts.

NA-35 Public Housing – 91.205(b)

Introduction

The City of Glendale does not own public housing. However, the City does operate a Section 8 Housing Choice Voucher Program and administers a significant number of portable Housing Choice Vouchers (approximately 50% of all Glendale Vouchers) for other Housing Authorities.

The numbers included in this table are the number of Section 8 Housing Choice vouchers in Glendale including those administered for other Housing Authorities.

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	3	0	0	3,010	0	3,009	1	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	10,702	0	0	13,740	0	13,738	20,076	0
Average length of stay	0	0	0	7	0	7	1	0
Average Household size	1	0	0	1	0	1	2	0
# Homeless at admission	1	0	0	0	0	0	0	0

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project -based	Tenant -based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of Elderly Program Participants (>62)	0	0	0	2,313	0	2,312	1	0
# of Disabled Families	2	0	0	390	0	390	0	0
# of Families requesting accessibility features	3	0	0	3,010	0	3,009	1	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	2	0	0	2,957	0	2,956	1	0	0
Black/African American	1	0	0	32	0	32	0	0	0
Asian	0	0	0	18	0	18	0	0	0
American Indian/Alaska Native	0	0	0	0	0	0	0	0	0
Pacific Islander	0	0	0	3	0	3	0	0	0

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 *
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	174	0	174	0	0	0
Not Hispanic	3	0	0	2,836	0	2,835	1	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:

Glendale has no public housing units.

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

The immediate needs of Housing Choice voucher holders in Glendale are being met. There are approximately 3,200 families remaining on the Section 8 Waiting List, which was established in 2001. The greatest need for Housing Choice Voucher Holders is housing with rents that meet the maximum Housing Assistance Payment available due to limited rental assistance funds. Housing in Glendale is becoming more expensive. It is becoming more difficult for Voucher holders to find an affordable unit to rent, even with their Voucher rental assistance

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

All renters in Glendale are finding increasingly higher rents. Another major difference between the applicants on the waiting list and the population at large is that the low income population in Glendale includes many homeowners. Approximately 40% of housing units (at all income levels) in Glendale are owner occupied. The needs of homeowners, regardless of income level, are somewhat different than the needs of renters. For example, homeowners require mortgage and utilities services and assistance and sometimes home repair or rehabilitation programs. Renters do not require those resources or services. Even homeowners experience cost burdens. As shown in the Needs Assessment above, 4,520 low/moderate income homeowners and 15,110 low/moderate income renter households experience a severe housing cost burden.

Discussion

Overall, lower-income residents in Glendale would benefit from increased affordable housing stock and other affordable housing resources, including public and social services. Through the consultation and public meeting processes, many housing needs have been identified. Some of these needs, as will be discussed further, include more housing services for homeless, mentally ill, substance abuse, Veteran, elderly, and special needs populations. Consistently, improving housing affordability and availability of housing services that address groups with special housing needs was the highest priority identified throughout most of the public meetings held by the City.

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NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

The U.S. Department of Housing and Urban Development (HUD) provides the following definition of homelessness: "A person is considered homeless only when he/she resides in one of the places described below:

- in places not meant for human habitation, such as cars, parks, sidewalks, and abandoned buildings;
- in an emergency shelter; or
- in transitional or supportive housing for homeless persons who originally came from the streets or emergency shelter."

People can become homeless because of social structural issues such as increases in rent, loss of job, and rising health care costs. In addition, personal experiences such as domestic violence, physical disabilities, mental illness, and substance abuse can cause people to become homeless as well. Often, one or more of these experiences factor into a household's homeless experience.

According to the City of Glendale 2013 Homeless Count and Subpopulation Survey, there are 326 adults and children who are homeless during a point-in-time in the City of Glendale. This represents a 9% increase when compared to the number of homeless persons who were counted in 2012 (299). Of the 326 adults and children, 76 were unsheltered and 228 were sheltered and 22 persons refused to disclose family composition. Details and other comparative data concerning these persons, including a breakdown by various subpopulations and jurisdictions, are provided in detail in this section.

The City of Glendale has estimated in the January 2013 Point-in-Time Count that there are 326 homeless persons in the City of Glendale on any given night. Many of these are individuals and families with special needs requiring attention, such as substance abuse, mental illness, physical disabilities or domestic violence. Supportive services for homeless and formerly homeless persons are provided and coordinated through the Glendale Continuum of Care (CoC), a network of local social service agencies and other providers working together to eliminate homelessness. The Continuum of Care is comprised of outreach and assessment, emergency, transitional and permanent supportive housing, and homeless prevention activities. In addition, a variety of supportive services are linked to housing programs that address the problems that contribute to homelessness: domestic violence, substance abuse, physical and mental health. Supportive services designed to provide enhanced employment opportunities, to assist veterans, and to facilitate placement in, and maintenance of, permanent housing are also offered. With the City of Glendale's Community Development Block Grant (CDBG) and Emergency Solutions Grant (ESG) programs, and through the aggressive pursuit of competitive funding opportunities provided by HUD, including the Continuum of Care Program (CoC), many components of the continuum of care are in place.

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)	114	2	120	2	116	60
Persons in Households with Only Children	0	0	0	0	0	0
Persons in Households with Only Adults	99	83	150	3	72	120
Chronically Homeless Individuals	43	46	50	2	69	320
Chronically Homeless Families	4	0	5	1	24	320
Veterans	11	12	5	1	4	60
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	0	2	5	1	0	30

Table 26 - Homeless Needs Assessment

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):

As stated earlier, as of the January 2013 Point-in-Time Count, there were 326 homeless persons in the City of Glendale. Sixteen organizations were consulted regarding homeless needs and programs to address those needs. In addition, the City consulted with Southern California Regional Leadership group, including Cities of Pasadena, Long Beach, Los Angeles, Counties of Los Angeles and Orange County.

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

According to the City of Glendale's 2013 Point-in-Time Homeless Survey, 23 (9%) homeless adults in the City are veterans. In the City of Glendale, there were 76 unsheltered adults. In 2013, of the 23, 10 self-reported becoming homeless in Glendale, comparing to 2012, where 15 (5 %) persons were veterans. Of the 15 persons 5 (1%) became homeless Veterans in Glendale.

In 2013, the Department of Veterans Affairs VASH and SSVF Programs targeted only those veterans who were honorably discharged. As a result, this created additional housing barriers for those veterans who were dishonorably discharged. The City of Glendale serves all veterans

OMB Control No: 2506-0117 (exp. 07/31/2015)

regardless of their discharge status through the Shelter Plus Care Programs. However, the largest housing need is specifically for veterans with dishonorable discharges.

On January 30, 2013, 326 unduplicated homeless persons were enumerated. Total of 257 adult survey and 63 children surveys were completed. Demographics information on the children was not required.

- 37% (95 of 257) of the population answered "Yes" to the question "Did you become homeless in Glendale", 53% (136 of 257) answered No, and 26 (10%) did not disclose residency and 63 were children;
- 182 (57%) are individuals and 116 (36%) are persons in families, total of 56 adults and 63 children; 22 (8%) families or individuals did not disclose;
- 202 out of 320 (63%) are adults between ages of 18 through 61;
- 63 (20%) are children under 17 years of age;
- 28 (9%) are 62 years of age or older; 27 (8%) did not disclose age;
- 89 (34%) of homeless adults meet the definition of chronically homeless;
- 76 (29%) are identified with a chronic mental illness;
- 72 (28%) are identified as having problems with chronic substance abuse;
- 33 (12%) suffered from both substance abuse and a serious mental illness (dual diagnosis);
- 114, (31%) combined are either chronic substance abusers or mentally ill,
- Of the 257 adults, 59 (23%) persons identified as being homeless due to domestic violence. Of the 59, 39 (66%) were women and children and 20 (34%) were men that are homeless as a result of domestic violence;
- 2 people identified themselves as HIV positive or having been diagnosed with AIDS on the date of enumeration; and
- 23 (9%) persons are veterans. 10 out 257 (3%) are homeless Veterans in Glendale.

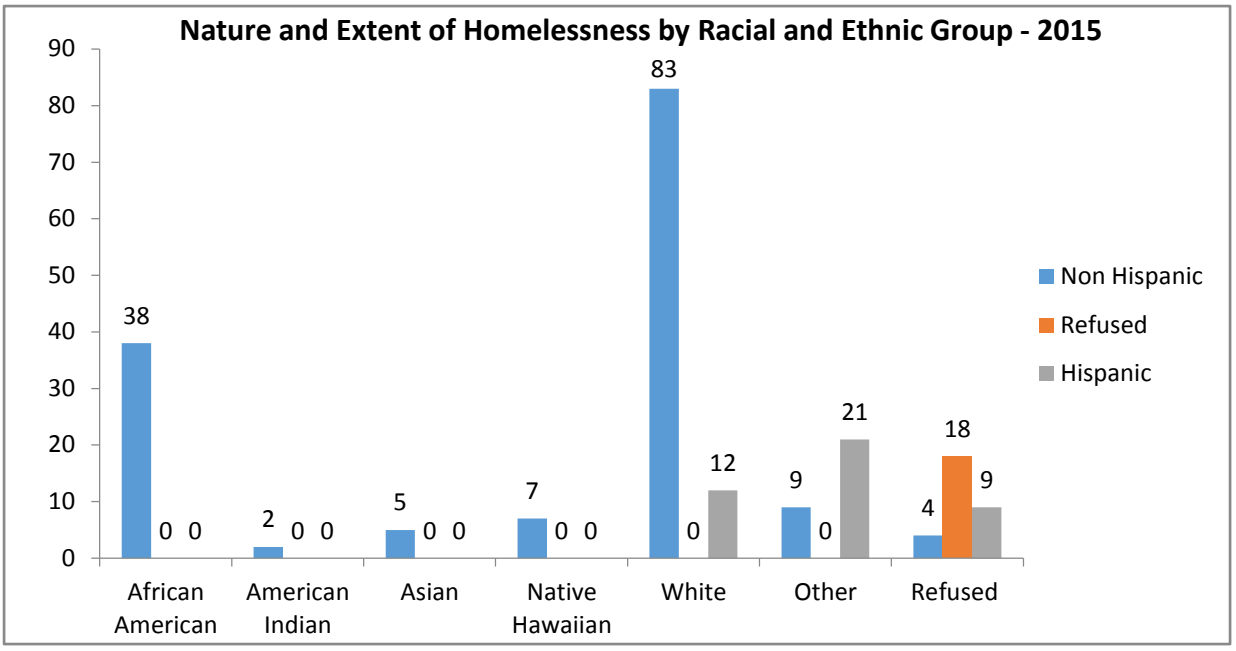
The City of Glendale received funding for 5 permanent supportive housing vouchers under the Shelter Plus Care Program which will work closely with Ascencia to end Veteran homeless in Glendale by 2013. In comparing 2012 to 2013, the total percentage of Veterans population increased due to the operation of the Regional Winter Shelter Program vs. the Homeless Solutions Program. The Winter Shelter Program served 8 veterans.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.
The larger homeless populations by racial/ethnic groups, according to the 2015 Point-in-Time Count (PIT), were White and African American; the former population with 95 known homeless persons and the latter with 38. The remaining racial/ethnic groups make up less than 29% of the homeless population combined.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

While 228 homeless persons are sheltered, there are total of 98 (76 unsheltered and 22 refused) homeless persons who are still unsheltered. Since the McKinney Vento Act reauthorization to HEARTH ACT, the focus for homeless programs is moving towards rapid-re housing, housing first and homeless prevention. While, the current emergency shelter programs offer vital temporary housing for those eligible, utilized in developing programs that is a gap in the CoC. CoC funds will be directed towards programs that will bridge the gap that exists in current housing programs within the CoC.

Discussion:



State Housing Law requires that cities identify sites that can adequately accommodate emergency homeless shelters. Additionally, cities must not unduly discourage or deter these uses. With the adoption of Ordinance Nos. 1633 and 1634, the Zoning Map was amended to designate an Emergency Shelter Overlay Zone District for emergency shelters at specific sites. In addition, Municipal Code definitions related to housing, including emergency shelters, transitional housing and supportive housing were amended such that transitional and supportive housing are residential uses subject to the same regulations and procedures that

OMB Control No: 2506-0117 (exp. 07/31/2015)

apply to other residential uses of the same type in the same zone. These amendments were requirements of State law (SB 2).

Homelessness was noted as a "high priority" by the citizenry of Glendale during the administration of the Community Needs Survey. In addition, during the Public Hearing, community residents acknowledged homelessness as an issue and stated their continued support for funding for homeless programs and services.

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

Introduction:

Non-homeless special needs refer to the needs of population subgroups that have been identified by HUD as more commonly in need of housing assistance than the general population. Due to their economic, social, mental, and/or physical conditions, these populations have difficulty finding appropriate housing. The State of California includes additional groups as well.

- The elderly and frail elderly,
- Persons with disabilities,
- Persons with HIV/AIDS,
- Persons with alcohol or drug addictions;
- Victims of domestic violence;
- Female headed households with children present; and
- Large families (7 or more members).

Additionally, individual regions often contain specific subgroups that face challenges unique to the region. This section is intended to identify the nature and extent of these needs as well as strategies being implemented to address these needs.

Describe the characteristics of special needs populations in your community:

Elderly – In Glendale many elderly are retired and living on a fixed income and as a result are low-income. Many experience physical and mental disabilities. 15.6% of the population (29,918 persons) in Glendale is age 65 or older. Elderly persons are likely to have fixed incomes and often have special needs related to housing location and construction. Because of limited mobility, elderly persons typically need access to services (i.e. medical and shopping) and public transit. In terms of housing construction, elderly persons may need ramps, handrails, elevators, lower cabinets and counters and special security devices to allow for greater access, convenience and self-protection.

Persons with Physical and Developmental Disabilities – Approximately 21.7% of Glendale's population was identified in 2000 as having work disabilities, mobility and/or self-care limitations. This includes the disabled elderly. The Lanterman Center identified 1,249 active cases for developmentally disabled people in Glendale. These populations tend to have lower incomes due to some disabled people unable to locate a full time job that meets their needs. Specific information is not available on the prevalence of persons with severe and persistent mental illness (SMI) in Glendale. However it is estimated that 5.4% of the national population has SMI. Persons with this degree of mental illness are frequently unable to work, lack adequate health insurance and mental health treatment. Without adequate support many are lower income and some are homeless.

Persons with HIV/AIDS – The Los Angeles County Health Department reports there are approximately 542 residents of Glendale with AIDS. The National Commission on AIDS estimates that between one-third and one-half of all people infected with AIDS are either homeless or are in imminent danger of becoming homeless. Approximately 542 AIDS infected persons in Glendale may be in need of supportive housing (The City of Glendale Consolidated Plan Fiscal Year 2010-2015).

The Strategic Plan for Housing Needs identifies that the San Fernando Valley SPA has 19% of the County population, but only 14% of the population with AIDS. A major need facing this population is health care, particularly medical insurance. Persons living with AIDS are supported through a variety of networks in Los Angeles County, including the federal Ryan White CARE act and the federal Housing Opportunities for Persons with AIDS (HOPWA). Housing needs of this population include adult residential facilities (ARFs), congregate living health facilities providing 24 hour care, HIV/AIDS substance abuse residential rehabilitation services and inpatient detoxification services, residential care facilities for the chronically ill and hospice care.

Victims of domestic violence are typically women and often become victims to crimes such as rape, battery or assault. Moreover, those with low income are at greater risk as well. Survivors generally need emergency and transitional housing for women and children, additional financial support, legal services or counseling to properly deal with domestic violence.

Persons with Alcohol or Other Drug Addiction abuse affect a large portion of the population, but the extent of such abuse is difficult to estimate because few people admit they have a problem or seek assistance. It is estimated by the National Institute of Alcoholic Abuse and Alcoholism that at there are approximately 12,000 people in Glendale with substance abuse problems.

Female Headed Households with Children Present – approximately 12.3% of households (8,908) in Glendale are female headed. 34% of these had children present. Approximately 16.8% of female headed households with children had incomes below the poverty level.

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

Housing and services needs of these populations are determined based upon consultations with social services providers (Ability First, Campbell Center, United Cerebral Palsy of Los Angeles-Santa Barbara-Ventura Counties, San Gabriel Valley Habitat for Humanity, Glendale Continuum of Care member agencies), special agency studies (including the Strategic Housing Plan for Special Needs Populations conducted by Shelter Partnership with several Los Angeles County agencies, Los Angeles County Health Department, and a National Institute of Alcoholic Abuse and Alcoholism report), and demographic reports published by the US Census Bureau.

Based upon this input it has been determined that Housing and Supportive Services of these groups' needs including providing affordable housing, physically accessible housing and

transportation, care providers and case management services, job services, affordable child care, and recreation facilities, and adequate affordable health care, including mental health care.

Also, the City has been advised that in order to meet special housing needs a variety of unique types of housing must be permitted such as homes with a greater than normal number of bedrooms, congregate care facilities, assisted living facilities, independent living with supportive services. These often require permissive zoning definitions and zoning codes that will allow flexibility in allowing a variety of housing types to meet the needs of special needs populations as well as higher density residential development in some areas for affordable housing.

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

The Los Angeles County Health Department reports there are approximately 542 residents of Glendale with AIDS. The National Commission on AIDS estimates that between one-third and one-half of all people infected with AIDS are either homeless or are in imminent danger of becoming homeless. Approximately 542 AIDS infected persons in Glendale may be in need of supportive housing (The City of Glendale Consolidated Plan Fiscal Year 2010-2015).

The Strategic Plan for Housing Needs identifies that the San Fernando Valley SPA has 19% of the County population, but only 14% of the population with AIDS. A major need facing this population is health care, particularly medical insurance. Persons living with AIDS are supported through a variety of networks in Los Angeles County, including the federal Ryan White CARE act and the federal Housing Opportunities for Persons with AIDS (HOPWA). Housing needs of this population include adult residential facilities (ARFs), congregate living health facilities providing 24 hour care, HIV/AIDS substance abuse residential rehabilitation services and inpatient detoxification services, residential care facilities for the chronically ill and hospice care.

Discussion:

Special needs populations with high priority housing and supportive services needs include the elderly and frail elderly, persons with disabilities, persons with HIV/AIDS, persons with alcohol or drug addictions, and victims of domestic violence. Glendale has also identified large households and single parent households (primarily female-headed households) as additional special needs groups requiring supportive services. Glendale works with a number of local and regional providers that serve special needs populations.

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

Describe the jurisdiction's need for Public Facilities:

Based on the data described below, the following is the City's priority needs for Public Facilities:

- Park & Recreation Facilities
- Health Care Facilities
- Youth Centers
- Libraries
- Multi-purpose Community Centers
- Child Care Centers

How were these needs determined?

The FY 2014-15 Community Needs Assessment process for the FY 2015-16 Annual Plan and FY 20115-20 Consolidated Plan included consultation and input from community residents, community coalitions, and social service agencies. Additional community input and needs assessment was provided with a Housing Topic Focus Group and Community Development Needs Topic Group discussion and the continued use of the Community Needs Survey. The Glendale Continuum of Care was also consultant on the City's homeless needs.

The City created a wide variety of opportunities to invite feedback from the community. The formal Community Needs Assessment and Outreach Strategy involved responses from approximately 550 residents, businesses, and community agency stakeholders. It included two community public hearings, four community events, an Internet survey, a Community Needs Assessment Survey. In addition, three stakeholder focus groups were consulted, comprising 14 social service, homeless, and housing agencies. A summary of outreach activities is outlined below:

1) one Public Hearing held on September 24, 2014 at Mann Elementary School that featured citizen focus groups who were asked to identify community needs and priorities concerning housing, community development, homeless, economic development, and citizen participation. Fifty-five (55) residents participated in the focus groups.

2) four community events including Movies at the Park at Brand and Central Parks, National Night Out, and Cruise Night. These activities involved distributing and collecting Community Needs Assessment Surveys from residents participating in these events and providing information on community development and housing programs. Approximately 300 persons participated in the surveys. Survey questions were sought to determine the level of concern and priority for social service, neighborhood improvement, and community facilities categories. By December 30, 2014, 460 surveys received were entered in the survey data system.

3) a Homeless Focus Group discussion with homeless service providers held on October 13, 2014. This interactive focus group discussion asked for specific needs for homeless program needs and priorities from a social service agency provider perspective. Ten (10) social service and community agencies participated in the focus group.

4) a Community Development Focus Group discussion with social service providers held on October 28, 2014. This interactive focus group discussion asked for specific needs for social services program needs and priorities from a social service agency provider perspective. Twelve (12) social service and community agencies participated in the focus group.

5) Housing groups were consulted through an informal meeting with housing providers to discuss Housing needs for the City.

In regards to public facilities, Park recreational features such as outdoor physical fitness equipment, and youth/community centers were identified by Public Hearing participants as the most important community facility needs. The need for additional park recreational equipment also ties in to the social services needs for additional recreational activities for youth as a deterrent to juvenile crime and drug use. The Community Needs Survey also identified parks and recreational facilities as a high need along with Libraries, specifically neighborhood based libraries and Youth Centers. Community residents identified Health Centers as an important public facility priority including physical and mental health centers.

Based on the data above, the City's highest priority will continue to be the development and improvement of public parks in the CDBG eligible southern Glendale neighborhood in addition to youth centers, health centers, libraries, multi-purpose community centers, and child care centers.

Describe the jurisdiction's need for Public Improvements:

Infrastructure improvements typically include activities such as upgrades or expansion of streets, curbs and gutters, sewer and drainage systems, street lights, sidewalks, and public parking lots, and are, in general, an eligible expenditure of CDBG funds within low- and moderate-income neighborhoods. The following are priority needs for Public Improvements:

- Street/Alley Improvements
- Sidewalk Improvements
- Street Lighting
- Traffic Calming

How were these needs determined?

Public hearing comments, the community needs survey, and general feedback from community residents provided data to determine public facility needs. The Public Hearing participants

ranked improved traffic calming (especially around schools), street lighting, and trash and debris abatement as the most important neighborhood improvement issues. Bulky item pickup (lack of) was significantly discussed at the Hearing by residents. The Community Needs Survey identified Street; Curb and Sidewalk Improvements; Street Lighting Improvements; trash/Debris Removal; and Water/Sewer Improvements as priority public improvements needed in their neighborhoods. Although Water/Sewer improvements were identified in the survey, neither public Hearing nor the general community felt that this was not a priority in their neighborhood.

Describe the jurisdiction's need for Public Services:
An essential part of the City's community development strategy is to provide community-based public social services. Various specialty groups rely on specific programs that are provided either by the City or nonprofit organizations, using CDBG and non-CDBG funding. These programs are designed to fill voids left by a household's lack of resources or lack of direct access to these necessities.

Based on the FY 2014-15 Community Needs Assessment (including direct input from over 500 residents, as outlined above), it appears that the needs and priorities expressed by the community and corroborated by census data continue to be consistent with the changing demographics of the City. A brief narrative description of the community development and housing needs identified as a result of the above described planning process is provided below

The City of Glendale, as well as local non-profits, offers an array of services to low and moderate-income residents and special needs groups such as persons with disabilities. With the increase in the number of families and children over the last decade, these services are in demand and address a number of needs. Based on input obtained during the development of the Consolidated Plan, including the Community Needs Survey, Public Hearing Comments, and the Community Needs Focus Group, the following represent high priority public services:

- Youth Services/ Activities
- Homeless Services
- Employment and Training Services
- Anti-Crime Programs

Based on the community survey responses and comments from the public hearings, the following services were rated with a medium importance:

- Health Services
- Mental Health Services
- Child Care Services
- Senior Services
- Fair Housing/Tenant-Landlord Services
- Services for the developmentally and physically disabled

How were these needs determined?

Community feedback on community development issues was gathered through a community needs survey mentioned above given to agencies, nonprofits, and interested citizens and available on the City's web site. These needs were further determined during the consultation process, community development surveys, the Community Development Focus group meeting, and at public meetings.

Crime, and public safety programs such as neighborhood watch and other crime prevention programs were identified by community residents as a social service priority according to the Community Needs Survey. Comments at the Public Hearing focused and the Community Needs Survey responses centered on providing more gang and drug prevention programs, at risk youth employment services, and youth recreation programs to prevent juvenile crime. Two of the three Public Hearing focus groups commented that public safety at southern Glendale parks was a high priority including the need to deter drug use and vandalism at the parks with increased police patrol.

At-risk youth programs, including gang and drug prevention programs, tutoring, youth employment services, and after school programs were a high priority according to the Community Needs Survey. At the Public Hearing, residents listed the need for additional recreational space for youth services, youth employment and youth drug counseling as a priority. Residents also identified youth recreational programs and park facilities for youth in the Public Hearing and in the Community Needs Survey as a high priority.

Employment programs including job counseling, job training, job search and placement assistance, basic skills training, and English as A Second Language (ESL) classes were a common social service priority identified by community residents at the Public Hearings and on the Community Needs Survey. Affordable child care for pre-school and school aged children for working families and participants in job training programs was also identified as a priority social service need in the Community Needs Survey.

Homeless services including emergency shelter, homeless prevention, mental health services, homeless employment services and homeless street outreach were identified in the Community Needs Survey and the Public Hearing as high needs. The Glendale Continuum of Care Committee (formerly the Glendale Homeless Coalition) stated that the Continuum of Care needs to have more homeless prevention programs and mental health services for the homeless, and continue supporting permanent housing for the homeless with support services.

The Community Needs Survey's "Other Social Services category identified mental health services and substance abuse services as high priorities and this was also repeated at the Public Hearing and the Continuum of Care focus group meeting. Senior services were also noted as a priority at the Public Hearing. Domestic Violence programs, both prevention and intervention. Additional services noted above were the result of the City's extensive consultation process.

Housing Market Analysis

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

Introduction

According to the 2007-2011 ACS estimates, Glendale had 74,918 housing units. Of these housing units, 42% of them consisted of single unit structures while 59% of them consisted of housing multi-units. And 39% were owner occupied while 61% were rental units.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	27,579	37%
1-unit, attached structure	3,564	5%
2-4 units	6,627	9%
5-19 units	20,969	28%
20 or more units	16,110	22%
Mobile Home, boat, RV, van, etc	69	0%
Total	***74,918***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2007-2011 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	57	0%	2,561	6%
1 bedroom	1,276	5%	16,893	39%
2 bedrooms	8,774	31%	19,742	46%
3 or more bedrooms	17,924	64%	3,962	9%
Total	***28,031***	***100%***	***43,158***	***100%***

Table 28 – Unit Size by Tenure

Data Source: 2007-2011 ACS

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

The 2014-2021 Regional Housing Needs Assessment from the Southern California Association of Governments (SCAG) has determined the following need for new construction of housing units in the next seven years. These units are: Extremely Low Income - 254 units; Very Low Income – 254 units ; Low Income – 310 units; Moderate Income – 337 units ; and Above Moderate Income - 862 units for a total of 2,017 units.

Any federal, State, and local affordable housing funds that may be used for new construction and/or substantial rehabilitation, or additional private funds that they leverage, will be used in an effort to meet these goals.

Affordable Housing Projects Under Construction – Income Targeting and Sources of Funding

Veterans Village, 327-331 Salem Street. New Construction for Small and Large Families with preference and supportive services for Veterans - 44 units (5 Extremely Low, 27 Very Low, 11 Low Income Units) with 1 manager unit. Federal HOME funds and VASH vouchers, 9% Federal Tax Credits, developer equity, Low Moderate Income Housing Asset Funds (state), nonprofit supportive services from various sources.

Chestnut Habitat, 806 E Chestnut Street, New Construction for large families – 3 units (3 Very Low Income Units). Low Moderate Income Housing Asset funds (state), Cal HOME (state), WISH (private), owner sweat equity, volunteer labor, in kind and cash donations.

Glendale Arts Colony – 121 N Kenwood Street. New Construction for Small and Large Families with a preference for artists. 70 units (7 Extremely Low, 28 Very Low, and 34 Low Income Units) and 1 manager unit. Federal 9% Tax Credits, Low Moderate Income Housing Asset Funds (state), private lender funds, developer equity, nonprofit supportive services from various sources.

Fifth & Sonora Affordable Housing Site – New Construction, Units to be Determined, Low Moderate Income Housing Asset Funds (state) and other to be determined for low/moderate income households.

New Home Ownership Project – New Construction for Large Families, 6 units (Low Income). Federal HOME funds, State Cal HOME funds, WISH (private), owner sweat equity, volunteer labor, in kind and cash donations.

Camden Glendale – 3900 San Fernando Road – New Construction for Small Households, 212 units including 22 Very Low Income Units, Density Bonus Project

301 N Central/313 W California – New Construction for Small Households, 91 units including 4 Very Low Income Units. Density Bonus Project

319 N Central/312 Myrtle – New Construction for Small Households, 94 units including 4 Very Low Income Units. Density Bonus Project

518 Glenwood Street – New Construction for Small Households (Homeownership), 6 units including 1 Moderate Income Units. Density Bonus Project.

Several other Density Bonus projects are in predevelopment stage and may provide more affordable housing.

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

Provided continued renewal of HUD 202 and Section 811 Project Based Section 8 Annual Contracts, no affordable units are expected to be lost from the affordable housing inventory. Three multi-family rehabilitation unit projects with short term affordability covenants will expire. Due to new construction of affordable units, there will be no net loss of affordable units.

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

The State of California requires each community to be assessed a percentage of the Regional Housing Needs Assessment (RHNA) of the entire state. SCAG has determined the RHNA new construction housing needs for Glendale for the period 2014-2021 as follows: 254 Extremely Low Income Units, 254 Very Low Income Units, 310 Low Income Units, 337 Moderate Income Units and 862 Above Moderate Income Units for a total of 2,0147 new construction units.

The list above shows 546 units currently under construction with 152 of those being affordable units. Unless affordable housing funding increases significantly in the next few years it is not likely that Glendale will meet the projected affordable housing goals.

Describe the need for specific types of housing:
The Land Use Element of the General Plan provides multiple categories of residential uses. Glendale provides two categories of single family density and four categories of multiple family densities. In addition, Glendale provides a variety of mixed use opportunities in areas covered by the Downtown Glendale Specific Plan, Town Center Specific Plan, San Fernando Road Redevelopment Project Area, and along commercial corridors.

The Zoning Ordinance provides seven different residential unit densities and a variety of development standards consistent with the densities prescribed by the Land Use Element. Special zoning categories in the Zoning Code allowing residential uses include a planned residential development overlay zone, a horse overlay zone and medical services zone. The medical services zone expands opportunities for special needs housing in proximity to hospitals. The Downtown Specific Plan and Town Center Specific Plan areas provide additional mixed use residential opportunities. Mixed use zones expand the residential capacity of the City by providing opportunities for higher density residential uses in areas previously reserved for commercial and manufacturing uses. In 2006, the California Department of Housing and Community Development's director and other representatives visited Glendale to review the City's innovative approach toward mixed use zoning and its encouragement of more predictable, higher quality, higher density development through its Downtown Specific Plan and San Fernando Road Rezoning programs.

Below describe the need for specific types of housing and the percentage of overall new production.

As previously stated, The RHNA identifies the City of Glendale's housing needs as 2,017 new housing units. The RHNA total construction need figure is based on a number of statistical variables, including household growth, vacancy rates, replacement needs, income distribution and growth forecasts. Consideration of indicators such as the number of low income households overpaying for housing, severe overcrowding, housing tenure, and current vacancy need are also part of this determination. The allocation of these units by income level, which is also termed the "fair share" distribution, is based on the median income level of the County of Los Angeles and the existing income structure of each city within the County.

From January 1, 2008 to June 10, 2013, 2,521 dwellings units were built in Glendale, of which 19 were affordable to extremely low income households, 179 were affordable to very low income households, 68 were affordable to low income households, 57 were affordable to moderate income households and 893 were affordable to households with incomes above moderate.

An additional 26 units affordable to very low income households and 1,279 units affordable to above moderate income households are under construction or have been entitled (including those listed above). These affordable units which are under construction or have been entitled have conditions of project approval which require the recording of affordability restrictions, including monitoring and compliance requirements by Glendale's Community Development and Housing Department, prior to occupancy. The number of housing units built or in the development process affordable to all income levels demonstrates the City's commitment to promoting the development of a wide range of housing types.

The following breakdown depicts the RHNA construction need according to income level:

- Extremely Low - 254 (12.6 %)
- Very Low - 254 (12.6 %)
- Low - 310 (15.4 %)
- Moderate - 337 (16.7 %)
- Above Moderate - 862 (42.7%)

Discussion

While the RHNA is not a mandate to construct 2,017 housing units, according to the SCAG publication titled *Housing Southern Californians* (June 1999), the targets "...are intended to assure that adequate sites and zoning exists to address anticipated housing demand during the planning period and that market forces are not inhibited in addressing the housing needs of all economic segments of a community." Furthermore, the City of Glendale has indicated that when needed, it will amend the Zoning Ordinance as appropriate to facilitate the development of housing for special needs groups and individuals, such as locating housing and populations near appropriate services as well as responding to the diminishing supply of vacant land by the

replacement of older single family homes with higher density developments, as permitted under zoning.

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

Introduction

In 2000, median home values in Glendale were $290,400 and as of 2011, these values rose to $624,100, representing a 115% increase. Median rents, however, increased by a margin of 67%. The value of for-sale housing in Glendale in 2011 was 30 percent higher than the County median ($478,300), and nearly 22 percent more than the City of Los Angeles ($513,600). The median home values in Burbank ($596,500) and Pasadena ($638,400) also exceeded the County median. Only La Canada Flintridge (more than $1 million) and South Pasadena ($834,400), relatively small cities, had more expensive housing than Glendale. Home values increased significantly during the past decade.

Between 1980 and 1990, Glendale's population expanded by over 40,000 individuals. During this time, growth between the 1980's and 1990's was accommodated, for the most part, by the redevelopment of underutilized properties in the multiple family residential zone categories. During the 1980's and 1990's, over 10,500 dwelling units were added to the City. Growth slowed dramatically in the past decade. According to date from the California Department of Finance and the American Community Survey, it appears the population in Glendale peaked at over 200,000 sometime in the mid 2000's, and then fell to 191,719 in 2010. The decline of the housing market experienced around the country was also felt in Glendale, with a total of 444 housing units built between 2006 and 2012.

Development of the Downtown Specific Plan, incentivized by increased density and an improved community has again spurred growth in Glendale. Only a very small percentage of the new growth will provide affordable housing or housing for special needs populations. These projects are very costly and require significant public resources. With the loss of Redevelopment funds and great reduction in federal HOME funds it is not likely that significant additional new affordable housing construction will begin in the next five years beyond the projects described above.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2011	% Change
Median Home Value	290,400	624,100	115%
Median Contract Rent	687	1,148	67%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	3,118	7.2%
$500-999	12,709	29.5%

Rent Paid	Number	%
$1,000-1,499	18,777	43.5%
$1,500-1,999	6,691	15.5%
$2,000 or more	1,863	4.3%
Total	***43,158***	***100.0%***

Table 30 - Rent Paid

Data Source: 2007-2011 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	1,760	No Data
50% HAMFI	4,235	185
80% HAMFI	22,805	510
100% HAMFI	No Data	1,035
Total	***28,800***	***1,730***

Table 31 – Housing Affordability

Data Source: 2007-2011 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	911	1,101	1,421	1,921	2,140
High HOME Rent	938	1,011	1,217	1,399	1,543
Low HOME Rent	738	791	951	1,100	1,228

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

As previously stated, the RHNA identified a shortage of housing units for the City of Glendale by 2021. Currently there is a deficit in housing affordable as demonstrated by the number of households with a severe cost burden in the Needs Analysis section of this Plan. The RHNA projects this gap will grow. While there is some increased production of affordable housing, it is unable to meet the growing demand.

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

It is challenging to project housing market trends for the next five years. However, as Glendale comes out of the Great Recession and recent credit crunch for home buyers, home sales prices and rental rates are increasing far beyond the current increase in median income levels for the community. Reduced affordability levels can be expected if these trends continue.

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

The following table shows Fair Market Rents (FMR) as defined by HUD compared to HOME rents (HR) by unit bedrooms for the City of Glendale. Based on the data, FMR for Glendale is comparable to HUD's defined HR for Efficiency and 1 bedroom rentals. However, FMR rents for 2, 3 and 4 bedroom rentals is considerable higher, compared to HR. As seen below, FMR for 2 bedrooms is more than $200 higher than HUD's Home Rents. There is an even wider delta when comparing 3 (> $530) and 4 (> $607) bedrooms, which may make these larger units unaffordable for households in need of public assistance.

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Glendale's Fair Market Rent	911	1,101	1,421	1,921	2,140
HOME Rent	924	1,008	1,212	1,391	1,533
	-13	**93**	**209**	**530**	**607**

Source – 2007-11 ACS Data and 2014 Housing Element

The preservation and production of affordable units is a strategy provided in the city's 2014 Housing Element. According to the Housing Element, the City will continue to provide Section 8 vouchers to approximately 1,553 Glendale and 1,493 portable vouchers, which Glendale administers on behalf of other housing agencies, to extremely low and very low income households. In addition, the City will replace loss of affordable units through expiring short term Multi Family Rehab contracts through construction of new units. According to the City's Housing Element, 46 units of new affordable housing is planned from 2014-2018, which is within this Consolidated Plan's 5-year planning period. The City will assist in restructuring financing for affordable housing buildings that had long term affordability contracts as they approach their termination date. State and federal funds have assisted with rehabilitation and long term extension of two Glendale senior affordable housing buildings in the last few years.

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

Introduction

The age of housing stock is generally considered to be a reasonable indicator of housing conditions. In addition to structural deficiencies and standards, lack of infrastructure and utilities often serves as an indicator for substandard conditions. Homes built prior to 1940 account for 23.2 percent of the housing stock. Although 39.4 percent of Glendale's housing was constructed between 1940 and 1969, another 37.4 percent was built since 1970. Almost as much housing was built in the 1980's alone as in all the years before World War Two. Production has fallen dramatically since then, with only 2,199 dwelling units added to the City since 2000. Due to the diminishing supply of vacant land in Glendale, new residential development was and continues to be accommodated by the replacement of older single family homes with higher density developments, as permitted under zoning.

Definitions

Housing is considered substandard when conditions are found to be below the minimum standard of living conditions defined in Section 17920.3 of the California Health and Safety Code. Households living in substandard conditions are considered to be in need of housing assistance, even if they are not seeking alternative housing arrangement, due to threat to health and safety. The City will continue to conduct proactive code enforcement activities in identified target areas to address code violations, deferred maintenance, substandard housing conditions and encourage continued maintenance of existing neighborhoods. The City shall utilize the existing neighborhood/property condition surveys to aid in targeting additional areas. The Code Enforcement officers will work with Planning staff to coordinate efforts in rehabilitating existing housing.

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	12,128	43%	23,865	55%
With two selected Conditions	460	2%	3,862	9%
With three selected Conditions	23	0%	190	0%
With four selected Conditions	0	0%	30	0%
No selected Conditions	15,420	55%	15,211	35%
Total	***28,031***	***100%***	***43,158***	***99%***

Table 33 - Condition of Units

Data Source: 2007-2011 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	575	2%	1,228	3%
1980-1999	4,357	16%	10,473	24%
1950-1979	10,706	38%	19,218	45%
Before 1950	12,393	44%	12,239	28%
Total	***28,031***	***100%***	***43,158***	***100%***

Table 34 – Year Unit Built

Data Source: 2007-2011 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	23,099	82%	31,457	73%
Housing Units build before 1980 with children present	550	2%	1,510	3%

Table 35 – Risk of Lead-Based Paint

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

Need for Owner and Rental Rehabilitation

The accepted standard for when housing needs major rehabilitation is when the housing is 30 years old. With more than 62 percent of Glendale's housing stock built prior to 1970, and an additional 29.4 percent built between 1970 and 1989, continued housing maintenance is necessary to prevent widespread housing deterioration in the City. Fortunately, many of the older residences are well maintained single family homes and not in need of significant rehabilitation. In some cases, these homes are a part of potential historical districts. Unfortunately, many apartments built in the 1980's were poorly constructed in terms of workmanship and maintenance is beginning to be deferred. Approximately 1,529 units of the City's occupied housing units (71,509) are in substandard condition (2006-2010 American Community Survey, Dept. of the Census). Substandard housing condition is defined by the Federal Department of Housing and Urban Development (HUD) as housing units lacking complete kitchens or bathrooms. Some of these units are undoubtedly in need of replacement. To address the deterioration of the housing stock, a limited property rehabilitation program is made available to multi-family property owners. Reduction in available State and federal funding has eliminated a single family homeowner rehabilitation program.

In 2000, approximately 61 percent of housing in the City was at least 30 years old (constructed prior to 1970). This relatively high proportion of older homes might indicate an ongoing need for maintenance and repairs on a significant portion of the housing stock. However, many of the older units are custom built single-family homes and have been well maintained due to generally higher incomes of the homeowners. One general exception may be homes owned by

elderly homeowners. Despite having great equity in their homes, elderly households may have limited incomes and have difficulty maintaining their homes. In 2010, an additional 11,290 units reached 30 years of age, with another 12,526 becoming this age between 2010 and 2020. As mentioned earlier, many of these housing units are apartments and have not been as well-maintained as the older single-family housing stock.

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

It is difficult to estimate the number of units within the jurisdiction that are occupied by low or moderate income families that contain lead-based paint hazards. Each of these units could be at risk of lead base poising. Currently, 76.7 percent of all housing units in Glendale were built prior to 1980 and are at risk of lead poisoning. Efforts to reduce lead-based paint hazards were integrated into the City's former housing rehabilitation programs. However, funds for that program no longer are available due to the dissolution of the Redevelopment Agency. In order to increase an awareness of lead based paint hazards, the City will post information on its website alerting homebuyers and renters to the dangers of lead based paint hazards. Contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination. Community Development – Housing Division staff also checks in annually with Los Angeles County Health Department to determine if there have been any children living in Glendale found to be treated for overexposure to lead. Although exact address locations of these children cannot be provided by the Health Department they are able to indicate if there are any areas in Glendale with a significant number of such cases. No cases have been identified by the Health Department over the last few years.

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

Introduction

The City of Glendale does not have public housing.

The number of units shown below are for Section 8 Housing Choice Vouchers based in Glendale (not including portable Vouchers administered for other Housing Authorities).

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	2	0		1,592	0	1,592	0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The City of Glendale does not have public housing.

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 Glendale does not have public housing.

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

The City of Glendale does not have public housing.

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 Glendale does not have public housing.

Discussion:

The City of Glendale does not have public housing.

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

Introduction

The section provides a brief inventory of facilities, housing, and services that meet the needs of homeless persons within the jurisdiction, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. The inventory of services must include both services targeted to homeless persons and mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

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)	38	0	92	24	5
Households with Only Adults	12	0	0	72	4
Chronically Homeless Households		0	6	36	3
Veterans	0	0	0	7	5
Unaccompanied Youth	0	0	0	0	0

Table 37 - Facilities and Housing Targeted to Homeless Households

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Please see above service chart for mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons.

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.

Please see above service chart for homeless persons that 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.

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

Introduction

Certain segments of the population have more difficulty in finding decent affordable housing due to special needs. This section identifies the needs for elderly persons, large households, and female-headed households, persons with disabilities, homeless persons and farmworkers. These groups are considered to be special needs populations.

The section must describe, to the extent information is available, facilities and services that assist persons who are not homeless but require supportive housing and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.

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 non-homeless special needs populations include the:

- Elderly
- Frail Elderly
- Persons with disabilities (mental, physical, developmental)
- Persons with HIV/AIDS and their families
- Persons with alcohol or other drug addiction
- Victims of domestic violence

These populations may require housing and have supportive housing needs. Also include amongst this population are Large Households and Female Headed Households. Large households are defined as having five or more persons living within the same household. Large households are considered a special needs group because they require larger bedroom counts. Due to the limited supply of adequately sized units to accommodate large family households, large families face an above-average level of difficulty in locating adequately sized affordable housing. Even when large units are available, the cost is generally higher than that of smaller units. The lack of supply, compounded with the low-income of larger families, results in many large families living in overcrowded conditions.

Female-headed households are a special needs group due to their comparatively low rates of homeownership, lower incomes and high poverty rates, which often makes the search for affordable, decent and safe housing more difficult. According to data from the 2010 Census, 12.3 percent (8,908) of the households in Glendale are female-headed households. Of these households, approximately 34 percent (3,054) had children present. According to data from the 2011 American Community Survey, approximately 16.8 percent of the female headed households with children had incomes below the poverty level. This population has a need for

OMB Control No: 2506-0117 (exp. 07/31/2015)

affordable housing. In addition to difficulties faced by these households in finding and maintaining affordable housing, these households also typically have additional special needs relating to access to daycare/childcare, healthcare and other supportive services.

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

During the past two years, the Los Angeles County Continuum of Care Program has begun implementing a Housing First approach and a Rapid Re-housing approach that resulted in developing nearly 200 units of permanent supportive housing throughout the county. These accomplishments, combined with the county's emergency shelter and transitional shelter bed inventory, have largely contributed to the decrease in the number of homeless persons during the past couple of years as evidenced by the results of the 2013 homeless count.

Housing First is recognized as an evidence-based best practice model by national researchers and policymakers based on years of research and implementation. The implementation of a Housing First Approach has helped jurisdictions across the country significantly reduce their homeless population.

Implementation involves moving homeless persons - including chronically homeless individuals from the streets and directly into housing and providing wrap-around services to ensure housing stability. This approach links chronically homeless persons to permanent supportive housing which provides subsidized housing and appropriate supportive services. This approach is in contrast to a "housing readiness model" which emphasizes that a homeless individual or family must address other issues such as substance abuse and mental illness through case management in a shelter or transitional housing program prior to entering affordable permanent housing.

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

In FY 2015-16, the City will continue to support and fund several nonprofits that provide supportive services. As in previous years, this includes at-risk youth programs, services for persons who are at risk of becoming homeless, and services for elderly and frail elderly persons. Glendale will continue to encourage both the private and public sectors to produce or assist in the production of housing for special needs groups such as: the handicapped, the elderly, large families, single-parent households, and formerly homeless. The City has also indicated that when needed, it will amend the Zoning Ordinance as appropriate to facilitate the development of housing for special needs groups and individuals, such as locating housing and populations near appropriate services.

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))

In FY 2015-16, the City will continue to support and fund several nonprofits that provide supportive services. As in previous years, this includes at-risk youth programs, senior services, and services for persons who are at risk of becoming homeless. This includes activities identified in the FY 2015-16 Annual Action Plan:

Supportive Services for elderly and frail elderly. General Funds	City of Glendale, Senior Services	60
Supportive Services for elderly and frail elderly. CDBG	Armenian Relief Society Community Outreach Program	60
Mental Health Services (at-risk youth). CDBG	CASPS, Intervention/Counseling Program	24

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

Negative Effects of Public Policies on Affordable Housing and Residential Investment

Governmental constraints are policies, standards, requirements and actions imposed by various levels of government upon land and housing ownership and development. These constraints may include building codes, land use controls, growth management measures, development fees, processing and permit procedures and site improvement costs. State and Federal agencies play a role in the imposition of governmental constraints; however these agencies are beyond the influence of local government and are therefore not addressed in this analysis.)

Lengthy development application processing times can hinder the feasibility of developing affordable housing as well as land costs, construction costs, and market financing. The City of Glendale has indicated that it will amend the Zoning Ordinance as appropriate to facilitate the development of housing for special needs groups and individuals, such as locating housing and populations near appropriate services. However, to ensure development review and approval timelines are not a constraint to housing development, the City shall continue to monitor average processing times for discretionary development permits on an annual basis. Should the City find that processing times are a constraint to affordable housing development; the City shall revise discretionary processing and approval procedures, as needed. The City shall also investigate discretionary processes that may be appropriately handled through administrative processing.

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

Introduction

For CDBG grantees, the plan must provide a concise summary of the jurisdiction's priority non-housing community development needs that are eligible for assistance. This screen can be used to describe the economic development needs of the jurisdiction.

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	590	64	1	0	-1
Arts, Entertainment, Accommodations	8,301	6,933	11	8	-3
Construction	1,780	2,514	2	3	1
Education and Health Care Services	12,891	15,366	17	19	2
Finance, Insurance, and Real Estate	5,367	8,425	7	10	3
Information	6,428	2,066	9	2	-7
Manufacturing	5,262	7,130	7	9	2
Other Services	13,406	16,477	18	20	2
Professional, Scientific, Management Services	7,801	8,019	10	10	0
Public Administration	0	2	0	0	0
Retail Trade	8,186	11,950	11	14	3
Transportation and Warehousing	1,471	845	2	1	-1
Wholesale Trade	3,706	2,972	5	4	-1
Total	75,189	82,763	--	--	--

Table 38 - Business Activity

Data Source: 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

OMB Control No: 2506-0117 (exp. 07/31/2015)

Labor Force

Total Population in the Civilian Labor Force	99,873
Civilian Employed Population 16 years and over	90,314
Unemployment Rate	9.57
Unemployment Rate for Ages 16-24	19.14
Unemployment Rate for Ages 25-65	6.85

Table 39 - Labor Force

Data Source: 2007-2011 ACS

Occupations by Sector	Number of People
Management, business and financial	26,892
Farming, fisheries and forestry occupations	3,613
Service	9,163
Sales and office	24,108
Construction, extraction, maintenance and repair	5,376
Production, transportation and material moving	4,242

Table 40 – Occupations by Sector

Data Source: 2007-2011 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	50,691	60%
30-59 Minutes	26,235	31%
60 or More Minutes	6,902	8%
Total	***83,828***	***100%***

Table 41 - Travel Time

Data Source: 2007-2011 ACS

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	5,650	864	4,854
High school graduate (includes equivalency)	13,083	1,715	6,100
Some college or Associate's degree	22,512	2,252	6,318

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Bachelor's degree or higher	36,580	2,674	6,853

Table 42 - Educational Attainment by Employment Status

Data Source: 2007-2011 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	113	520	1,123	3,876	6,938
9th to 12th grade, no diploma	1,695	1,207	1,330	3,312	2,401
High school graduate, GED, or alternative	3,699	4,194	5,439	11,265	6,475
Some college, no degree	7,152	5,655	5,025	10,069	3,769
Associate's degree	1,457	2,782	2,796	4,771	1,624
Bachelor's degree	2,212	8,220	8,449	14,961	5,098
Graduate or professional degree	232	3,331	4,132	7,034	2,822

Table 43 - Educational Attainment by Age

Data Source: 2007-2011 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	18,203
High school graduate (includes equivalency)	24,502
Some college or Associate's degree	31,502
Bachelor's degree	46,273
Graduate or professional degree	66,618

Table 44 – Median Earnings in the Past 12 Months

Data Source: 2007-2011 ACS

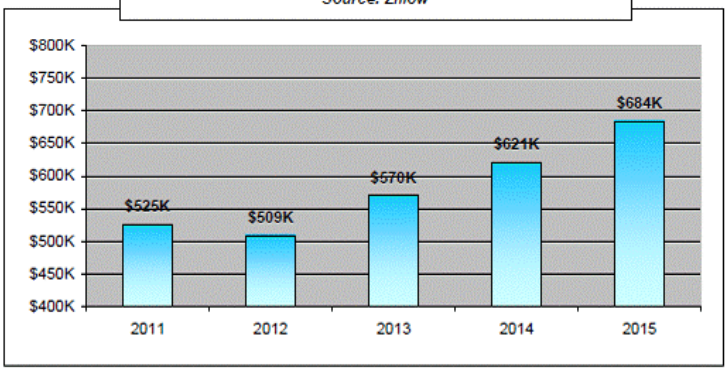
The City provides the community with a current status report of Glendale Economic Indicators on a quarterly basis. Described below are Economic Indicators as of May 2015.

Economic Indicators

May 2015 - most current data available

glendale california

Five-Year Median Home Value Trend-March 2015
Source: Zillow



As of May 2015, economic indicators for the City of Glendale continues to demonstrate steady growth. A strong housing market with robust home improvement-related spending evidences the trend.

Still considered one of the most desirable cities in L.A. County, Glendale experienced a 10% increase in housing value over the past year, bringing the median home value to $684,000 in March 2015.

Predictions show continued increases in value of 3.2% within the next year.

Construction Related Retail Sales, Source: HDL

Glendale Sales Tax Revenue	Q4 2014	Q4 2013	%change
Lumber/Building	$190,800	$142,761	33.6%
Electronics/Appliance Stores	$429,312	$352,935	21.6%
Plumbing/Electrical Supplies	$118,564	$101,045	17.3%
Total Sales Tax Collected	$8,398,074	$7,695,537	9.1%

Compared to the 4th quarter of last year, spending on home improvement-related goods has increased dramatically. The boom is likely a result of new downtown resident shopping, while older homes are being upgraded to sustain increased value.

Glendale's Class A office occupancy achieved par with the region, a considerable improvement from a year ago. Q1 of this year, Glendale attracted two large leases, helping to maintain the City's low vacancy rate. Apollo Medical Holding leased just under 18,000 SF of space in the 700 N. Brand building and Blue Cross of California opened their doors at 425 E. Colorado taking nearly 13,000 SF.

Vacant retail and industrial property remains at a healthy level.

Commercial Property Analysis, Source CoStar (Q1 2015)

Class A Office Market Comparison	Average Monthly Asking Rent PSF	Total Rentable SF of Space in City	Q1 2015 Vacant Available	Q1 2014 Vacant Available
Glendale	$2.48	6,011,922	13.5%	17.3%
Pasadena	$2.89	6,379,987	13.9%	14.3%
Burbank	$3.06	7,128,844	13.4%	16.0%
Retail Property Market Comparison	**Average Monthly Asking Rent PSF**	**Total Rentable SF of Space in City**	**Q1 2015 Vacant Available**	**Q1 2014 Vacant Available**
Glendale	$2.37	8,840,609	3.0%	2.6%
Pasadena	$2.71	11,896,146	5.5%	5.4%
Burbank	$2.44	6,968,741	1.2%	3.4%
Regional Industrial Property Comparison	**Average Monthly Asking Rent PSF**	**Total SF of Space in City**	**Q1 2015 Vacant Available**	**Q1 2014 Vacant Available**
Glendale	$0.82	6,610,739	1.3%	1.4%
North Hollywood	$0.70	13,595,511	1.0%	0.9%
Burbank	$0.91	9,572,680	1.6%	1.6%

Job Market, Source EDD

Unemployment Trend	Mar-15	Mar-14	Mar-13
Glendale	7.0%	8.0%	8.6%
Pasadena	6.4%	7.4%	7.5%
Burbank	5.9%	6.8%	8.0%
Los Angeles County	7.2%	8.5%	9.8%

Unemployment in Glendale has been on a steady decline. Over the past year, the rate dropped a full percentage point from the prior year as it has in many areas of Los Angeles County.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

The largest industry to employ the residents of Glendale were "Other Services" not constituting services in healthcare or sciences, this represented 18 percent of workers in the City. This was followed by Education and Health Care Services (17%); Arts, Entertainment, and Accommodations (11%); Retail Trade (11%); and, Scientific and Management Services (10%); and Information.

Describe the workforce and infrastructure needs of the business community:

The Verdugo Workforce Investment Board (WIB), which was created by the 2000 federal Workforce Investment Act, develops workforce policies and oversees state and federal funding for the cities of Burbank, Glendale and La Canada Flintridge.

The WIB has two primary customers, job seekers and local businesses. Through its service providers, the Verdugo Jobs Center and the Burbank WorkForce Connection, the WIB helps job seekers to find job opportunities and build careers through job training. The WIB also helps identify business needs and provides direct assistance to businesses that may have workforce needs, capital needs, or other service needs.

<u>Workforce Needs of the Business Community</u>

According to the WIB's 2013 Five-Year Strategic Plan, by virtue of the implementation of the federal Affordable Health Care Act, the WIB has determined that there will be 1.7 million new insured patients accessing health care services in Los Angeles County in 2014, according to the L.A. County Department of Health. As a hub of health care services in the northeast Los Angeles County region, the Verdugo WIB could experience dramatic workforce demands because of this influx of new patients. Internally, the WIB staff is estimating based on population extrapolations a minimum of over 100,000 new insured patients that can access health care services in the Verdugo region. This situation has obvious workforce implications related to volume of new workers needed and skills gaps that may occur in high-need occupational areas. WIB staff is conservatively estimating the eventual creation of thousands of new health care jobs in its region to respond to the increased demand.

The second major workforce need within the region, is the training of new workers for the explosive growth of entertainment content designed for the Internet and mobile devices, such as smart phones and tablets. This new method of accessing entertainment has started an extraordinary transformation of the entertainment industry. The city of Los Angeles economic development department has already identified 500 new ventures in a narrow corridor of the Southern California region that they have dubbed "Silicon Beach" for the emergence of technology and entertainment content developers that some pundits believe may one day rival tech hub Silicon Valley. The Economic Development Corporation (LAEDC) estimates 586,000

jobs in the county that the industry supports either directly or indirectly. It is also one of the largest and most prominent industries in the state.

Infrastructure Needs of Local Businesses

As the City is urbanized, all major infrastructures are already provided, i.e., streets and other public improvements. Information provided by the service and utility companies also indicates that the present infrastructure is generally sufficient to accommodate planned growth levels. Thus, the capacity of service and facility infrastructure is not considered to be an obstacle to the development, maintenance and improvement of businesses in the City.

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.

After the dissolution of Community Redevelopment Agencies under AB XI 26, the City lost a crucial tool for revitalizing blighted areas and promoting local economic development. Redevelopment agencies often acquire land in run-down parts of a City and invest in infrastructure improvements. They then work with private developers to build parks, convention centers, transit stations, shopping malls and apartment buildings, among other things. The agency, ultimately, created hundreds of jobs within the City.

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

According to the WIB's 2013 Five-Year Strategic Plan, there exist a disconnect between employers and the education and skills need by the City's current workforce. WIB executive staff conducted routine discussions with business executives from three of the WIB's most prominent industries. According to statements by a local executive, many of the local students they recruited lacked adequate STEM backgrounds and skills. In a later discussion with another executive from another industry, the executive said they had moved part of the fast-growing company's operation to Georgia because the state offered a generous relocation incentive, including funds to develop their own training programs. The executive said local talent did not meet the quality needs of their industry, including soft skills such as problem-solving and teamwork.

Based on these interviews and an analysis of local workforce needs, the WIB's first steps was to better educate the community and the education system on the skills gaps that existed in some of the regional industry sectors and some of the trends affecting local businesses—in many cases the future employers of many of the students. The WIB created a labor market newsletter, both print and electronic, that was distributed throughout the community and schools (Attachment XVI). This document created a much greater awareness of barriers between the education system and the business community and the need to direct youth toward the future growth sectors in the economy.

The WIB has also worked closely with partner Glendale Community College to jointly identify workforce needs in the manufacturing industry sector and design programs to fill those needs. The college had identified numerous job openings in manufacturing, particularly for computer numerical controlled (CNC) machinist positions. One of the college's major partners in manufacturing was Haas Automation, one of the leading manufacturers of CNC equipment in the world. The company supplied eight of the school's CNC machines for its high-tech training facility. Haas also found many available, unfilled machinist job openings in Southern California as its sales team met with local manufacturers in the region. Glendale College designed a CNC machinist training program, based on industry certification standards by the National Institute for Metalworking Skills (NIMS), and solicited the assistance of Haas technical experts to craft a relevant curriculum. The WIB funded a machinists training program for veterans, utilizing the college training. Approximately 64% of the trainees in the overall grant that emphasized manufacturing and health care were placed into jobs, even though jobs have been scarce in those sectors during the recovery phase of the economy locally and nationally.

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.

Employers have played an important role in the development of industry networks and strategic initiatives. In the health care sector, two hospital administrators have helped the WIB board and staff craft strategies that meet the needs of local health care providers. Focus on specific occupational training and curriculum development has been left in the hands of employers through the use of primarily OJTs to address training needs. In the entertainment field, the WIB has also utilized OJTs with local entertainment employers who have targeted their own occupations in need of training and developed their own in-house training specific to their needs. In the ITA area, one of the one-stop's primary vendors relies on a network of two dozen entertainment companies that provide continuous feedback on their specific occupational and skill needs. The vendor then customizes modules to training to fit the specific needs of the companies in various high demand occupational areas.

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

The Glendale Economic Development Corporation is a non-profit, public benefit 501(c)3 corporation formed in June 2014 to assist and support the City in the expansion of job opportunities; stimulation of economic development; growth in the physical improvement of

the City; and to implement, assist and support the City in development activities. The Corporation has three economic development initiatives:

- Promoting an 18-Hour City
- Improving Class A office vacancies
- Providing Business Services

To achieve these initiatives, the Corporation has developed several programs to further expand business opportunities, increase employment and foster economic prosperity for businesses and residents alike. The city program being undertaking that may be coordinated with the Consolidated Plan is Workforce Development. The program provide opportunities to enhance programming in both the development of technical skills to put local residents to work, as well as the promotion of Glendale's amenities as a means to attract new business with employment prospects and increased economic activity.

Employment programs including job counseling, job training, job search and placement assistance, basic skills training, and English as A Second Language (ESL) classes were a common social service priority identified by community residents at the Public Hearings and on the Community Needs Survey. According to CDBG §570.203(a), (b), and (c) of the regulations, funds can be used Assistance to **private for-profit entities** for an activity determined by the grantee to be appropriate to carry out an economic development project.

Discussion

Economic opportunity and self-sufficiency are essential and indispensable components of individual and community empowerment. Too often, low-income persons, inner-City and rural residents, minorities, women, youth, persons with disabilities, and other disfranchised groups, do not possess or have access to the tools, resources, and means to allow them the opportunity to achieve self-sufficiency and economic opportunity.

The City has been experiencing a stable and expanding economy. However, a disproportionate number of the above noted persons, or targeted groups, have not shared in this economic revitalization due to the lack of entrepreneurial and financial resources; marketable employment, vocational, or job skills; relevant and basic education; language and cultural barriers; life skills; and employment readiness (e.g., affordable child care and health care, reliable transportation).

It is important to note that access to affordable housing that can be considered decent, safe, and sanitary is also an essential building block of individual and community empowerment. The demand for affordable housing and the programs and strategies available to meet this critical need are discussed in other sections of the Consolidated Plan.

MA-50 Needs and Market Analysis Discussion

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

Households with multiple housing problems seem to be are concentrated in the south/west region of the City. Concentration is defined as more than 70 % of households reporting a problem. The primary housing problems in these areas are cost burden and overcrowding, with cost burden being the most significant issue. Between 1999 and 2011, the number of persons below the poverty level increased in the City by 3 percent. The census tracts with the highest poverty rates are concentrated in the southern areas of the City. This is also where some of the highest population densities are located. The proportion of Low Income and Moderate Income households in the City decreased slightly between 2000 and 2009—from 15 to 14.7 percent, and from 17.1 to 16.6 percent, respectively (the 2009 data is a 5-year average from the American Community Survey from 2005-2009). The proportion of Extremely Low/Very Low Income households increased slightly from 25.8 to 27 percent, while the proportion of Above Moderate Income households decreased slightly from 42.1 to 41.7 percent. The Above Moderate Income households represent the largest number of households in the City of the four groups, and represent approximately 58.3 percent of all households. California has identified a category for Extremely Low Income based on an assumption that half of those households designated Very Low Income fall into the Extremely Low Income category. Over 15 percent (11,107) of households in Glendale currently fall within the Extremely Low Income category.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated?

Glendale residents are predominantly comprised of two racial/ethnic groups: White and Hispanic. The 2010 Census reported that Glendale had a population of 191,719, down from 194,973 in the 2000 Census. While the White population decreased by 8.1% during this time period, most of the other groups experienced a decrease as well. Because Whites and Hispanics represent 88.5% of the population according to the 2010 Census, these are the racial or ethnic groups that experience a disproportionately greater need. The census tracts with the highest poverty rates are concentrated in the southern areas of the City. This is also where some of the highest population densities are located. South and Western Glendale are the neighborhood areas presently under study to improve the quality of life in lower income census tracts. Between 1999 and 2011, the number of persons below the poverty level increased in the City by 3 percent. The proportion of Low Income and Moderate Income households in the City decreased slightly between 2000 and 2009—from 15 to 14.7 percent, and from 17.1 to 16.6 percent, respectively (the 2009 data is a 5-year average from the American Community Survey from 2005-2009). The proportion of Extremely Low/Very Low Income households increased slightly from 25.8 to 27 percent. California has identified a category for Extremely Low Income based on an assumption that half of those households designated Very Low

Income fall into the Extremely Low Income category. Over 15 percent (11,107) of households in Glendale currently fall within the Extremely Low Income category.

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

The market characteristics in these neighborhoods are in many ways similar to the market characteristics of the City as a whole. This has been particularly true since the beginning of the recession in 2007-08. In the past year, especially, a sharp increase in home values and rent levels has been seen throughout the City. While rising home values are good news for those who are already homeowners, it often makes housing more expensive for renters and for those seeking to attain home ownership. Rising rental rates are being seen in these neighborhoods as they are in the greater Glendale housing market.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Glendale' 2015-2020 Strategic Plan proposes projects and activities to meet the priorities described in the Consolidated Plan (the "Complain"). It describes eligible programs, projects and activities to be undertaken with anticipated funds made available over the next five years and their relationship to identified needs for housing, homelessness, and community and economic development. Each year, assuming funding levels remain the same, more specific projects throughout the City will be identified and implemented via the annual Action Plans.

The general priority categories of housing, homelessness, special needs, and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected use of funds identifies the proposed accomplishments. Area benefit activities were qualified using 2010 data from the U.S. Census Bureau.

The City is expected to be awarded over the next five years $7,500,000 from the federal Community Development Block Grant (CDBG) program; $4,375,000 from the HOME Investment Partnership Program and $750,000 from the Emergency Solutions Grant (ESG) Program. These figures are estimates based 2015 HUD Entitlement funding and the assumptions that CDBG funding, entitlement funding distribution formulas and/or the number of communities eligible to receive entitlement grants will remain constant. If any of these conditions change, projected activities and accomplishments are also subject to change.

The Strategic Plan provides information related to the proposed geographic distribution of investment. It includes a general description of the homeless and other community development needs activities to be undertaken and other actions to address obstacles to meet underserved needs and reduce poverty. This plan can also be found at the City's website at www.Glendale.gov/cdbg

Overall, Glendale has several priority housing and community needs it plans to address over the next five years:

- Provide decent affordable housing
- Construct or upgrade neighborhood/public improvements
- Support homeless programs and services
- Construct or upgrade public facilities
- Enhance public social services

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

Geographic Area

N/A

General Allocation Priorities

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

Glendale will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood. New affordable housing construction will take advantage of opportunities as they become available. In a city with limited available land it is often necessary to find opportunities to redevelop underutilized residential and commercial sites that may be located citywide.

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

Priority Needs

Table 45 – Priority Needs Summary

1	**Priority Need Name**	Homeless
	Priority Level	High
	Population	Extremely Low Low Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Homeless Services Enhance Public Services
	Description	There is a high need for Homeless Services including: outreach, case management, emergency shelter and transitional housing, permanent supportive housing services support, rapid re-housing, and homeless prevention.
	Basis for Relative Priority	The High Priority for Homeless Services resulted from public hearing comments, Continuum of Care focus group meeting, and high rank in the community needs survey.
2	**Priority Need Name**	Public Facilities
	Priority Level	High

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Families with Children Victims of Domestic Violence Elderly Frail Elderly Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Public Facility Improvements
	Description	Construction and rehabilitation of public community facilities needs were established for the following: • Park & Recreation Facilities • Health Care Facilities • Youth Centers • Libraries • Multi-purpose Community Centers • Child Care Centers
	Basis for Relative Priority	The high need for the above public facilities was established using information gathered from the Community Needs Survey, the Public Hearings, and City of Glendale Capital Improvement Program (CIP) Needs Analysis.
3	**Priority Need Name**	Public Social Services
	Priority Level	High

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Chronic Homelessness Individuals Families with Children Mentally Ill veterans Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	
	Associated Goals	Enhance Public Services
	Description	Expand public services that create conditions for eligible residents to obtain and maintain self-sufficiency, specifically in the areas of youth, seniors, mental health, employment, and homeless services.
	Basis for Relative Priority	The high need for the above public services was established using information gathered from the Community Needs Survey, the Public Hearings, and the Community Development focus group meeting.
4	**Priority Need Name**	Public/Neighborhood Improvements
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Elderly Frail Elderly Persons with Physical Disabilities Non-housing Community Development

OMB Control No: 2506-0117 (exp. 07/31/2015)

	Geographic Areas Affected	
	Associated Goals	Public/Neighborhood Improvements
	Description	Upgrade of public infrastructure in eligible low-and moderate-income neighborhoods including: • Street/Alley Improvements • Sidewalk Improvements • Street Lighting • Traffic Calming
	Basis for Relative Priority	The high need for the above neighborhood/public was established using information gathered from the Community Needs Survey, the Public Hearings, and City departments.
5	**Priority Need Name**	Housing
	Priority Level	High

OMB Control No: 2506-0117 (exp. 07/31/2015)

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)	HOME program does not have a TBRA activity. However the Housing Authority Section 8 Housing Choice Voucher program operates a large program. Increasing rent levels combined with stable income levels of extremely low income households is increasing the affordability gap and may require increased payment levels at some time in the future. With increased Housing Assistance Payments but level funding levels, fewer families can be assisted.
TBRA for Non-Homeless Special Needs	Glendale has a large elderly population, a large segment of which is on fixed income, which is faced with spending the majority of their incomes on housing costs. According to 2007-11 ACS estimates, 42% of all elderly renters 0-30% of the area median income has a cost burden.
New Unit Production	Limited availability of land increases property acquisition costs. Conversion of underutilized commercial or residential properties may include relocation expenses to the project. With an improved economy construction and material costs are again increasing in the area. Credit costs remain high for affordable housing production requiring access to nontraditional or leveraged subsidized financing sources including state and federal tax credits or bond funds, which will increase legal and other predevelopment costs. HOME program funds can be used within limits of subsidy layering, maximum per units subsidy requirements, and maximum purchase price limits for First Time Home Buyer new construction projects.

Rehabilitation	With higher rent levels private housing rehabilitation is increasing in some areas. As Glendale housing ages (more than 62 percent of Glendale's housing stock was built prior to 1970, and an additional 29.4 percent built between 1970 and 1989) Access to credit or motivation to improve properties at lower rent levels for smaller rental property owners remains a problem in some lower income areas of the City. HOME program funds may be targeted to rental rehabilitation on a targeted basis. Homeowner rehab is a challenge for senior citizens on fixed incomes. Although their properties values are increasing and may provide equity to fund such improvements, Increasing median home values limits the ability for the HOME program to address these needs.
Acquisition, including preservation	Acquisition of properties is limited due to increasing property values and the built out nature of the city. Limited project based rental subsidy funding may threaten continued affordability of a number of Section 811 and HUD 202 buildings, although more tax credit funding is targeted to preserving existing affordable housing. HOME funding may provide leveraged gap funding when necessary for preservation of these affordable units.

Table 46 – Influence of Market Conditions

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

Introduction

This section identifies the federal, state, local, and private resources expected to be available to the City of Glendale to address priority needs and specific objectives identified in the Strategic Plan.

This section of the plan will also describe how federal funds will leverage additional resources, including a narrative description of how matching requirements of the HUD programs will be satisfied. In summary the anticipated amount of CDBG, HOME, and ESG funds for the Consolidated Plan is as follows:

PROGRAM	5 YEAR FUNDING
CDBG	$7,500,000
ESG	$750,000
HOME	$4,375,000
Total Five Year Funding:	**$12,625,000**

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of Complain $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,580,061	0	0	1,580,061	5,919,939	Community Development Block Grant (CDBG)
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	875,197	0	0	875,197	3,499,803	Home Investment Partnership (HOME)
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	155,799	0	0	155,799	594,201	Emergency Solutions Grant (ESG)

Table 47 - Anticipated Resources

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

The City will attempt to leverage CDBG funds, HOME funds, ESG funds, Grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG funding.

Affordable Housing - The Housing Authority has 3 new construction affordable housing projects under construction at this time. These are multi-year development projects. Each project has leveraged funds. The two rental new construction projects (Veterans Village, Glendale Arts Colony) have multi-million dollar commitments of tax credit investment that will be received by the project upon lease up (Veterans Village – Summer 2015, Glendale Arts Colony – Fall 2016). A new construction home ownership project (Habitat Chestnut) is receiving Habitat for Humanity capital funds, State CalHOME grant funds, Federal Home Loan Bank Affordable Housing Program WISH grant funds, in-kind donations, private fundraising donations, and home buyer sweat equity investments. Construction funds are being received on an ongoing basis, while permanent financing will be delivered upon purchase of the homes by homebuyers in Spring 2016.

HOME matching funds requirements for HOME projects will be met through qualifying non-federal contributions to projects as well as use of balances in the Glendale HOME Match Bank from previous projects, if necessary.

CDBG has no matching fund requirement; however, the City extensively leverages its CDBG funds with the City's General Revenue and Capital Improvement Project funds (CIP) for construction projects. City General Revenue and County of LA Department of Aging grant funds will also provide leverage for CDBG funded and City operated social service programs. The amount of General Fund and LA County Grant support is $144,000 per year. In addition, the social service agencies supported by CDBG funds utilize a variety of private and non-federal funds to leverage public funds. Workforce Investment Act (WIA) funds in the amount of $2,000,000 per year are received by the Verdugo Workforce Investment Board and utilized to support community development and homeless programs.

The ESG program has a 100 percent matching requirement, which amounts to approximately $157,000 annually. ESG agencies such as Ascencia, Catholic Charities, and PATH Ventures fill ESG matching fund requirements with CDBG and their own private funding.

The Continuum of Care Program has 25% of matching or leverage funding for all CoC funded programs per project. The City monitors individual CoC funded services provided by Ascencia, Door of Hope, the Salvation Army, the Glendale Housing Authority/City of Glendale, and PATH

Ventures to ensure they meet the matching fund requirements. All grant activity and matching funds are documented in the Annual Progress Reports submitted to HUD.

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

The Housing Authority of the City of Glendale (Authority) currently owns land intended or in use for eight different affordable housing development sites in Glendale. The Housing Authority holds ownership of these properties in two ways. First, it owns one property on a short-term basis with the intention of entering into a partnership for development of affordable housing which will be owned by private or nonprofit developers. Second, it owns seven properties on a long-term basis. The Housing Authority enters into a ground lease with a development partner who will build, own, and operate the improvements – typically an affordable rental apartment building with long-term affordability covenants or restrictions.

The address, major sources of public funding, and the date of purchase are included with the list of properties below. A complete project description is provided later in this report in the Action Plan for HOME Program section.

Properties to Be Developed:

Fifth and Sonora Site

Address: 1412, 1414, 1418, 1422 Fifth Street and 1116 Sonora Street
Public Funding: Redevelopment Set-Aside

The site was purchased in October 2008 with Redevelopment Low Moderate Income Housing funds. The site has 15 occupied rental units. Development plans are under consideration.

Properties with Ground Lease to Developers/Rental Property Owners

Palmer House

Address: 555 E. Palmer Avenue
Public Funding: Redevelopment Set-Aside Funds, Low Income Tax Credits

This parcel was developed in 1992. The site was developed with 22-units, new construction senior rental apartments serving low-income households. The project nonprofit developer/owner operator is Be.Group, formerly Southern California Presbyterian Housing.

Garfield Gardens

Address: 295, 305 and 307 E. Garfield Avenue.
Public Funding: HOME, Redevelopment Set-Aside, Low Income Tax Credits

These three parcels were purchased in the East Garfield Neighborhood Revitalization Area in 2002 and 2003 and lease up was completed in March 2010. The site was developed with 30

units, new construction family rental apartments serving very low-income family households. The project developer/owner operator is Garfield Gardens, L.P.

Metropolitan City Lights

Address: 1760 Gardena Ave.
Public Funding: HOME, Redevelopment Set-Aside, Low Income Tax Credits

This site was purchased in December 2005 and lease up was completed in June 2007. The site was developed with 65 units, new construction family rental apartments serving very low-income households. The project developer/owner operator is Metro City Lights, LLC.

Metro Loma

Address: 328 Mira Loma
Public Funding: HOME, Redevelopment Set-Aside, Low Income Tax Credits

This site was purchased in February 2007 and lease up was completed in February 2009. The site was developed with 44 units, new construction family rental apartments serving very low- and low-income households. The project developer/owner operator is Metro Loma, LLC.

Glendale City Lights

Address: 3673 San Fernando Rd.
Public Funding: HOME, Redevelopment Set-Aside, Low Income Tax Credits

The site was purchased in February 2008 and lease up was completed in January 2010. The site was developed with 68 units, new construction family rental apartments serving very low- and low-income households. The project developer/owner is Glendale City Lights, LLC.

Vassar City Lights

Address: 3678 San Fernando Rd.
Public Funding: HOME, Redevelopment Set-Aside, Low Income Tax Credits

The site was purchased in May 2009 and lease up was completed in May 2011. The site was developed with 70 units, new construction family rental apartments serving very low- and low-income households. The project developer/owner is Vassar City Lights, LLC.

Veterans Village

Address: 327-331 W. Salem Street
Public Funding: HOME, Redevelopment Set-Aside

The site was acquired in April 2012. The site is under construction and is being developed with 43 units, new construction family rental apartments serving very low- and low-income households with a preference for Veterans and their families. The project developer/owner is Veterans Village L.P.

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.

The Community Services and Parks Department and the Community Development Department jointly maintain primary management of as well as the coordination of the various organizations involved in these processes. The staff within the Department works closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout Glendale. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations in order to fulfill the aforementioned role:

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
GLENDALE	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Public Housing Rental neighborhood improvements public facilities public services	Jurisdiction

Table 48 - Institutional Delivery Structure

PUBLIC AGENCIES

Glendale City Council: City Capital improvement projects are also leveraged with CDBG funds to meet both national and local goals for neighborhood revitalization, public safety, and improvement of community centers.

Housing Authority: The Housing Authority of the City of Glendale was created in 1975, consisting of five City Council members and two tenant commissioners. The City's Housing Authority, staffed by the Housing Division, is responsible for administration of the HUD Housing

Choice Voucher (Section 8) program, Continuum of Care (CoC) funds, HOME funds, BEGIN funds, and Low Moderate Income Housing Asset funds.

City Structure: The Community Services and Parks Department and the Community Development Department of the City of Glendale are jointly responsible for the organization and preparation of the Consolidated Plan, as well as overseeing the implementation of the Consolidated Plan activities, including program strategies. The Department's divisions worked closely together to provide a coordinated approach to implementation:

1. **Community Development Block Grant:** Plans and administers CDBG, ESG, and CoC funded programs, in addition to the Homeless Continuum of Care, neighborhood planning and fair housing. (Community Services and Parks Department)

2. **Workforce Development:** Administers employment and training programs youth employment and operation of the Verdugo Jobs Center. (Community Services and Parks Department)

3. **Housing:** Administers the Section 8 Rental Assistance and Family Self- Sufficiency programs and oversees the development of new affordable housing and rehabilitation of existing housing utilizing HOME funds and other housing resources. (Community Development Department)

4. **Neighborhood Services:** Directs code enforcement, community education and outreach, graffiti abatement, and neighborhood beautification programs. (Community Development)

Community Services and Parks Department (CSP): This Department is the lead in coordinating the Consolidated Plan effort, CDBG social services, homeless programs for the Glendale Continuum of Care, and CDBG capital improvement projects. CSP will form interdepartmental project management teams led by the department with direct jurisdiction over the type of CIP improvement that is funded. When there are several public improvements proposed as part of a neighborhood revitalization project, the CDBG section will be responsible for coordinating the planning and implementation of the project. The CDBG section will continue to monitor activities with respect to current and new HUD community development programs.

CSP has historically offered a variety of social services to elderly residents at the City's Adult Recreation Center. Case management is provided to seniors as a means of improving the delivery system for services such as in-home care and relocation assistance. General recreational activities for low-income residents such as those located at southern Glendale Community Centers are provided by the CSP in targeted CDBG areas.

The Department includes the Workforce Development Section, responsible for job training and employment programs in the Verdugo Hills area of Glendale, Burbank, and La Canada

OMB Control No: 2506-0117 (exp. 07/31/2015)

Flintridge. Workforce Development is staff for the Verdugo Workforce Investment Board and operates the Verdugo One Stop Center to assist job seekers and businesses.

Community Development Department: The Community Development Department is contains the following Divisions: Housing, Planning, Neighborhood Services, and Building and Safety functions.

CD – Housing Division – Pursuant to State Redevelopment law, The Housing and Redevelopment Divisions of the Community Development Department have been intensively involved in the "unwinding" of Redevelopment in the State of California. Contracts executed before June 2011 involving Redevelopment 20% Set-Aside of property tax increment generated from redevelopment areas were committed for low- and moderate-income housing. The Housing Division was responsible for the administration of these contracts, completion of all remaining enforceable obligations, and monitoring of all preexisting affordable housing agreements. This monitoring function has largely replaced Redevelopment funded housing development in the Division, although the existing federal HOME program and the federal Housing Choice Voucher (Section 8) program continue. The Division works with developers to leverage outside funding including competing for additional State or private grants and loans for affordable housing development and preservation activities, when funds are available.

CD – Planning and Neighborhood Services Division, Design Studio and Mobility Division, and Building and Safety Division – These Divisions continue to perform functions which directly affect the development and rehabilitation of housing and commercial areas. The Divisions oversee the permitting process, regulate compliance with zoning and building codes, prepare the City's Housing Element, and implement the density bonus program required by state law. These Divisions are instrumental in the development of urban design and revitalization strategies in targeted commercial neighborhoods.

Economic Development Department: This Department is responsible for planning, development, and implementation of a city-wide economic development strategy with the primary purpose to assist businesses with their needs. The Consolidated Plan economic development strategy also focuses on employment programs and supportive services that would allow persons to sustain their employment. The Economic Development Department will work closely with the Community Services and Parks Department, primarily the Workforce Development Section to collaborate on planning activities in order to ensure coordination and consistency between the citywide strategy and the Consolidated Plan strategy.

Glendale Police Department: The Glendale Police Department operates on an Area Command structure, a community based policing service delivery model. The objective of this command structure is to address crime issues and improve quality of life through accountability, professional responsibility, and strategic utilization of our limited police resources. Specifically the Department divided the City into four distinct geographic areas, designated as the North, South, East and West Command Areas. Each Command has one Glendale Police Lieutenant designated as the Area Commander and at least one Community Lead Officer. Each Area

OMB Control No: 2506-0117 (exp. 07/31/2015)

Commander is being held accountable for understanding the issues and concerns unique to their service area and for developing strategies and directing resources to solve problems and improve the quality of life for our citizens. The Area Command strategy uses a variety of traditional and community based policing strategies to address crime and quality of life issues. The Department continues to closely coordinate efforts to address neighborhood issues with other City departments, including participation on the Glendale CoC. The Police Department also continues to provide direct services to at-risk youth with the CDBG funded Students Training as Role Models (STAR) program.

Los Angeles County Department of Public Social Services (DPSS): Services offered through the DPSS include: Temporary Assistance for Needy Families (TANF), CalWorks, In Home Supportive Services, Greater Avenues for Independence (GAIN), MediCal, General Relief to adult homeless individuals, and Food Stamps. DPSS also makes referrals for mental health, substance abuse, domestic violence programs, and Welfare to Work Programs including General Relief Opportunities for Work (GROW). DPSS may also provide eligible families with a one-time cash assistance to prevent eviction. The director of the Glendale DPSS office is a member of the Glendale CoC and the Workforce Investment Board, and as a result, provides input into the City's anti-poverty program and strategies.

Private Sector

Non-Profit Organizations: Several non-profit organizations have sponsored housing projects in Glendale, including Ascencia, Be Group (formerly known as Southern California Presbyterian Homes), Salvation Army, Campbell Center, San Gabriel Valley Habitat for Humanity, Ability First, Verdugo Housing Corporation, United Cerebral Palsy of Los Angeles and Ventura Counties, and West Hollywood Community Housing Corporation. The City enjoys strong relationships with area non-profit housing developers and seeks their input and participation on a regular basis.

For-Profit Developers and Builders: There are many private for-profit builders, developers and contractors in the Glendale area. In addition, firms outside the region often do projects in the City as long-term investments or for resale. The vast majority of housing that is developed, built and rehabilitated in Glendale is done so by private firms, and is for the most part, unsubsidized or market rate. Although Glendale has historically partnered with non-profit organizations to develop affordable housing, the City has partnered with for-profit builders to develop several recent projects.

Any developer or project proposal will be thoroughly screened and vetted in accordance with a Due Diligence Checklist that has been developed, to determine whether it serves community needs, meets Housing Authority funding requirements, to determine financial feasibility, to ascertain whether the developer has site control, and to review the timing of the development and funding availability.

Lenders: Private lending institutions provide funds for housing development in Glendale. In particular, the City has worked with banks to leverage public monies for affordable housing

projects. JP Morgan Chase Bank was the exclusive lender for Glendale's First-Time Home Buyer program before it was terminated with the loss of Redevelopment funds. Additional lenders were tapped for permanent financing for the Doran Gardens development which recently closed home sales on all 57 units.

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments works with each other, with organizations and agencies that assist low-income individuals and with families in Glendale and community residents to establish priorities for utilizing CDBG funding. The primary gap in the delivery system is due to inadequate funding resources. The need in the City outreaches the funding resources. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources.

The strengths in the delivery system are interdepartmental communication and collaboration. City staff from various departments works with each other, with organizations and agencies that assist low-income individuals and with families in Glendale and community residents to establish priorities for utilizing CDBG funding and to facilitate the development and monitoring of affordable housing. The primary gap in the delivery system is due to inadequate funding resources. The need in the City surpasses funding resources. As a result, even projects with a high priority may have to wait to be funded as the City continues to seek additional funding sources. The City relies heavily on its partnerships with nonprofit partners to deliver services and assist in the development of affordable housing. These organizations are also heavily impacted by diminishing resources for this work.

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

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

Street Outreach Services			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS	X	X	
Life Skills	X	X	
Mental Health Counseling	X	X	
Transportation	X	X	
Other			

Table 49 - Homeless Prevention Services Summary

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

The entitlement amount for the FY 2015-16 Emergency Solutions Grant (ESG) program is $155,799. The City will also allocate $78,000 in CDBG public social service funds for homeless programs. Existing programs that have proven their effectiveness will continue to be a priority for FY 2015-16 ESG and CDBG homeless funding. New programs that would close gaps in Glendale's Continuum of Care (CoC) are also a funding priority. As with the CDBG program, ESG projects are consistent with the priorities established in the City's 2015-20 Five-Year Consolidated Plan and are discussed further below. The City will also continue to intensify the use of other non-ESG and CDBG funding for homeless programs as part of the Continuum of Care, such as Continuum of Care Program funds and Shelter Plus Care. In addition, coordination with non-HUD, mainstream funding sources is also a priority. Some of these sources include: CALWorks, Social Security, Medi-Cal and Medicare, as well as state, county and private funding.

The City is the lead agency within the Glendale CoC, a working group comprised of City staff, local social service providers, public agencies, community organizations, members of the business community, homeless and formerly homeless individuals, and other residents committed to developing and implementing a coordinated plan to address homelessness in Glendale. Services and housing for the chronically homeless are being expanded and outreach activities are being targeted toward this homeless sub-population.

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

The City of Glendale, through the Continuum of Care, will continue working to eradicate homelessness. The City will continue working with the Continuum of Care delivery system on goals aimed toward eliminating chronic homelessness in the City. Through its commitment and dedication, the Glendale CoC along with supporting agencies, will continue to strategize on approaches and ways to acquire more shelters and/or organizations that will provide homeless individuals not only with basic care needs but also job training and guidance. The issues associated with homelessness are complicated. Solutions to resolve this problem require considerable time, energy and financial resources, which, if not available, put an obstacle on achieving goals. In addition, coordination with non-HUD, mainstream funding sources is also a priority. Some of these sources include: CALWorks, Social Security, Medi-Cal and Medicare, as well as state, county and private funding.

The delivery system includes the "Housing First" approach through Permanent supportive housing. The major barrier and to subsidized permanent housing is the lack of funds to support intensive case management services for homeless persons participating in permanent supportive housing programs and the availability of affordable housing units for special needs persons experiencing homelessness.

During the five-year period of the Strategic Plan, the City will allocate CDBG public service funds to social service agencies in addition to ESG, and CoC funding to address the needs of the homeless and non-homeless special populations, such as victims of domestic violence, the frail elderly, and disabled populations.

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

The identified community development, homeless, and housing institutional structure and delivery system in Glendale is quite efficient. However, there are key elements in the structure and delivery system, which could be improved. These areas for development include:

- Coordination of youth services;
- Continual capacity building for non-profit organizations;
- Transportation to social service agencies;
- Childcare for low-income working families;
- Closer working relationship between apartment owners, property managers and the City;

- More English as a Second Language courses for limited English speaking families; and
- Effective economic development to help businesses create new livable wage jobs for low income families.

The City of Glendale will attempt to address these gaps through the following strategies:

- Maintaining multi-purpose centers to ensure coordination and efficiency of community services;
- Coordinating youth activities;
- Increasing English as a Second Language courses throughout the City;
- Continuing involvement of housing providers and social service agencies with the Glendale Homeless Coalition;
- Increasing capacity building for non-profit housing and social service organizations through technical assistance and grant writing workshops;
- Increasing the dissemination of housing information to the Glendale Board of Realtors Affordable Housing groups; and
- Better coordination between the CDBG program and workforce development, and the citywide economic development program.

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	Homeless Services	2015	2019	Homeless	N/A	Homeless	CDBG: $340,000 ESG: $750,000	Public service activities other than Low/Moderate Income Housing Benefit: 990 Persons Assisted Homeless Person Overnight Shelter: 1050 Persons Assisted Homelessness Prevention: 500 Persons Assisted
2	Public Facility Improvements	2015	2019	Non-Housing Community Development	Southern Glendale	Public Facilities	CDBG: $3,500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2500 Persons Assisted
3	Enhance Public Services	2015	2019	Non-Housing Community Development	Southern Glendale	Homeless Public Social Services	CDBG: $1,250,000	Public service activities other than Low/Moderate Income Housing Benefit: 6500 Persons Assisted
4	Rental Housing-New Construction	2015	2019	Affordable Housing	N/A	Housing	HOME: $2,650,000	Rental units constructed: 14 Household Housing Unit
5	Ownership Housing FTHB-New Construction	2015	2019	Affordable Housing	N/A	Housing	HOME: $1,300,000	Homeowner Housing Added: 6 Household Housing Unit
6	Public/Neighborhood Improvements	2015	2019	Non-Housing Community Development	Southern Glendale	Public/Neighborhood Improvements	CDBG: $1,950,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1000 Persons Assisted Housing Code Enforcement/Foreclosed Property Care: 4000 Household Housing Unit

Table 50 – Goals Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal Descriptions

1	**Goal Name**	Homeless Services
	Goal Description	Provision of homeless services including: outreach, emergency shelter, case management, transitional housing, rapid re-housing, and permanent supportive housing services.
2	**Goal Name**	Public Facility Improvements
	Goal Description	Development and rehabilitation of public facilities that service low and moderate income persons. Public Facility priority needs according to the annual needs assessment include: • Park & Recreation Facilities • Health Care Facilities • Youth Centers • Libraries • Multi-purpose Community Centers • Child Care Centers
3	**Goal Name**	Enhance Public Services
	Goal Description	Enhance public services as determined by the community needs assessment. This includes top priorities: • Youth Services/ Activities • Homeless Services • Employment and Training Services • Anti-Crime Programs (such as drug prevention and gang prevention programs) Public Social Service projects with a medium priority include: • Health Services • Mental Health Services • Child Care Services • Senior Services • Fair Housing/Tenant-Landlord Services • Services for the developmentally and physically disabled
4	**Goal Name**	Rental Housing-New Construction
	Goal Description	Overall Housing programs priority needs were determined through the community needs assessment process including the following needs: • Construct new or acquire and complete substantial rehabilitation to increase affordable housing units available to low, very low, and extremely low income households.

OMB Control No: 2506-0117 (exp. 07/31/2015)

5	**Goal Name**	Ownership Housing FTHB-New Construction
	Goal Description	Overall Housing programs priority needs were determined through the community needs assessment process including the following needs: • Construct new affordable housing units available to large, low income first time homebuyer households.
6	**Goal Name**	Public/Neighborhood Improvements
	Goal Description	Based on the community survey responses and comments from the public hearings, the following Public/Neighborhood Improvement needs were identified: • Street/Alley Improvements • Sidewalk Improvements • **Street Lighting** • **Traffic Calming** **In addition, neighborhood improvements in eligible target areas included code enforcement activities as commented during the public hearings by community residents.**

OMB Control No: 2506-0117 (exp. 07/31/2015)

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

The following are estimated numbers 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).. These are HOME funded units. Additional affordable housing units will be provided in the next five years through the Section 8 Housing Choice Voucher Program and projects currently under construction using Low Moderate Income Housing Asset Funds.

1. Extremely Low-income families (0 – 30% AMI) - 4
2. Very Low Income families (30 – 50% AMI) – 10
3. Low Income Families (50 – 80% AMI) - 6

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)

N/A

Activities to Increase Resident Involvements

N/A. The City does not have Public Housing.

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

N/A

Plan to remove the 'troubled' designation

N/A

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

Barriers to Affordable Housing

As required by CFR 91.210(e) and 91.215(f), this section reviews a variety of potential public policy barriers to affordable housing in the City of Glendale. Potential barriers assessed include the City's growth limits (land use), development standards (zoning), approval process, building codes, fees and charges, and other policies, including tax policies, that might affect return on residential investment.

The City's 2014-2021 Housing Element has identified a number of different types of constraints and barriers to affordable housing development. These include governmental, environmental, infrastructure, and market variables that are limiting residential development of all types, including affordable housing development. The City has made progress over the last several years by identifying available housing sites suitable for residential development including higher density development that is more feasible for affordable housing.

Land Use Constraints - The Land Use Element of the General Plan and corresponding zoning provide for a full range of residential types and densities dispersed throughout the City. Densities range from 0.45 units per acre on steep, mountainous terrain; up to 35 units per acre in areas designated for High Density Residential and up to 100 units per acre in the Downtown Specific Plan and Commercial/Residential Mixed Use Zones. Density bonus provisions for lot width and affordability provide additional opportunities for increased residential densities. An estimated 4,417 to 5,107 new residential dwelling units could be developed in the residential districts under "build-out" of the Land Use Element. The commercial zones of the City are estimated to accommodate an additional several hundred dwelling units. The mixed use zones, including the Downtown Specific Plan, Town Center Specific Plan, and Commercial/Residential Mixed Use Zones have the capacity for approximately 4,400 additional dwelling units. This is a total capacity for approximately 4,400 additional dwelling units. This is a total capacity of approximately 10,000 additional dwelling units under existing zoning regulations. Since the Southern California Association of Governments estimated a 2014-2021 future housing need at 2,017 units it is apparent that land use controls do not constrain production of housing in the City.

Housing Types, Supportive Services and Reasonable Accommodation – Over the last few years the City reviewed its zoning ordinance in order to clarify zoning definitions, standards and/or policies and to ensure that they do not violate federal and state fair housing laws or violate state constitutional privacy rights with regard to housing and supportive services for persons with disabilities and other special needs populations. Amendments to the zoning code and the building code have been made to minimize constraints and allow greater flexibility in the types of residential uses Based upon the 2006-2014 Housing Element Programs and the 2011-2016 Analysis of Impediments' to Fair Housing Choice, the City modified its zoning definitions. Residential Congregate Living, Limited; Residential Congregate Living, Medical; and Residential Congregate Living, Non-Medical definitions were added to the zoning code thereby specifically

OMB Control No: 2506-0117 (exp. 07/31/2015)

permitted such living arrangements. Provisions in the zoning code were also made to describe and permit Transitional Housing, Supportive Housing, Senior Housing, persons with disabilities, a reference single-room occupancy uses within Hotel-Motel definition, and provisions to provide a Reasonable Accommodation mechanism were all defined and permitted in the zoning code. Finally recent changes were also made to implement California Welfare & Institutions Code Section 5120 to permit mental health treatment programs (including residential programs) anywhere that hospitals or nursing homes are permitted.

Fees and Improvements – past fee surveys conducted by the City have indicated that Glendale's plan check and building permit fees for residential development are the same or lower than those of adjacent cities. Glendale fees do not appear to be unreasonable nor a significant constraint to development however the City is committed to frequent reviews of the fee schedule to assure this continues to be true.

Local Processing and Permit Procedures – the evaluation and review process required by the City contributes to the cost of housing. The required review period compares favorably with other Southern California cities. In order to minimize project holding costs the Housing Element policies call for continued monitoring of departmental processing procedures to determine their impact on the ultimate cost of housing and to initiation appropriate changes to reduce costs. The City has a "one-stop" permit center to improve customer service and expedite the permitting process. Other amended procedures have decreased the processing time for many types of development applications.

Other Regulatory Concessions to Remove or Reduce Governmental Constraints – the lot consolidation ordinance permits the development of increased density near transportation corridors. The City proactively encourages the use of density bonuses for affordable and senior housing projects as provided under State law.

Environmental Constraints – Hillside/Slope and Fire Hazards. Glendale topography includes mountainous areas with significant grades often exceeding 60 percent slopes. The presence of shrub dominated vegetation in these areas results in high and extreme fire risks. Large-scale fires can remove significant vegetation and increase mudflow hazards with heavy rain events. In these areas expensive engineering and design techniques must be applied to preserve public safety. These locations are not included in surveys of available residential development sites for future residential development due to the cost and difficulty of developing in the areas. Emphasis is put on other Glendale areas for increased residential development.

Infrastructure – Glendale water, electrical, sewer, and street systems serve the built out community. A program of upgrading and improving efficiency of these systems is underway to address needed upgrades within the limits of available funding. New development must bear the cost of connecting to and upgrading, if necessary, systems serving the property.

SP-60 Homelessness Strategy – 91.215(d)

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

The City of Glendale understands that in order to further reduce the number of homeless each year, the jurisdiction should take affirmative steps that include setting annual "reduction" goals and adopting and implementing evidence-based and best practices to insure the goals are met.

Specific to engagement strategy, jurisdictions will work with partner agencies to identify, engage, house, and provide intensive integrated supportive services and treatment to the most vulnerable, visible, and hardest-to-reach chronically homeless single adults and families who have been living on the streets of Glendale.

Additionally, The City of Glendale will focus on supporting street outreach and engagement efforts. Such action will continue to focus on identifying chronically homeless persons in need of a housing first approach. Such attention should be given to the most visible and hardest-to-reach individuals. These actions should have the support of various public and private partners who can help identify, house, and provide social services in order to help implement a housing first approach. Specific outreach strategy will include:

Outreach: Provide street outreach services to homeless persons and connect clients to the continuum of care.

Intake, Assessment, Case Management, Supportive Services: Provide intake, assessment, specialized case management, and supportive services to help clients address barriers contributing to homelessness. Enroll 860 persons into specialized case management at Ascencia Access Center.

Addressing the emergency and transitional housing needs of homeless persons

State Housing Law requires that cities identify sites that can adequately accommodate emergency homeless shelters. Additionally, cities must not unduly discourage or deter these uses. The City permits emergency shelters by-right in the IND (Industrial) and MS (Medical Service) zones. Additionally, Glendale's Charter allows applicants to request use variances to allow uses not listed as permitted or conditionally permitted in all other zones except for single family residential zones. Glendale's existing emergency shelters have been approved through various methods including by-right, by conditional use permit, and by use variance. Specific strategies to addressing the emergency and transitional housing needs of homeless persons will include the following:

- **Emergency Shelter:** Provide year-round emergency shelter beds and year-round domestic violence crisis shelter beds to homeless persons.
- **Transitional Housing:** Provide transitional housing for family households at any given time.

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.

In a point-in-time count study conducted in January 2013, the Glendale Continuum of Care estimated that there are 326 homeless persons in the City on any given night. The survey found that 57% of homeless persons on any given night are single adults while 36% are persons in families; 8% did not disclose their family composition. Veterans make up 6% of homeless persons. According to this survey, 20% of the City's homeless are children. The survey found that 28% of homeless persons have problems of substance abuse, 12% are dually diagnosed (suffering from both mental illness as well as substance abuse), and 29% of homeless persons are mentally ill. Fifty-nine (23%) persons identified themselves as being homeless due to domestic violence. Out of 326 unduplicated homeless persons enumerated 89 (34%) meet the definition of a "chronically homeless individual/family" with a disabling condition who have either been continuously homeless for a year or more or have had at least four episodes of homelessness in the past three years.

Specific strategies will include:

- **Permanent Supportive Housing:** Provide permanent supportive housing assistance to persons who are chronically homeless individuals at any given time.

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

People "at-risk" of becoming homeless include very low income individuals and families who, because of a number of barriers, are in immediate threat of becoming homeless. Among the risk factors to becoming homeless are poverty and high housing costs. In terms of subpopulations, seniors, those who are released from correctional institutions, and emancipated youth from the foster care system are especially vulnerable to becoming homeless.

The number of households "at-risk" for homelessness is directly related to poverty rates. According to the Economic Roundtable's report Homelessness in Los Angeles, approximately one quarter of Los Angeles County residents with incomes below 50 percent of the poverty threshold become homeless at some point during the year. According to 2000 Census data, for the City of Glendale as a whole, the total number of persons below poverty level was 15.5 percent, an increase of approximately 1 percent from the 1990 Census. However, the poverty rates for southern Glendale are significantly higher. In zip codes 91204 and 91205, the poverty rates are at 23 percent and 25.6 percent respectively. Although public assistance benefits do provide some help for those in poverty, General Relief benefits are usually inadequate for a person to maintain housing. According to a separate report by the Economic Roundtable, over half of the individuals who receive General Relief experience homelessness.

Another indicator of those "at-risk" of becoming homeless is the percentage of income paid for housing or rent. Because the housing costs in Glendale are higher than many other Los Angeles communities, housing cost burden is a significant issue for Glendale households. A significant fraction of households are considered overburdened by housing costs. The problem is most acute for renters. Many of these persons are rent burdened and are at-risk of becoming homeless if a financial emergency or job loss occurs. Glendale service providers reported that another obstacle facing the homeless "at-risk" population is underemployment or unemployment because of shifts in the local economy and a lack of viable job skills. Without the appropriate skill development, low-income households are restricted to low paying jobs without opportunity for advancement. Furthermore, some individuals and families are unaware of, or ineligible for, the job training and employment assistance resources available in the community. Other prevalent issues among the homeless "at-risk" population include lack of transportation and affordable childcare. These present difficulties in obtaining and sustaining employment.

Specific strategies will include:

- **Homeless Prevention:** Provide case management to 50 households, and serve 100 households with direct utility and rental assistance.
- **Rapid Re-Housing:** Provide case management and direct financial assistance to 20 households.
- **Reallocation: The City of Glendale has** reallocated 2 of its Transitional Housing Programs under the 2013 Continuum of Care competition to Permanent Supportive Housing for Chronic Homeless Families.

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

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

Glendale formerly offered a Lead Based Paint Hazard Reduction Grant program. The City included lead based paint hazard reduction as an eligible activity within its housing rehabilitation loan programs. However, with the dissolution of Redevelopment on February 1, 2012 all single family rehabilitation loan programs have been suspended and Multi-family rehabilitation loans are being reviewed on a project by project basis. The Housing Authority is considering options for providing this service or for providing referrals to other providers.

However, the Authority is still requiring the following actions for all existing and operating affordable housing projects that receive assistance with HOME and other HUD CPD funds, in accordance with HUD CPD lead based paint regulations:

- Ensure that all purchasers, occupants, and owner-occupants receive the brochure "Protect Your Family from Lead in Your Home."
- Require Visual Assessments for defective paint surface (interior and exterior) and notification of owner if defective paint surfaces are discovered during the assessment.
- Require paint testing on surfaces that will be disturbed during rehabilitation.
- Require Risk Assessments for housing units that receive more than $5,000 of City assistance using HOME and other HUD CPD funds.
- Require lead hazard reduction treatments of defective paint surfaces that are disturbed during construction or renovation.
- Require safe work practices for all work on lead based paint surfaces.
- Require lead hazard clearance prior to occupancy.
- Require on-going maintenance, monitoring and cleaning for rental properties.

City staff, as available, will continue to attend HUD-sponsored training in lead-based paint and will coordinate with the Childhood Lead Poisoning Prevention Program of Los Angeles County Department of Health Services – Public Health on an annual basis. This will include obtaining information on the annual number of child lead cases detected in Glendale through referral from local providers of the Child Health Disability Prevention Program which tests children between ages 1 and 2 for elevated blood lead levels.

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

With more than 62 percent of Glendale's housing stock built prior to 1970, and an additional 29.4 percent built between 1970 and 1989, it becomes important to test these units for lead poisoning and hazards. .The age of the housing stock is the key variable for estimating the number of housing units with lead-based paint (LBP). Starting in 1978, the use of all LBP on residential property was prohibited. The City will continue to provide lead-based paint testing

when required. To date there have been few to no cases of childhood lead poisoning reported in Glendale by the Los Angeles County Health Department.

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

In accordance with federal regulations and the City of Glendale's policy regarding the identification of lead-based paint hazards, all housing built prior to 1978 must undergo lead based paint testing as part of any HOME funded affordable housing project. If deteriorated lead-based paint surfaces are found, it must be stabilized during the rehabilitation of the property. Abatement must be performed by a certified lead-based paint professional and a Clearance Inspection must be issued by the certified lead-based paint assessor prior to the issuance of the Notice of Completion. Procedures are in place for property managers to notify residents in older buildings assisted with affordable housing funds when they initially lease their unit of the potential dangers of lead based paint and resources available to assist them. These procedures are monitored by Community Development staff as part of the annual monitoring process.

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

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

ANTI-POVERTY STRATEGY

The primary emphasis of the anti-poverty strategy, required by CFR 91.215 (h), is to raise the income of Glendale's poorest households, especially those living below the poverty level. This includes providing those households with the educational, training, supportive service and childcare opportunities that will allow them to address barriers to income and career development. Affordable housing opportunities can also allow poorer families to devote additional resources to raising their incomes and furthering their careers.

Through community development, housing and housing programs described below, the City of Glendale has been effective in reducing the poverty level during the current FY 2010-15 Consolidated Program years. The City's poverty rate has dropped from 15.5% in the 2000 Census to 14.2% in 2013 (ACS data estimate).

Nonetheless, community development and housing programs will emphasize further reducing the number of poverty level families. This section describes the jurisdiction's goals, programs, and policies for reducing the number of poverty level families. This section also addresses how the production and preservation of affordable housing will be coordinated with other programs and services for which the jurisdiction is responsible. Identification of the extent this strategy will reduce the number of poverty level families is also included when feasible. The following list of programs will continue to be part of the anti-poverty strategy.

- Affordable Childcare and Youth Programs
- Public Social Services
- Employment, Training and Education
- Transportation
- Housing Programs
- Homeless Services
- Section 3 Employment Program

<u>STRATEGIES</u>

Affordable Childcare and Youth Programs

Background

According to the needs assessment, the shortage of affordable childcare is a major barrier for single parents entering the labor force. Childcare and youth services are also available to homeless families in the Glendale's Continuum of Care. Specialized services for children and youth, such as counseling, homework assistance, and recreational activities, are provided at

each of the emergency shelter and transitional housing programs that serve homeless families with children.

Strategy

First, City staff will provide technical assistance to local social service agencies and assist them with resource development aimed at increasing information about and access to childcare and youth activities in the community. The Glendale CoC and Glendale Healthy Start Coalition are comprised of agencies serving families in poverty and agencies already providing childcare and youth activities. Each of these groups meets regularly to discuss community needs, and City staff works to ensure the ongoing development of individual agency capacity and the coordination of services among agencies.

Secondly, the City will devote CDBG funds to ongoing afterschool and youth activities. The following provides a summary of these programs.

In FY 2015-16, CDBG public service funds will be used to support the following after school programs including: Salvation Army's The Zone After School Program, Homenetmen's After-School Tutoring, and the GYA Youth Employment Program. These programs not only provide supervision during non-school hours for youth when their parents may need to be working, but also provide youth enrichment and employment, youth counseling and other structured programs that serve the needs of low income and at-risk youth.

Employment opportunities for youth will be available through CDBG programs sponsored by the Glendale Youth Alliance (GYA).

Public Social Services

Other CDBG funded public social services are designed to address poverty through providing access to special services, education, and employment either directly or through linkages with other agencies. In addition, many of these projects provide access to supportive services, which help low-income households address barriers to income/career development. The Armenian Relief Society operates a CDBG-funded case management project which is designed to reach out to the Armenian community, provide them with supportive services, and link them to ESL and employment programs. CDBG funds are also used to affirmatively further fair housing and provide tenant landlord services.

Employment, Training, and Education

The City's Economic Development strategy includes business assistance and loan programs for retention and expansion of businesses that will create jobs for low-income persons. Federal Workforce Investment Act funds and employment programs offered at the Verdugo Jobs Center (VJC) will also leverage the CDBG program funds. In addition, the Economic Development Department's Business Assistance Office will continue to provide technical and

financial assistance to small businesses and merchant associations. Barriers to employment identified by Verdugo Jobs Center staff are: lack of skills, both basic and higher technical; ESL; and lower paying jobs in relation to cost of living.

Education and training are also crucial components of the City's anti-poverty strategy. Needs that have been specifically identified are access to English as a Second Language (ESL) classes and job counseling and training activities allowing workers to develop skills to match the employment opportunities in the City and surrounding area. While ESL and employment training activities can potentially be funded through the CDBG program, the City has other resources that are currently devoted to these activities. Thus, continued coordination is a key component of the anti-poverty strategy regarding education and training.

The Community Services and Parks Department is charged with administering Workforce Investment Act and Welfare to Work activities for the Verdugo Workforce Investment programs. This close institutional relationship facilitates coordination between public social service/community development activities and workforce development activities.

The majority of the workforce development activities are provided through the Verdugo Jobs Center (VJC), a "one-stop" center which includes among its on-site partners the State Employment Development Department, Department of Rehabilitation, Glendale Community College, WIA Title I, Glendale Youth Alliance, and Title V Senior Program. Off-site partners include Los Angeles County Department of Public Social Services, Glendale Unified School District, Burbank Unified School District, Verdugo Employment Program and Ascencia.

In addition to job training programs, consumers have access to job search via the Internet, a resource library, and equipment for disabled persons. English as a Second Language (ESL) classes are provided at the VJC to adults with limited English skills.

The City also coordinates with agencies and organizations providing non-CDBG funded programs. ESL and Welfare-to-Work Job Clubs are also provided at social service agencies in the City, such as the Armenian Relief Society, the YWCA of Glendale and Catholic Charities. Services for disabled persons are also available from the State Department of Rehabilitation. The City has working relationships with these agencies through collaborative groups, such as the Workforce Investment Board, the Glendale CoC, and the Glendale Healthier Community Coalition. The Glendale Healthier Community Coalition plans and implements projects which promote disease prevention, health education, clean and safe environments, adequate housing, affordable and quality education and community revitalization.

Transportation

Meeting the transportation needs of Glendale's poorest families is a significant challenge. Staff from the Verdugo Workforce Investment Board is participating in countywide planning efforts to address this concern for the Welfare to Work population. The Verdugo Jobs Center and several social service agencies assist in the short-term with bus tokens and vouchers; however,

OMB Control No: 2506-0117 (exp. 07/31/2015)

long-term solutions to the on-going needs of a daily commute are still under review. One solution may be to focus job placement and job creation efforts within the immediate vicinity of participants' homes. An analysis of the labor market may help workforce development staff target their vocational education and training activities to those employment sectors for which significant growth is projected in the immediate geographic vicinity.

Housing Programs

The City's affordable housing objectives include increasing affordable rental opportunities through new construction, increasing affordable home ownership opportunities for first time home buyers through new construction, and preserving and maintaining the existing affordable rental housing stock through multi-family rehabilitation programs. These objectives and the programs which result from them, form a major component of the anti-poverty strategy by reducing the cost burden of housing, and by creating linkages with Glendale's homeless continuum of care, and family self-sufficiency programs.

Homeless Programs

Programs for providing housing and supportive services to homeless families and the strategies for increasing affordable housing for low-income and special needs households are described in the Housing Strategies and Homeless Needs Assessment sections.

1. **Ascencia**

   The City, in addressing homeless issues, recognizes the importance of providing a comprehensive, coordinated program response in the community. This approach is Glendale's Continuum of Care, which seeks to prevent homelessness, integrate the homeless back into society, and decrease the number of persons living in poverty. The components of the Continuum of Care include homeless prevention, outreach and assessment, case management, and the provision of emergency, transitional, and permanent housing. Ascencia is currently the lead agency in Glendale for providing coordinated mental health, substance abuse recovery, veteran services, employment counseling/preparation, and housing placement for the general homeless population. Ascencia will also serve as the lead agency through the Ascencia emergency shelter and access center, family transitional housing, street outreach team, and permanent supportive housing programs for disabled and chronically homeless persons.

2. **Homeless Employment Program**

   The City has implemented a program to assist homeless persons to prepare for employment through development of both: 1) "soft skills": interviewing for a job, communicating with co-workers; and 2) "hard skills": training for specific vocations, such as clerical and computer skills. The goal of the program is to prepare and place clients into employment, thereby increasing their self-sufficiency and eliminating their need for

OMB Control No: 2506-0117 (exp. 07/31/2015)

public assistance. An employment specialist based at Ascencia will provide case management to homeless persons in FY 2014-15.

In addition to meeting regularly with program participants to review progress and set goals, the program will provide transportation, education/tool reimbursement, and childcare subsidies. Clients will also be linked to appropriate job training programs and other resources offered at the City's Verdugo Jobs Center. The City of Glendale and the Verdugo Jobs Center is hosting various employment workshops geared for case managers, clients and business owners. The various workshops will include mock interviews, interview wardrobe, development of resumes and cover letters, and advocacy for clients.

3. **Section 3 Program**

The City's Section 3 provides the opportunity to ensure that employment and other economic opportunities generated by Federal financial assistance for housing and community development programs shall, to the greatest extent feasible, be directed toward low- and very low-income persons, particularly those who are recipients of government assistance for housing. On an on-going basis, residents and local Section 3 businesses (businesses owned by or providing full-time employment to Section 3 residents) will be encouraged to submit their names and work experience to the Verdugo Job Center (VJC) in order to be listed on the City's Section 3 database. The database is then made available to contractors awarded federally funded construction projects with the City. The contractors make every attempt to consider database applicants for employment whenever positions are open within their company or that of their sub-contractors at the onset of the project and through the course of the construction period.

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

The City's poverty reducing goals, programs, and policies are coordinated with the Economic Development Department, which are: business retention, business attraction, business creation, marketing, pro-business approach to City processes, and local and regional partnerships. These efforts are also coordinated with the Verdugo Workforce Investment Board (WIB), currently focused on the entertainment, healthcare, green jobs, and manufacturing industries. As a coordinated effort, the City as partner agencies will link poverty reduction and community development activities to job creation for low-income residents. Specifically the following will be supports by the City as specific strategies:

- **Job Creation/Employment:** Continue to fund social service programs which support, leverage, and coordinate employment, ESL, and basic skills programs with WIA programs and the VJC. Begin to explore provision of job center satellites at

libraries and neighborhood centers. These efforts will create or retain 15 targeted jobs for low- and moderate-income persons.

- **Business and Technical Assistance:** When additional CDBG funding becomes available, continue to explore eligible business assistance activities to help local businesses with technical and strategic support to create jobs for low and moderate-income residents.

SP-80 Monitoring – 91.230

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

The City's Community Services and Parks Department, is responsible for ensuring that the receipt and expenditure of HUD funds comply with program requirements through the monitoring of program performance for CDBG, ESG, and CoC programs. Careful evaluation of the housing and public service delivery system can be the most effective tool in detecting gaps and making appropriate modifications. Glendale will follow monitoring procedures identified in the City's Sub-recipient Monitoring Plan. Other procedures will include in-house review of progress reports and expenditures, and on-site visits to ensure compliance with federal regulations. The monitoring system will encourage uniform reporting to achieve consistent information on beneficiaries. Monitoring will also aim at resolving any program or accounting findings or other problems that may keep an organization from meeting its contractual obligations. Technical assistance will be provided where necessary. Specific actions such as minority business outreach and Section 3 compliance will be regularly monitored by Community Services and Parks, and Community Development staff.

Furthermore, project and financial data on CDBG-funded activities will be maintained using HUD's IDIS (Integrated Disbursement Information System) software. Use of this system allows HUD staff easy access to local data for review and progress evaluation.

The Community Services and Parks Department serves as the lead agency on Consolidated Planning and Reporting, labor compliance reporting and other Uniform Federal Requirements for all CPD grants activities.

a. Monitoring of Community Development Projects

The City will prepare a FY 2015-2016 Monitoring Plan comprising of:

- Identifying which sub-recipients will be monitored
- Establishing a monitoring schedule
- Creating a monitoring checklist
- Conducting on-site visits
- Notifying sub recipients of monitoring results
- Providing technical assistance
- Ensuring that corrective actions, if needed, are taken

b. Ensuring Long-Term Compliance with Federal Program and Planning Requirements

The City ensures compliance by:

- Checking project eligibility against regulations and staying in constant communication with the City's HUD CPD representative.
- Following the City's Sub-recipient Monitoring Plan
- Reviewing HUD's monitoring handbook to ensure compliance with national objectives of low- and moderate-income area benefit and low-and moderate-income limited clientele, financial management requirements and other CDBG Entitlement Program requirements
- Reviewing CPD notices on CDBG program and planning requirements.

The City's Community Development Department Housing Division is responsible for ensuring that the receipt and expenditure of HUD funds for affordable housing comply with program requirements through the monitoring of program performance. Housing staff monitors affordable housing developments or compliance with requirements including implementing appropriate rent and income limits, tenant protections, maintaining physical conditions of buildings, grounds, and units to required standards, and status of the financial condition of the property. Each development project is inspected physically on an annual basis and a minimum of 20% of the units are inspected. A risk based monitoring system will be developed during the Consolidated Plan period that may reduce annual inspections if permitted. Home buyer and home owner purchase and rehab agreements are also monitored for continued owner occupancy and insurance requirements.

Project and financial data on HOME-funded activities will be maintained using HUD's IDIS (Integrated Disbursement Information System) software. Use of this system allows HUD staff easy access to local data for review and progress evaluation.

The City ensures compliance by:

- Checking project eligibility against regulations and staying in constant communication with the City's HUD CPD representative.
- Reviewing HUD's monitoring handbook to ensure compliance with national objectives HOME Entitlement Program requirements
- Reviewing CPD notices on HOME program and planning requirements.